

# Authority Monitoring Report 2022-23: Housing

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# 1 Introduction

**1.1** This report deals with housing issues and covers the period 1 April 2022 to 31 March 2023. Where applicable, commentary has been included to reflect the position at November 2023 in order to provide the most up to date information and latest Government policy/guidance. This document makes reference to sites contained in the Planning Commitments for Housing report at March 2023 (published August 2023)<sup>(1)</sup>.

**1.2** This document is divided into two parts. Section 2 'Context' provides background information, including that relating to national policy and local policy. Section 3 'Monitoring against the Development Plan' looks at the implementation of the development plan policies (relating to housing).

**1.3** This AMR should be read in conjunction with other topic based AMRs such as :

- Progress against the Local Development Scheme
- Duty to Co-operate
- Economy

1 Housing Commitments available to view: [www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring](http://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring)

## 2 Context

### NATIONAL LEGISLATION AND POLICY

#### National Planning Policy Framework (NPPF)

**2.1** A revised NPPF<sup>(2)</sup> was published by the UK Government's Department for Levelling Up, Housing and Communities in September 2023.

**2.2** This document replaces earlier versions of the National Planning Policy Framework published in 2012, 2018, 2019, 2021 and 2023.

#### Planning Policy for Traveller Sites (PPTS)

**2.3** The Government published an updated version of PPTS in August 2015, which should be read in conjunction with the NPPF. It sets out national policy for traveller sites and requires LPAs to work collaboratively with neighbouring local planning authorities to set local targets for pitches and plots for gypsies and travellers and travelling showpeople (as defined in Annex 1 of the document), in a Local Plan. Appropriate sites should be allocated, to meet needs and enable the identification of a rolling five year supply of deliverable sites.

#### Planning Practice Guidance (PPG)

**2.4** This is a web-based resource published in March 2014, which supplements the NPPF, it is updated on a regular basis. It includes further guidance on Plan-Making, Neighbourhood Plans and undertaking land availability and development needs assessments (including the standard methodology for local housing need assessments). It also includes guidance on viability and planning obligations.

### DEVELOPMENT PLAN

**2.5** The Development Plan<sup>(3)</sup> for the Borough contains a mixture of planning policy documents (Local Plans) produced under the present and former planning systems. Only documents which contain policies that relate directly to housing are referred to:

#### Saved Policies of the Bracknell Forest Local Plan (BFBLP)

**2.6** The BFBLP was adopted in January 2002. Certain policies in the BFBLP were saved by the Secretary of State beyond September 2007. Certain saved policies have since been superseded following the adoption of the CS and the SALP. Saved policies remain part of the Development Plan until they are replaced by new policies through the production of local plans.

#### Core Strategy (CS)

**2.7** The CS was adopted in February 2008. This is a high level document containing the Council's long-term aspirations for the Borough and policies to guide and manage development in Bracknell Forest until 2026. In relation to housing, Policy CS15 contains a housing requirement of 11,139 homes across the plan period. However, this figure is not based on a Local Housing Need Assessment (as required by the NPPF) and is deemed out of date.

<sup>2</sup> 2023 NPPF: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> BFC Development

Plan: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan>

## Site Allocations Local Plan (SALP)

**2.8** The SALP was adopted in July 2013. It helps to implement the adopted CS. It identifies sites for future housing development and supporting infrastructure. A number of smaller housing sites are allocated (within the defined settlement, and on the edge of settlement - Policies SA1-SA3), together with a number of strategic sites (contained in Policies SA4-SA9).

## Neighbourhood Development Plans (NDPs)

**2.9** Bracknell Forest is fully parished, and comprises six Parish and Town Councils (Binfield Parish, Bracknell Town, Crowthorne Parish, Sandhurst Town, Warfield Parish and Winkfield Parish). All Parish/Town Councils have now had 'neighbourhood areas' designated for the purposes of neighbourhood planning. Five neighbourhood plans now form part of the development plan, with four having been 'made' (brought into legal force)<sup>(4)</sup>:

Parish/Town Council	Date Neighbourhood Area designated	Progress on NDP
Binfield	11th February 2014	Brought into legal force: 20 April 2016 (Referendum held 3 March 2016)
Bracknell	11th February 2014	Brought into legal force: 27 October 2021  (Referendum held 9 September 2021)
Crowthorne	15th June 2016	Brought into legal force: 9 June 2021  (Referendum held 6 May 2021)
Warfield	23rd July 2014	Brought into legal force: 21 December 2022 (Referendum held 17 November 2022)
Winkfield	Originally designated 24th December 2015. Changes were subsequently required following a change in the parish boundary. A revised Neighbourhood Area was designated on 14 July 2023.	Referendum held 23 November 2023.  The outcome of the referendum was: 11.5% voted 'no', and 88.5% voted 'yes' in relation to adopting the Neighbourhood Plan.  As more than half of those who voted, voted in favour of the Neighbourhood Plan being used to determine planning applications in the Neighbourhood Area, the Plan now forms part of the Development Plan. A report on 'making' the Plan is due to be considered by Executive on 12 December 2023.

