

**Bracknell Forest Housing Land Supply (HLS) calculation as at 1<sup>st</sup> April 2023  
(dated 21 July 2023)**

1. This Housing Land Supply (HLS) document sets out the position as at 1 April 2023. It also refers to an appeal decision issued on 17 December 2019 relating to Westwood House<sup>1</sup>, in relation to the approach to the windfall allowance.
2. **Table 2** sets out the Housing Land Supply (HLS) calculation reflecting the position as at 1st April 2023 and indicates that the Council is currently unable to demonstrate a 5 year HLS. The supply is **4.74 years**. **Table 3** lists the sites forming part of the HLS.

**Housing Requirement**

3. Para. 74 of the National Planning Policy Framework (NPPF, 2021) states that where strategic policies are more than five years old, the local housing need figure should be used to assess five years' worth of housing. The Core Strategy was adopted in 2008 and is therefore more than five years old. Consequently, national policy clearly implies that the Local Housing Need (LHN) figure should be used in Bracknell Forest.
4. Para. 61 of the NPPF also states that the standard method (as set out in National Planning Practice Guidance (PPG)) should be used as the basis for calculating the minimum housing need. Further guidance is set out in section 2a of the PPG (republished December 2020).
5. Therefore, the local housing need for Bracknell Forest is based on the standard method. It uses the 2014-based household projections for the period 2023-2033 (released September 2016<sup>2</sup>), and the 2022 affordability ratio (published March 2023<sup>3</sup>) to derive a local housing need figure of 566 dwellings per annum (dpa). This figure has been used for the purposes of the HLS calculation within this document.
6. The Council is progressing a Local Plan to cover the plan period 2020/21-2036/37. The Plan was submitted for independent examination on 21 December 2021. Stage 1 hearing sessions took place between 10 May and 15 June 2022, with Stage 2 hearings in October 2022. Once the Plan is adopted, the housing requirement figure set out in policies within the Plan (i.e. 614 dpa) will be used for the purposes of calculating the 5 year HLS. The Inspectors' post hearings letter was received on 19 January 2023. This concluded that the Plan met duty to co-operate and legal compliance requirements, and could be made sound with Main Modifications. The Council is in the process of compiling a schedule of proposed

<sup>1</sup> Appeal Decision: APP/R0335/W/19/3229885. Appeal dismissed, relates to 73 assisted living units at Westwood House, Swinley Road, Ascot (planning application 18/00397/FUL).

<sup>2</sup> 2014-based household projections: 2014-based Household Projections Live Tables; Table 406. See: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>

<sup>3</sup> 2022 Affordability ratio, Table 5c: (published 22 March 2023):

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Main Modifications, in consultation with the Inspectors. This will be subject to a formal public consultation process before the Plan can be adopted. Further information on the Plan can be viewed on the Council's website<sup>4</sup>.

### **Housing Delivery Test and application of NPPF 'buffer'**

7. The Government introduced the Housing Delivery Test (HDT) in 2018, with the first results of the HDT being published by the Secretary of State in November 2018. The HDT measures the net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data.
8. The HDT provides a measure based on the preceding 3 financial years. The current published HDT result relates to the '2021 measurement' (published on 14 January 2022<sup>5</sup>), which used data from 2018/19, 2019/20 and 2020/21. The data shows that between 2018/19 and 2020/21, the Council delivered a total of 3,487 homes (against a requirement of 1,609<sup>6</sup>), which was 217% of its housing requirement.
9. The 2022 measurement has not yet been published by the Department for Levelling up, Housing and Communities. This will cover the period 2019/20-2021/22. According to its calculations, Bracknell Forest Council (BFC) considers it has achieved housing delivery against the housing requirement for the three year period by 226%, as set out in **Table 1**.
10. As housing delivery in Bracknell Forest was above the nationally set threshold of 85% of the housing requirement over the specified period, the Council is not required to add the additional buffer to its 5 year housing supply or produce an action plan. Therefore, in line with para. 74a of the NPPF, a 5% buffer is included in the housing land supply calculation.

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<sup>4</sup> Examination of the BFLP: [Examination of the Bracknell Forest Local Plan | Bracknell Forest Council \(bracknell-forest.gov.uk\)](https://www.bracknell-forest.gov.uk/examination-of-the-bracknell-forest-local-plan)

<sup>5</sup> Housing Delivery Test 2021 Measurement: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

<sup>6</sup> NB: as set out in the HDT guidance information, the requirement for 2019/20 and 2020/21 have been adjusted to take account of the temporary disruption to the construction industry during the Covid lockdowns.