4 Neighbourhood Planning  
website: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning>

## EMERGING DOCUMENTS

**2.10** There are a number of documents currently being produced, which will need to be monitored through future AMRs:

### Bracknell Forest Local Plan (BFLP)

**2.11** The BFLP will set the long term spatial vision and development strategy for the Borough. It covers the plan period 2020-2037.

**2.12** Once adopted, it will replace the saved policies in the Bracknell Forest Borough Local Plan (2002) and policies in the Core Strategy (2008). It will therefore be wide ranging in terms of the issues that it will cover. The BFLP includes proposed site allocations for specific uses, including housing and employment uses, and is based on a range of up-to-date evidence<sup>(5)</sup>.

**2.13** The BFLP was submitted to the Secretary of State for Levelling Up, Housing and Communities for independent examination on 20 December 2021. Stage 1 hearing sessions were held between 10 May and 15 June 2022, with Stage 2 hearings being held between 18 and 20 October 2022. The Inspectors' post hearings letter was received in January 2023<sup>(6)</sup>. The Council is currently consulting on Proposed Main Modifications to the Local Plan. The consultation runs from Tuesday 31 October 2023 to Tuesday 12 December 2023. All responses received will then be sent to the Inspectors who will consider whether any further action needs to be taken before finalising their Report and a schedule of Main Modifications. Further updates can be viewed on the Examination website<sup>(7)</sup>.

### Neighbourhood Development Plans (NDPs)

One NDP is in production:

Parish/Town Council	Date Neighbourhood Area designated	Progress on NDP
Sandhurst	Originally designated on 20th February 2016. Currently being revised to reflect changes in the parish boundaries.	Being drafted (evidence gathering stage).

5 BFLP evidence: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/emerging-bracknell-forest-local-plan/evidence-base>

6 Post Hearings letter: [consult.bracknell-forest.gov.uk/file/6134773](https://www.bracknell-forest.gov.uk/file/6134773)

7 Examination website: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/emerging-bracknell-forest-local-plan/examination>

## **OTHER MONITORING INFORMATION/BACKGROUND EVIDENCE**

**2.14** The Council has produced a range of information which is relevant to the consideration of housing, some of which is either referred to in this AMR or is available to view on the Council's planning policy housing monitoring web page<sup>(8)</sup> Examples are referred to below.

### **Planning Commitments for Housing**

**2.15** The housing commitments document is published on an annual basis. It provides an overview of new permissions, sites under construction and completions during each monitoring year. Data is produced on a parish basis in relation to:

- Large sites: 1 hectare or more.
- Medium sites: sites of less than 1 hectare but with 5 or more dwellings (net).
- Small sites: sites of less than 1 hectare with under 5 dwellings (net).

**2.16** The latest report covering the period 1st April 2022 to 31st March 2023 was published in August 2023.

### **Housing Trajectory**

**2.17** The Housing Trajectory provides information on sites with planning permission (hard commitments), and sites accepted in principle i.e. where a S.106 Agreement is awaiting completion and where sites have been allocated (soft commitments). The current trajectory includes sites contained in the adopted SALP. For further information also see: 3.1 'Delivery Indicators'.

**2.18** The latest version was published in July 2023.

### **Five Year Housing Land Supply**

**2.19** The five year housing land supply is calculated on the basis of sites contained in the current version of the Housing Trajectory, having regard to advice contained in the NPPF and PPG. For further information also see: 3.1 'Delivery Indicators'.

**2.20** The latest report covers the period April 2023 - March 2028, and was published in July 2023.

### **2.21 Gypsy and Traveller Accommodation Assessment (GTAA)**

**2.22** In accordance with PPTS and the current definition of Gypsies, Travellers, and Travelling Showpeople, the Council commissioned a GTAA in 2022 from a consultant called arc4<sup>(9)</sup>

8 Housing Monitoring web site:

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring>

9 GTAA, 2022: <https://consult.bracknell-forest.gov.uk/file/5994996>

## **Brownfield Register**

**2.23** Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local planning authorities to publish a brownfield land register on an annual basis. The latest version is available to view: <sup>(10)</sup>.

**2.24** 'Brownfield' means sites meeting the definition of 'Previously Developed Land' in Annex 2 of the National Planning Policy Framework <sup>(11)</sup>.

10 Brownfield register: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/brownfield-register>  
11 NPPF Glossary: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>



# 3 Monitoring against the Development Plan

**3.1** This section of the report provides a review of the progress in the implementation of development plan policies on housing. It is sub-divided into the following sections (the relevant indicator number is provided in brackets):

- Section 3.1 'Delivery Indicators':
  - Number of dwellings (Con H1)
  - Average house prices (Con H3)
  - Housing Trajectory (Cor H1 and H2)
  - Five year housing land supply
  - Housing Implementation Strategy
  - Number of bedspaces delivered in Care Homes C2 (Care Homes)
  - Net additional pitches (Gypsy and Traveller pitches) (Cor H4)
  - Affordable housing completions (Cor H5)
  
- Section 3.2 'Location of Development Indicators':
  - Previously developed land (Cor H3)
  - Residential development within settlement boundaries (Loc H2b)
  
- Section 3.3 'Type and Mix Indicators':
  - Household tenure (Con H2)
  - Dwelling types (Con H4)
  - Dwelling types and sizes (Loc H2a)
  - Demand for self-build and custom housebuilding
  - Density (Loc H2c)
  
- Section 3.4 'Quality Indicators':
  - Housing quality - Building for Life Assessments (Cor H6)

**3.2** Contextual indicators (prefixed 'Con') help provide a better understanding of the wider environment (economic, environmental and demographic). Output indicators (prefixed 'Cor' or 'Loc') measure the quantifiable physical activities that are related to the implementation of policies. Although the Government no longer specifies the indicators that must be included in the AMR, it still requires some of the data through the Single Data List (a list of all the datasets that local government must submit to the Government). The original indicator references are quoted in this report as they are quoted in the monitoring frameworks for the Core Strategy and the SALP. It also means that the data is consistent and comparable with past years.

## 3.1 Delivery Indicators

### **Number of dwellings**

**Indicator: Con H1 - Number of dwellings**

**3.3** The data below is based on the dwelling count at March 2021 (informed by the 2021 Census results) plus the number of completions recorded each subsequent year through the commitments exercise. The total number of dwellings (as at March 2023) was 51,461 dwellings. The Housing Trajectory<sup>(12)</sup>, sets out the number of housing completions since the start of the current CS Plan period (i.e. since 2006/2007).

**Table 3.1 Number of dwellings (net) in the Borough**

Year	C3 use (net)	C3 specialised housing (net) (counted separately since 2015)	C2 use (net)	Total by monitoring year
No. of dwellings in 2021 (Census) <sup>(1)</sup>				50,245
Net completions 2021-2022	689	2	88	779
Net completions 2022-2023	452	-2	-13	437
<b>TOTAL</b>				<b>51,461</b>

1. (2021 Census dwelling total available: [www.nomisweb.co.uk/sources/census\\_2021/report?compare=E06000036#section\\_7](http://www.nomisweb.co.uk/sources/census_2021/report?compare=E06000036#section_7))

**3.4** In line with the approach set out in the PPG<sup>(13)</sup>, C2 uses have been included in the net completion data since 2017/18. For C2 uses (in line with the [Housing Delivery Rule Book, July 2018](#)) a ratio of 1.8 is applied to the number of bedroom spaces to determine the equivalent number of dwellings - rounded to the nearest whole unit.