## **Deliverable Supply**

11. All sites contributing to the supply of land over the plan period 2006-2026 (reflecting the position as at 1 April 2023) are set out in the Housing Trajectory, and sites which form part of the 5 year HLS are summarised in **Table 3** of this document.
12. The Council considers that the sites forming part of the 5 year HLS are deliverable (as defined by the Glossary of the NPPF, 2021), and there is clear evidence and a realistic prospect that housing completions will begin within five years. Officers visit all sites in order to obtain building progress data (not started, under construction or completed), liaise with case officers, have regard to planning history (progress on other applications linked to the sites such as approval of conditions) and liaise with developers/agents in order to inform the compilation of the Housing Commitments and Housing Trajectory<sup>7</sup>. Large and medium sites are visited quarterly (end of June, September, December and March), and small sites are visited on an annual basis.
13. In terms of liaising with developers, an initial email was sent asking how many units were expected to be completed in the next five years (1 April 2023 to 31 March 2028). Whilst it is acknowledged that some responses were received after 1 April 2023, they clearly relate to the relevant 5 year period, so have been used to inform the HLS trajectory.
14. It is not considered that the approach taken by the Council is contrary to advice published in section 3 of the PPG (relating to 'Housing Supply and Delivery'), which was published on 22 July 2019<sup>8</sup>. The Council has had regard to the factors listed in the PPG informing the trajectory relating to sites.
15. For clarification in relation to the types of sites listed in reference ID 68-007-20190722 of the PPG (types of sites which need further evidence to be considered deliverable), the Council does not include the following sites within the HLS (unless they benefited from a planning permission as at 31 March 2023, and met the definition of 'deliverable'):
  - Sites allocated in a development plan
  - Sites included on the brownfield register
  - Sites listed in the 'Strategic Housing and Economic Land Availability Assessment' (SHELAA)
  - Sites included in Pre-Submission Bracknell Forest Local Plan
16. No post 31 March 2023 approvals are included within the housing figures (any such schemes will be reflected in future housing commitments/trajectory).

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<sup>7</sup> Housing Commitments and Housing Trajectory as at 1 April 2023: At the time of writing this note, the trajectory and housing commitments document as at 31 March 2023 had not been published, but will be available to view in due course at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring>. In the interim, the data tables relating to the 31 March 2022 housing commitments (August 2022 version) can be viewed: <https://www.bracknell-forest.gov.uk/sites/default/files/2022-09/planning-commitments-for-housing-march-2022.pdf>

<sup>8</sup> Planning Practice Guidance Housing Supply and Delivery: <https://www.gov.uk/guidance/housing-supply-and-delivery>

## **Approach to prior approval applications (change of use from office to residential)**

17. These sites relate to developments which have been granted prior approval change of use from office to residential, under Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). Within the housing trajectory, such applications are prefixed '/PAC'. The Council is of the view that these prior approvals do fall within the definition of being 'deliverable'.
18. The PPG ('when is permission required') explains that, "Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impacts and to protect local amenity' (reference ID: 13-016-20140306).
19. The above-mentioned 'conditions and limitations' imposed on prior approvals do not include the requirement for development to mitigate against its impacts on the Thames Basin Heaths Special Protection Area (SPA). Instead this is a separate regulation outside of the GPDO and the Town & Country Planning Act 1990 (as amended) (TCPA). Therefore, planning permission has been granted for prior approval developments without limitations under the GPDO, and subsequently benefit from a grant of planning permission.
20. The requirement for SPA mitigation for prior approvals falls entirely under the Habitats Regulations regime, and not the GDPO or the TCPA. Accordingly, any enforcement of SPA mitigation falls under a separate regime to planning regulations in the case of prior approvals.
21. The trigger point for SPA mitigation is prior to the occupation of residential units (this is because the buildings already exist, with internal layout works not normally forming planning development, and therefore the change of use development is only triggered upon active occupation). It is therefore the case that many developers undertake the internal renovation works prior to the completion of the Section 106 for SPA mitigation, limiting any overall delay.
22. In addition, for prior approvals the required Section 106 agreements are 'single issue', solely to provide mitigation in the form of Suitable Alternative Natural Greenspaces (SANGs) and contributions towards Strategic Access Management and Monitoring (SAMM) measures. There is sufficient SANG capacity available in the Borough, which can be secured through a Section 106 (normally, in the case of prior approvals, through purchasing SANG capacity from a third party SANG provider, there being many options).
23. The Council therefore sees no reason why these prior approval developments should not be classed as 'deliverable', and for this reason they form part of the Council's 5 year HLS.