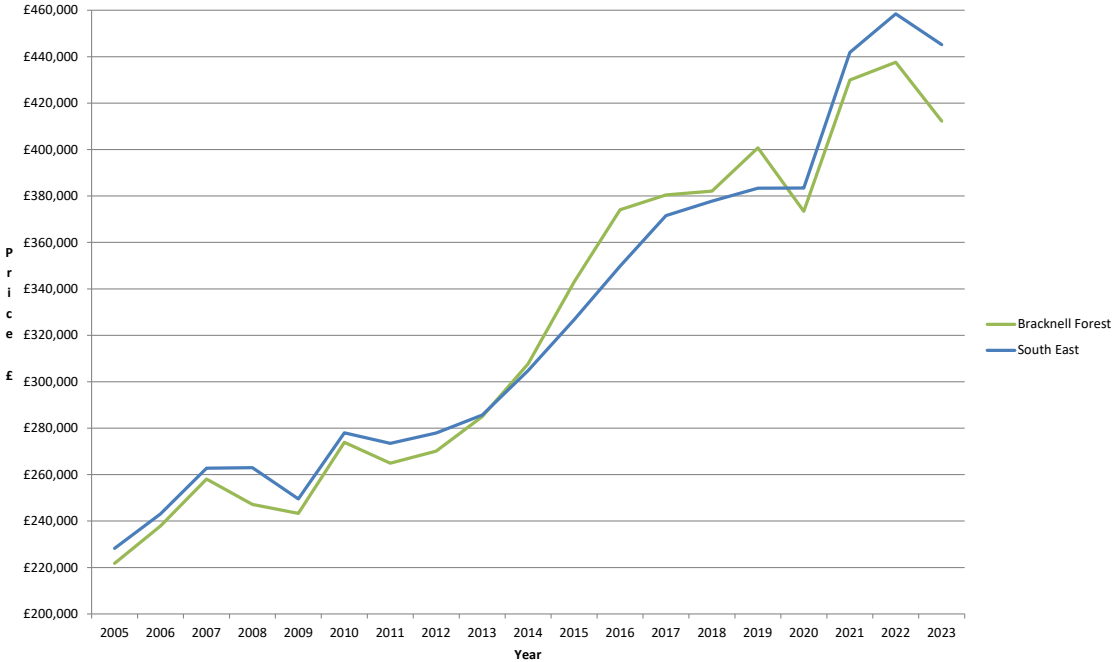
**3.5** All commentary within this section of the AMR relates to the C3 use class unless stated otherwise.

12 BFC Housing Trajectory: [www.bracknell-forest.gov.uk/sites/default/files/2023-07/final-trajectory-2023-24.pdf](http://www.bracknell-forest.gov.uk/sites/default/files/2023-07/final-trajectory-2023-24.pdf)  
 13 PPG, para 68-035-20190722 ([www.gov.uk/guidance/housing-supply-and-delivery](http://www.gov.uk/guidance/housing-supply-and-delivery)), which makes reference to local planning authorities counting housing provided for older people, including that involving residential institutional accommodation (use class C2), as part of their housing land supply

# House prices

Indicator: Con H3 - Average house prices

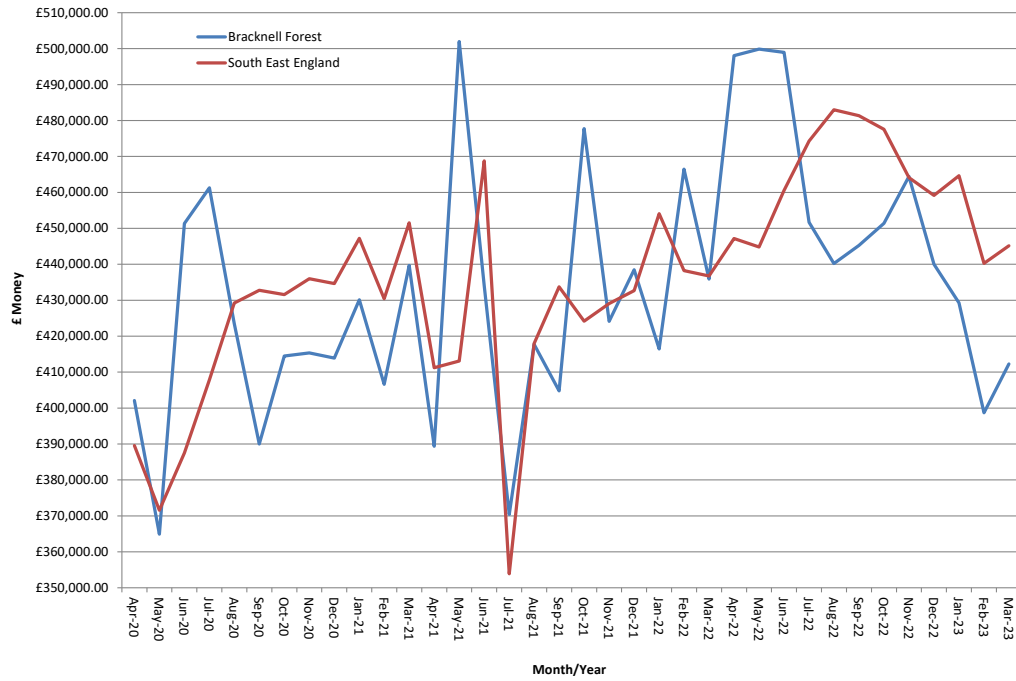
Average House Prices (Yearly) - Con H3



Source: Data produced by Land Registry, crown copyright 2023 Note: Average taken in April.