## **Approach to windfall allowance**

24. The term 'windfall' relates to sites that have not been specifically identified as available through the local plan process.
25. The Council has assessed the contribution likely to be made by 'windfall' sites based on sites that have not been allocated but that have come forward and been completed over the last ten years. This is updated on an annual basis (therefore the 10 year period changes). The current 10 year period relates to 2013/14-2022/23, and the average completion rate has been calculated (see **Table 4**). Any completions relating to allocated sites identified in the Site Allocation Local Plan have then been removed to give a residual windfall figure.
26. Possible changes to those trends have also been considered such as the reduction/exhaustion of certain sources of supply (see below) and changes in policy. It is clear that windfall sites have consistently played an important role in the housing supply of the Borough over a considerable period. The Council acknowledges that in recent years prior approval applications (relating to change of use from office to residential) have made a contribution towards the windfall allowance. However, taking a precautionary approach to reflect the fact that this source may not continue to deliver at current rates, only 25% of completions through prior approvals for small and medium sites have been included (i.e. a deduction of 75%) in the windfall figure to give a remaining net balance (rounded) as follows:
- 26 dpa (net) for small sites (less than 5 units/less than 1ha,
  - 75 dpa (net) for medium sites (5+ units/less than 1ha).
27. Small sites with outstanding planning permissions are not listed in the Housing Trajectory – the windfall allowance is relied upon for projections for all years of future completions.
28. Medium sites with outstanding planning permission are however listed in the Housing Trajectory. To avoid double counting, no allowance is included for the first two years of the projected five year figures and only 50% of the allowance is included for the third year of the projected figures. These assumptions are based on an analysis of the time taken to complete a medium sized site. In relation to large sites, no windfall allowance has been included. If such sites come forward, they will be reported through the monitoring process.
29. The Westwood House Inspector (para. 58) gives endorsement to the Council's approach to windfall *"the Council has taken a precautionary approach to windfalls which is robust and consistent with the advice in the Framework...."*. The approach to the current 10 year period is even more precautionary than the appeal position, as now only 25% of prior approval office conversions are included (previously 50% were included). 25% is considered a realistic assumption for future delivery from office conversion prior approvals, given the outstanding commitments for this type of development on large and medium sites currently amounts to 183 units.

**Table 1- BFC 2022 HDT measurement information**

	2019/20	2020/21	2021/22	Total
1. Setting the baseline  (Using 2014-based projections)  BFC average annual projected household growth, annualised	For 10 year period 2019/2029 [(55,759-51,068)/10]  469.1	For 10 year period 2020/2030 [(56,191-51,588)/10]  460.3	For 10 year period 2021/2031 [(56,608-52,089)/10]  451.9	
2. Adjustment to take account of affordability  [Local affordability ratio-4]/4] x0.25	(2018 ratio: 8.97)  0.311	(2019 ratio: 9.33)  0.333	(2020 ratio: 8.26)  0.266	
3. Minimum annual local housing need figure  (1+adjustment factor) x projected household growth	615	614	572	1,801
4. Covid adjustment (as set out in relevant HDT technical note)	1 month <sup>9</sup>	4 months <sup>10</sup>	(assumed no adjustment for this year)	
5. Housing requirement used in HDT results (with covid adjustment)	563	409	572	1,544
6. Completions	1,731	973	779	3,483
7. HDT measurement (row 6/ row 5)				226% (rounded)

<sup>9</sup> 2020 measurement technical note: [Housing Delivery Test: 2020 measurement technical note - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/92222/housing-delivery-test-2020-measurement-technical-note.pdf)

<sup>10</sup> 2021 measurement technical note, see para. 46: [Housing Delivery Test: 2021 measurement technical note - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/92222/housing-delivery-test-2021-measurement-technical-note.pdf)