3.6 The graph above displays data from 2005 at a particular point in time each year whereas the graph below provides greater detail of fluctuations within recent years. However, both show that house price in Bracknell Forest are currently slightly lower than those across the South East. House prices have generally fallen over the last year as higher interest rates have made mortgages more expensive, while rising prices have hit people's spending power. The position has therefore changed since the steep rise in prices from the start of 2020 until the Summer of 2022.

### Average House Prices (Monthly) - Con H3



**Source:** Data produced by Land Registry, crown copyright 2023

# Housing Trajectory, Housing Delivery Test, Five Year Housing Land Supply and Housing Implementation Strategy

3.7 The following section refers to a number of documents, which are available to view on the Council's housing monitoring web page<sup>(14)</sup>.

## Housing Trajectory

**Indicator: Cor H1 and H2 - Housing Trajectory 2006 -2026**

BFBLP Policies: PH1.1 and PH1.2

Core Strategy Policies: CS4, CS5 and CS15

SALP Policies: SA1-SA9

3.8 Para. 74 of the National Planning Policy Framework 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 needs to be used in Bracknell Forest until a new local plan is adopted.

3.9 Therefore, the LHN requirement for Bracknell Forest is based on the standard method. For the 1st April 2023 monitoring period, it is necessary draw upon data from the 2014-based household projections for the period 2023-2033 (released September 2016), and the 2022 affordability ratio (published March 2023) to derive a local housing need figure of 566 dwellings per annum (dpa).

3.10 As set out in Section 2 of this Report, the Council is progressing the BFLP to cover the plan period 2020/21-2036/37. Once the Plan is adopted, the housing requirement figure set out in policies within the Plan (614dpa) will be used for the purposes of calculating the five year housing land supply.

**Core Strategy Target**

The Core Strategy requirement to meet, or fall within, 10% of the annual completions projected in the housing trajectory, has been met.

3.11 During 2022/23, 437 dwellings (net) were completed. The projected figure of c.430 (net) completions for the year 2022/23 was achieved.

14 Housing Monitoring web site: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring>

**Table 3.2 2022/23 Predicted vs Actual Completions**

	Predicted unit completions (net)		Actual unit completions (net)	
	2022/23		2022/23	
C3 use	439		452	
C3 specialised	0		-2	
C2 use (unit equivalent)	0		-13	
Total	439		437	

**3.12** Examples of C3 sites that have over/under delivered are:

- Demolition of 18 Heath Hill Road (0 predicted/ demolition of -23 bed spaces/-13 dwelling equivalent delivered)
- Land at TRL, Crowthorne (SALP SA5) (75 predicted, 140 delivered)
- Warfield (Berkeley Area 2) (SALP SA9) (75 predicted, 25 delivered)

**3.13** The following table sets out the large and medium sites contributing towards completions during 2022/23 (C3 use). 71% (297) of dwellings completed on the large and medium sites were allocated in the SALP.

**Table 3.3 2022/23 Large and Medium Completions**

Size	Parish	Site	Application no.	No of completed dwellings (net) (during monitoring period) (1)	PDL/Greenfield	Inside/outside settlement boundary
Large	Binfield	Land at Blue Mountain, Wood Lane Phase B2	17/01341/REM	1 +	GF	Inside
Large	Binfield	Land at Blue Mountain, Wood Lane Phase B3 (Linden) (SALP Policy SA7)	18/01089/REM	14 +	GF	Inside
Large	Binfield	Land at Blue Mountain, Wood Lane Phase B4 (Bloor) (SALP Policy SA7)	18/01010/REM	68	GF	Inside
Large	Binfield	Land at Tilehurst Lane (The Green)	18/00758/FUL Allowed on Appeal	31	GF	Outside
Large	Binfield	Wyevale Garden Centre, Forest Road (Walled Garden)	20/00155/FUL	13 +	PDL	Outside
Large	Binfield	Norbury, London Road  (SALP policy SA8)	19/00767/FUL	-1	GF	Inside
Large	Binfield	Land adjoining Coppid Beech House, South of London Road  (SALP policy SA8)	19/01118/FUL	22	GF	Inside
Large	Bracknell Town	The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD	30	PDL	Outside
Large	Bracknell Town	Beaufort Park, South Road (The Evergreens)	17/01123/OUT  Allowed on Appeal  21/00104/REM	2	PDL	Outside
Large	Crowthorne	Land at TRL, Crowthorne  Phase 2 (Hatch Green)  (SALP Policy SA5)	21/00004/REM	81	PDL	Inside