**Table 2: Five year supply as at 1 April 2023**

1. Setting the baseline of Local Housing Need (LHN) 2014-based projections <sup>[1]</sup> , over period 2023-2033		
Bracknell Forest average annual projected household growth	436.7	(57,426-53,059) /10
2. An adjustment to take account of affordability	0.2956	[Local affordability ratio-4]/4] x0.25
Bracknell Forest median workplace-based affordability ratio 2022 <sup>[2]</sup> : 8.73		
3. Minimum annual local housing need figure	566 (rounded)	(1+adjustment factor) x projected household growth
Housing requirement over next 5 years (based on LHN figure of 566)	2,830	566 x 5
<b>TOTAL requirement over next 5 years</b> LHN requirement (no shortfall as based at 2023)	2,830	
<b>Plus NPPF 5% buffer</b>	2,972 (rounded)	Plus 5% (in line with NPPF)
<i>Annual requirement over next 5 years</i>	594	
<b>Deliverable supply</b> (Projected completions 2023/2024-2027/28)	<b>2,814</b>	
<b>5 year Housing Land Supply</b>	<b>4.74</b>	2,814/594
<b>Deficit</b>	<b>-158</b>	(2,814-2,972)

<sup>[1]</sup> 2014-based Household Projections Live Tables; Table 406.

See: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables>

<sup>[2]</sup> 2022 Affordability ratio, Table 5c: (published 22 March 2023):

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

**Table 3 – sites contributing towards the 5 year HLS**

Site Address	Application Reference/s	Projected Net Completions (April-March)					Total Net	Site Status (as at April 2023)
		2023/24	2024/25	2025/26	2026/27	2027/28		
<p><b>(1 April 2023 position).</b>            * = new permission in the 2022/23 monitoring year            (+) = a site based on site area would be classed as a medium site, but is located within a strategic SALP allocation, so recorded with large sites, for accounting of site balances            u/c = under construction            n/s = not started</p>								
<b>C3 USES (NB, this does not include C3 specialised uses relating to senior living/extra care/sheltered accommodation falling within C3 use, see separate table)</b>								
<b>HARD COMMITMENTS (C3 uses: non-specialised)</b>								
<b>Large Sites hard commitments (C3 uses: non-specialised) (site of 1ha or more)</b>								
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA7)	16/00020/OUT (Hybrid) 17/01363/REM (Linden 1) 17/01341/REM (Bloor 1) 18/01089/REM (Linden 2) 18/01010/REM (Bloor 2)	47	0	0	0	0	47	UC
Land at Tilehurst Lane, Binfield (Tilehurst Green)	18/00758/FUL (Allowed on Appeal)	22	0	0	0	0	22	UC
Land north of Tilehurst Lane and west of South Lodge, Binfield	17/01174/OUT (Allowed on Appeal) 21/00507/REM*	0	15	25	0	0	40	NS
Land north of Cain Road, Binfield (SALP SA2)  (For C2 uses, see table below)	20/00947/FUL	0	25	25	0	0	50	NS
Norbury, London Road, Binfield (+)  (Part of Amen Corner South Site, SALP SA8)	19/00767/FUL	5	16	0	0	0	21	UC
Land adjoining Coppid Beech House, South of London Road, Binfield (Coppid View)  (Part of Amen Corner South Site, SALP SA8)	19/01118/FUL	32	0	0	0	0	32	UC
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523) (various reserved matters approvals)	25	0	0	0	0	25	UC
The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD	10	9	0	0	0	19	UC
Beaufort Park, South Road, Bracknell (The Evergreens)	17/01123/OUT (Allowed on Appeal) 21/00104/REM	48	18	0	0	0	66	UC
Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	21/00233/FUL	26	26	0	0	0	52	UC
Bracknell Beeches, Old Bracknell Lane West, Bracknell	21/00701/FUL*	0	0	63	92	60	215	NS



Site Address	Application Reference/s	Projected Net Completions (April-March)					Total Net	Site Status (as at April 2023)
		2023/24	2024/25	2025/26	2026/27	2027/28		
Land at former TRL Site, Nine Mile Ride, Crowthorne. (SALP SA5) (Buckler's Park)	13/00575/OUT 17/00401/REM (Phase 1) 19/01099/REM (Phase 3a) 19/00791/REM (Phase 1a) 21/00004/REM (Phase 2) 22/00060/REM* (Phase 3b) 22/00138/REM* (Phase 4a)	126	91	120	118	89	544	UC
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)  NB: Phase 4, Lawrence Court (15/00646/REM) relates to C3: specialised 65 units (see separate table)	13/01007/OUT (Phase 1) 15/00163/REM (Phase 3) 15/00647/REM (Phase 4a) 16/01123/REM (Phase 4b) 17/00054/REM (Phase 5) 18/00396/REM (Phase 6 & 7) 20/00265/REM (Phase 8 & 9)	75	58	0	0	0	133	UC
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)	20/00272/FUL* (Phase 10)	0	39	0	0	0	39	UC
Land North of Newhurst Gardens, Warfield (Four Horsehoes)	16/01004/OUT (Allowed on appeal) 20/00244/REM*	0	0	32	18	0	50	NS
Land East of Avery Lane and North of Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Orchids Place)	16/01195/FUL 18/01047/FUL	1	0	0	0	0	1	UC
Land to south and west of 2 Fairclough Farm, Watersplash Lane, Warfield (+) (SALP Policy SA9, Area 1)	19/00908/FUL	0	7	0	0	0	7	UC
Land at south west of Abbey Place (+) (SALP Policy SA9, Area 1) (Abbey Place Mews)	19/00327/FUL	9	0	0	0	0	9	UC
Land east of Old Priory Lane, and west of Maize Lane, Warfield  (SALP Policy SA9, Area 1)	20/00214/OUT 22/00314/REM* (Parcel 4)	0	0	20	25	0	45	NS
Land adjoining Warfield Park, Long Hill Road, Winkfield	15/00383/FUL (Allowed on appeal)	0	10	10	10	10	40	UC
White Gates, Long Hill Road, Winkfield	18/00336/FUL (Allowed on Appeal)	11	0	0	0	0	11	UC  (demolition complete)
Winkfield Park (Brockhill House, Winkfield Row, Winkfield)	19/00931/FUL	10	0	0	0	0	10	UC
Palmhills Estate, London Road, Winkfield  Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield (SALP SA3)	19/00847/OUT (Allowed on appeal) 21/00772/REM*	0	21	30	30	0	81	NS (demolition complete)
Winkfield Manor, Forest Road, Winkfield	21/00780/FUL*	6	12	0	0	0	18	UC (demolition complete)
<b>Total Large Sites (C3 uses: non-specialised)</b>		<b>453</b>	<b>347</b>	<b>325</b>	<b>293</b>	<b>159</b>	<b>1577</b>	

Site Address	Application Reference/s	Projected Net Completions (April-March)					Total Net	Site Status (as at April 2023)
		2023/24	2024/25	2025/26	2026/27	2027/28		
<b>Medium Sites hard commitments (C3 uses: non-specialised)</b> <b>(sites less than 1ha with 5+ dwellings)</b>								
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL 19/00639/FUL	190	0	0	0	0	190	UC (Demolition complete)
Bus Depot and Offices, Coldborough House, Market Street, Bracknell (The Grand Exchange)	18/00964/FUL	242	0	0	0	0	242	UC (demolition complete)
Land At East Lodge, Great Hollands Road, Bracknell	17/00582/FUL	0	9	0	0	0	9	UC
Blocks A, B and C Christine Ingram Gardens, Bracknell	18/00620/FUL	6	0	0	0	0	6	UC
26 High Street, Bracknell (Old Peacocks building)	21/00158/FUL	0	5	0	0	0	5	NS
Continuity House, Bracknell	20/01083/FUL*	0	0	0	20	0	20	NS
18 Heath Hill Road, Crowthorne  (For C2 losses, see table below)	21/01052/FUL*	0	8	0	0	0	8	UC (demolition of C2 complete)
Parkfield House, Cambridge Road, Crowthorne	21/00317/PARC* (allowed on appeal)	0	0	5	0	0	5	NS
Land to rear of 92 College Road Sandhurst (Academy Mews)	21/00837/FUL* 17/00754/FUL	4	0	0	0	0	4	UC
North Lodge Farm, Forest Road, Hayley Green, Warfield (Kings Hart View)	17/00656/OUT 21/00440/REM*	8	11	0	0	0	19	U/C (demolition complete)
Windmill Farm (Livestock Building), Malt Hill, Warfield	21/00657/FUL*	0	0	6	0	0	6	NS
Orchard House, Priory Road, Winkfield	18/00203/FUL 20/00862/FUL	7	0	0	0	0	7	UC (demolition complete)
The Royal Hunt, 177 New Road, Winkfield	20/00001/FUL	8	0	0	0	0	8	NS (demolition complete)
Larkfield, Chavey Down Road, Winkfield	20/00607/FUL* (Allowed on appeal)	0	9	0	0	0	9	NS
Squirrels, North Street, Winkfield	21/00157/FUL*	0	0	6	0	0	6	NS
Longcroft, Long Hill Road, Winkfield	22/00302/FUL* (allowed on appeal)	0	0	5	0	0	5	NS
<b>Total Medium Sites (C3 uses: non-specialised)</b>		<b>465</b>	<b>42</b>	<b>22</b>	<b>20</b>	<b>0</b>	<b>549</b>	
<b>Total Large, medium and small sites hard commitments (excludes windfall allowance)</b>		<b>918</b>	<b>389</b>	<b>347</b>	<b>313</b>	<b>159</b>	<b>2126</b>	