Size	Parish	Site	Application no.	No of completed dwellings (net) (1) (during monitoring period)	PDL/Greenfield	Inside/outside settlement boundary
Large	Crowthorne	Land at TRL, Crowthorne  Phase 3a (Goodwood Crescent)  (SALP Policy SA5)	19/01099/REM	59	PDL	Inside
Large	Warfield	Land at Warfield, Berkeley  Land North of Harvest Ride and South of Forest Road and East of West End Lane (Phase 8)  (SALP Policy SA9 - Area 2)	20/00265/REM	25	GF	Inside
Large	Warfield	Land East of Avery Lane and North of Watersplash Lane (Orchids Place)  (SALP Policy SA9 - Area 1)	16/01195/FUL	21	GF	inside
Large	Warfield	Land South of Fairclough Farm Newell Green (Archfields)  (SALP Policy SA9 - Area 1)	16/01253/FUL	9	GF	Inside
Large	Winkfield	Kingswood, Kings Ride	17/01283/FUL	16	PDL	Outside
Large	Winkfield	White Gates, Long Hill Road (Warfield Park approach)	18/00336/FUL Allowed on Appeal	2	GF	Outside
Large	Winkfield	Palm Hills Estate, London Road  (SALP policy SA3)  (Silk Meadows)	19/00847/OUT Allowed on Appeal  21/00772/REM	-2	PDL	Inside
Large	Winkfield	Winkfield Manor, Forest Road	21/00780/FUL	-33	PDL	Outside
Medium	Bracknell	Brackworth, Broad Lane	16/00230/FUL 21/00068/FUL	8 +	GF	Inside
Medium	Bracknell	Amber House and Northgate House, Market Street	19/00639/FUL	3	PDL	Inside
Medium	Bracknell	2 The Braccans, London Road	18/00357/FUL	14 +	PDL	Inside
Medium	Crowthorne	Manhattan House, 140 High Street	20/00169/FUL 21/00223/FUL (s.73), 17/00250/FUL	14 +	PDL	Inside
Medium	Warfield	North Lodge Farm, Forest Road	17/00656/OUT  21/00440/REM	-1	PDL	Outside
Medium	Warfield	Land north of Hermitage Caravan Park, Herschel Grange	19/00536/FUL Allowed on appeal	7 +	PDL	Outside
Medium	Winkfield	Orchard House, Priory Road	20/00862/FUL	-1	GF	Outside
Medium	Winkfield	Jade Farm, Winkfield Lane	19/00021/PAA	5 +	GF	Outside
Medium	Winkfield	Moat Farm, Winkfield Lane	19/00343/FUL	12 +	PDL	Outside
Medium	Winkfield	The Royal Hunt, 177 New Road	20/00001/FUL	-1	PDL	Outside
Total				418		

1. + denotes site/land parcel completed during monitoring year.

**3.14** The number of dwellings with outstanding planning permission (not started and under construction) gives an indication of the amount of development that is 'in the pipeline' (2,881) (C3 and C3 specialised only). The number of newly permitted dwellings on large, medium and small sites (493 dwellings) during the monitoring year has decreased when compared with the previous year (662).<sup>(15)</sup> This includes:

- 3M, Cain Road, Binfield: 27 dwellings
- Bracknell Beeches, Old Bracknell Land West: 349 dwellings
- Land north of Harvest Ride (Phase 10, Area 2): 39 dwellings
- Continuity House, London Road: 20 dwellings

15 See Planning Commitments for Housing at March 2023

A further 2,656 dwellings (net C3 use, soft commitments) have been accepted in principle. This includes 1,555 units on sites identified in the SALP (residual balance), 866 units relating to sites where approval has been indicated subject to the completion of a S.106 Agreement, and 235 dwellings allocated through the Warfield Neighbourhood Development Plan.

#### **Actions:**

- To work with developers, infrastructure providers and other partners (including Homes England) in facilitating the delivery of development.
- Adoption of the Bracknell Forest Local Plan.

#### **Progress since March 2023:**

**3.15** The Council continues to work with developers and infrastructure providers in facilitating development. The Council has also made significant progress on the BFLP, covering the period 2020/21 to 2036/37, with a Proposed Main Modifications consultation ending in December 2023. The latest information can be found: <https://www.bracknell-forest.gov.uk/local-plan-examination>

#### **Housing Delivery Test**

**3.16** The current published Housing Delivery Test results relate to the 2021 measurement. This covers the 3 year period 2018/2019 to 2020/2021. For this period, housing delivery in Bracknell Forest was above the nationally set threshold of 85% of the housing requirement over the specified period.

**3.17** The 2022 results have not yet been published by the Department for Levelling up, Housing and Communities. However the Council considers it has exceeded the 85% threshold for the period 2019/2020 to 2021/2022.

**3.18** The Council is therefore not required to add an additional buffer to its 5 year housing supply or produce an action plan. (See 5 year housing land supply calculation for more information).

#### **Five Year Housing Land Supply (HLS)**

**3.19** Para. 75 of the NPPF requires local planning authorities (LPAs) to identify a supply of specific deliverable sites. Whilst the need for five years worth of housing against the requirement is mentioned, it also states that additional buffers are needed which range from 5% to 20%. Given the results of the HDT, a 5% buffer is required in the HLS for Bracknell Forest to ensure choice and competition in the market for land.

**3.20** As at 1st April 2023, the Council had a 4.74 year supply of land for housing <sup>(16)</sup>.

16 See link for further information: [www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring](https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring)

## Sites in Bracknell Town Centre

**3.21** As at November 2023 the table below gives an indication of development in the Town Centre.

**Table 3.4 Town Centre Developments**

Site	Dwellings (net)	Application No.	Status
Amber House, Market Street	193	15/01035/FUL	Completed September 2023 (Q2 2023/24)
Bus depot and Coldborough House, Market Street  (The Grand Exchange)	242	18/0096/FUL	Under Construction
26 High Street, Bracknell (formerly Peacocks)	7	21/01056/FUL	Not started
Former Bus Station Site, Market Street	169	21/00707/OUT	Not started
Atrium Court, The Ring	150	21/00763/PAC	Not started
Abbey House, Grenville Place	6	21/01090/FUL	Not started

## SALP Strategic sites

**3.22** Good progress is also being made on the strategic sites allocated through the SALP. Whilst development at Amen Corner North is complete, phases of other sites are completed, under construction, have permission, or are subject to planning applications or pre-application discussions, as set out in the following table:

**Table 3.5 Progress on SALP Strategic Sites (as at November 2023)**

SALP Policy/Site address	Application	Application status	Progress on construction of development
Policy SA5, Transport Research Laboratory, Crowthorne (Bucklers Park) (1,000 dwellings) (80 bed care home)	13/00575/OUT for mixed-use development including 1,000 residential units and a two-form entry primary school.	Approved with a s.106 agreement on 30th January 2015.  Some conditions approved.	Demolition complete.  SANG complete.
	Reserved matters (17/00401/REM) for Phase 1 (207 dwellings)	Approved August 2017	Phase complete, March 2022.
	Reserved matters (17/01380/REM & 21/00004/REM) for Phase 2 (198 dwellings)	Approved August 2018 & June 2021	Under construction with completions.
	Reserved matters (19/00882/REM) for Phase 1A (A3 and ancillary staff accommodation of 2 flats)	Approved July 2000	Under construction.
	Reserved matter (19/00791/REM) for Phase 1A (adjoining restaurant) (7 dwellings)	Approved July 2020	Under construction.
	Reserved matters (18/01237/REM) for 80 bed care home.	Approved May 2019	Care home complete December 2021  (Q3 2021/2022)
	Reserved matters (20/0004/REM) for Phase 2 (198 dwellings)	Approved August 2018	Under construction with completions.
	Reserved matters (19/01099/REM) for Phase 3A (125 dwellings)	Approved March 2000	Phase complete September 2023  (Q2 2023/24)
	Reserved matters (22/00060/REM) for Phase 3B (120 dwellings)	Approved August 2022	Under construction with completions.
	Reserved matters (22/00138/REM) for Phase 4A (169 dwellings)	Approved December 2022	Not started.
Policy SA4, Land at Broadmoor, Crowthorne (210 dwellings) (60 bed care home)	Reserved matters (22/00913/REM) for Phase 4B (63 dwellings)	Approved May 2023	Under construction.
	Reserved matters (22/01043/REM) for Phase 5A (111 dwellings)	Approved October 2023	Not started.
	Full application (22/01051/FUL) for Phase 5B (90 dwellings)	Pending consideration	
	11/00743/FUL Erection of replacement secure mental health hospital and associated development, involving demolition of some existing buildings, and construction of new access road and roundabout junction to the A3095 Foresters Road.	Approved with a s.106 agreement on 24th May 2015.	Access road from Foresters Way is now complete.  New hospital complete in March 2019.
Policy SA6, Land at Amen Corner North, Binfield (400 dwellings)	14/00315/OUT for up to 377 residential units and a one-form entry primary school.	Approved with a s.106 agreement on 13 March 2015.	All dwellings complete at December 2021
	Reserved matters (15/00873/REM) for residential element of development	Approved 24 June 2016	(Q3 2021/2022)
	Reserved Matters (19/00135/REM) for additional 3 units	Approved in June 2019	All dwellings complete March 2021
	Reserved matters (15/00872/REM) for school	Approved 18 March 2016.	
Popes Farm (western part) 18/00664/REM	Approved June 2018		