Site Address	Application Reference/s	Projected Net Completions (April-March)					Total Net	Site Status (as at April 2023)
		2023/24	2024/25	2025/26	2026/27	2027/28		
<b>Medium Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation (C3 uses)</b>								
Atrium Court, The Ring, Bracknell	21/00763/PAC	0	0	50	100	0	150	NS
Lily Hill House, Lily Hill Road, Bracknell	21/00755/PAC	0	33	0	0	0	33	NS
<b>TOTAL Prior Approval sites, subject to s.106 (C3 uses: non-specialised)</b>		<b>0</b>	<b>33</b>	<b>50</b>	<b>100</b>	<b>0</b>	<b>183</b>	
<b>TOTAL HARD COMMITMENTS (C3 uses: non-specialised) (Large, Medium, Small &amp; PAC s.106)</b>		<b>918</b>	<b>422</b>	<b>397</b>	<b>413</b>	<b>159</b>	<b>2309</b>	
<b>SOFT COMMITMENTS (C3 USES: NON-SPECIALISED)</b>								
<b>Windfall Allowance</b>								
Medium Windfall Allowance (C3 uses) (net)		0	0	37	75	75	187	
Small Sites Completions/Windfall Allowance (C3 uses) (net)		26	26	26	26	26	130	
<b>Total windfall allowance</b>		<b>26</b>	<b>26</b>	<b>63</b>	<b>101</b>	<b>101</b>	<b>317</b>	
<b>SITES WITH A RESOLUTION TO APPROVE, SUBJECT TO s.106 (C3 use)</b>								
<b>Large sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialised)</b>								
<b>Medium Sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialised)</b>								
Former Bus Station, Market Street, Bracknell	21/00707/OUT	0	0	29	52	70	151	NS
<b>Total sites (C3 use: non-specialised) subject to s.106 Agreements</b>		<b>0</b>	<b>0</b>	<b>29</b>	<b>52</b>	<b>70</b>	<b>151</b>	
<b>TOTAL SOFT COMMITMENTS (C3 uses: non-specialised) (windfall, s.106)</b>		<b>26</b>	<b>26</b>	<b>92</b>	<b>153</b>	<b>171</b>	<b>468</b>	
<b>GRAND TOTAL (C3 uses: non-specialised) Completions (Large, Medium and Small Sites) Projections, Small Sites windfall allowance, Medium Site Windfall Allowance, PAC s. 106, s.106 &amp; SALP</b>		<b>944</b>	<b>448</b>	<b>489</b>	<b>566</b>	<b>330</b>	<b>2777</b>	

Site Address	Application Reference/s	Projected Net Completions (April-March)					Total Net	Site Status (as at April 2023)
		2023/24	2024/25	2025/26	2026/27	2027/28		
<b>C3 SPECIALISED USES (senior living/sheltered accommodation falling within C3 use)</b>								
<b>HARD COMMITMENTS (C3 USES: SPECIALISED)</b>								
Binfield House, Terrace Road North, Binfield	21/00023/FUL	6	-7	0	0	0	-1	UC
<b>TOTAL C3 SPECIALISED USES: Hard Commitments</b>		<b>6</b>	<b>-7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1</b>	
<b>GRAND TOTAL OF ALL C3 USES (SPECIALISED &amp; NON-SPECIALISED)</b>		<b>950</b>	<b>441</b>	<b>489</b>	<b>566</b>	<b>330</b>	<b>2776</b>	
<b>C2 USES</b>								
<b>Monitoring has only taken place since the monitoring period 2015/16</b>								
(NB for C2 uses, in line with the Housing Delivery Rule Book (July 2018), a ratio of 1.8 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total).								
<b>HARD COMMITMENTS (C2 uses)</b>								
Land north of Cain Road, Binfield (SALP SA2)  (For C3 uses, see table above)	20/00947/FUL*	0	0	38	0	0	38.00	NS
<b>TOTAL C2 Hard Commitments</b>		<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>38</b>	
<b>OVERALL TOTAL C2 &amp; C3 USES</b>		<b>950</b>	<b>441</b>	<b>527</b>	<b>566</b>	<b>330</b>	<b>2814</b>	

**Table 4 – Windfall allowance data for small and medium sites 2013/14- 2022/23**

<b>Windfall analysis of small site developments (less than 5 units/less than 1ha)</b>					
Year	Total net completions	Net number of completions on SALP sites	Total net completions with SALP sites deducted	Net number of completions resulting from PAC change of use from offies to C3 applications	Total Net Figure (following deduction of completions involving SALP sites, and 75% of offices to C3 prior approval applications) (Figure used in trajectory)
2013-14	11	0	11	0	11
2014-15	26	0	26	6	21.5
2015-16	31	0	31	1	30.25
2016-17	39	0	39	7	33.75
2017-18	40	0	40	4	37
2018-19	18	0	18	0	18
2019-20	29	0	29	0	29
2020-21	28	0	28	0	28
2021-22	24	0	24	0	24
2022/23	34	0	34	2	32.5
<b>Total</b>	<b>280</b>	<b>0</b>	<b>280</b>	<b>20</b>	<b>265</b>
<b>Average</b>	<b>28.00</b>	<b>0.00</b>	<b>28.00</b>	<b>2.00</b>	<b>26.50</b>
<b>Windfall analysis of medium site developments (5-10 units/less than 1ha)</b>					
Year	Total net completions	Net number of completions on SALP sites	Total net completions with SALP sites deducted	Net number of completions resulting from PAC change of use from B1 to C3 applications	Total Net Figure (following deduction of completions involving SALP sites, and 75% of B1 to C3 prior approval applications) (Figure used in trajectory)
2013-14	-15	0	-15	0	-15
2014-15	26	0	26	0	26
2015-16	58	0	58	24	40
2016-17	31	0	31	0	31
2017-18	-16	0	-16	0	-16
2018-19	31	0	31	8	25
2019-20	21	0	21	0	21
2020-21	27	0	27	0	27
2021-22	32	0	32	0	32
2022-23	32	0	32	0	32
<b>Total</b>	<b>227</b>	<b>0</b>	<b>227</b>	<b>32</b>	<b>203</b>
<b>Average</b>	<b>22.70</b>	<b>0.00</b>	<b>22.70</b>	<b>3.20</b>	<b>20.30</b>
<b>Windfall analysis of medium site developments (10+ units/less than 1ha)</b>					
Year	Total net completions	Net number of completions on SALP sites	Total net completions with SALP sites deducted	Net number of completions resulting from PAC change of use from B1 to C3 applications	Total Net Figure (following deduction of completions involving SALP sites, and 75% of B1 to C3 prior approval applications) (Figure used in trajectory)
2013-14	16	0	16	0	16
2014-15	73	0	73	0	73
2015-16	5	-1	6	0	6
2016-17	168	47	121	104	43
2017-18	205	209	-4	0	-4
2018-19	233	33	200	95	128.75
2019-20	440	94	346	189	204.25
2020-21	108	26	82	69	30.25
2021-22	53	0	53	46	18.5
2022-23	28	0	28	0	28
<b>Total</b>	<b>1329</b>	<b>408</b>	<b>921</b>	<b>503</b>	<b>543.75</b>
<b>Average</b>	<b>132.90</b>	<b>40.80</b>	<b>92.10</b>	<b>50.30</b>	<b>54.38</b>