SALP Policy/Site address	Application	Application status	Progress on construction of development
Policy SA7, Land at Blue Mountain, Binfield (400 dwellings)	16/00020/OUT a) Outline planning permission for 400 dwellings, a community facility of up to 1,077 sq.m. sports provision and open space (all matters reserved except for means of access) and b) Full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park.	Approved with a s.106 agreement on 15 June 2016. Conditions approved.	Learning Village complete.
	Reserved matters (17/01363/REM) for Phase 1 (74 dwellings)	Approved March 2018	All completed with exception of one unit.
	Reserved matters (17/01341/REM) for Phase 2 (46 dwellings)	Approved May 2018	Phase complete December 2022 (Q3 2022/23)
	Reserved matters (18/01089/REM) for Phase 3 (68 dwellings)	Approved June 2019	Phase complete September 2022 (Q2 2022/23)
	Reserved matters (18/01010/REM) for Phase 4 (215 dwellings)	Approved September 2019	Under construction with completions.
Policy SA8, Land at Amen Corner South, Binfield (725 dwellings)	12/00993/OUT for 550 residential units. Separate application (14/00472/OUT) for a two-form entry primary school.	Resolution to approve (August 2014 Planning Committee), subject to completion of a s.106 agreement.  (Further Committee resolution in May 2015 in relation to the authorisation for amended obligations required as a result of the introduction of CIL).  The S.106 has been drafted and is currently awaiting signature and completion by the applicant.	
	18/00242/OUT - Outline planning application for commercial development (Use Classes A2 (financial and professional services)/B1 (business)/B8 (storage or distribution)) on 0.95ha (all matters reserved); and full planning application for 302 residential dwellings, public open space, replacement car park and spine road.	Resolution to approve (August 2023 Planning Committee), subject to the completion of a s.106 agreement.	
	Norbury, London Road (19/00767/FUL) for 21 dwellings	Approved March 2022	Under construction with some completions.
	Land adjoining Coppid Beech House, South of London Road (19/01118/FUL) for 54 dwellings	Approved June 2021	Under construction with some completions.
Policy SA9, Land at Warfield (2,200 dwellings) Area 1	Masterplan for Central Area published February 2015	Approved August 2018	Complete, one unit o/s
	Land at Newell Green:	Approved August 2018	Complete December 2022
	16/01195/FUL Site 13b Land East of Avery Lane and North of Watersplash Lane - 116 dwellings	Approved August 2018	Complete December 2020
	16/01253/FUL Site 14 Land South of Fairclough Farm - 52 dwellings		
	16/01274/FUL Site 14 c/d/f - Land at Watersplash Lane - 42 dwellings		
	19/00327/FUL – Land at South West of Abbey Place - 9 dwellings	Approved August 2021	Complete June 2023
	19/00908/FUL Fairclough Farm Cottages, 7 dwellings.	Approved January 2022	Under construction
21/00592/FUL - Land south of Forest Road - 48 dwellings	Resolution to approve subject to the completion of a s.106 agreement (9 November 2023 Planning Committee)	Not started	

SALP Policy/Site address	Application	Application status	Progress on construction of development
	20/00214/OUT - Land East of Old Priory Lane and West of Maize Lane - 305 dwellings:	Approved October 2021	Not started
	Reserved matters pursuant to 20/00214/OUT:	Pending consideration	Not started
	Land west of Maize Lane, Land Parcel 1 (22/00787/REM) for 17 dwellings	Approved September 2023	
	Land east of Maize Lane and east of Old Priory Lane, Land Parcel 3 (22/00578/REM) for 175 dwellings	Approved September 2022	
	Land west of Maize Lane and east of Old Priory Lane, Land Parcel 4 (22/00314/REM) for 45 dwellings and two-form entry primary school		
	22/00150/OUT - Priory Fields - 161 dwellings	Pending consideration	Not started
Policy SA9, Land at Warfield Area 2	13/01007/OUT hybrid permission for mixed-use development including 750 residential units and a two-form entry primary school.	Approved with a s.106 agreement on 28 October 2014	Completed March 2017
	Phase 1: residential development of 87 dwellings and provision of a link road between Harvest Ride and Forest Road.		
	Phase 2 (14/01275/REM) for two-form entry primary school	Approved March 2015.	Completed and operational
	Phase 3 (15/00163/REM) for 93 dwellings	Approved September 2015.	Phase completed September 2018
	Phase 4a (15/00646/FUL) 65 senior living dwellings	Approved February 2016.	Phase completed March 2018
	Phase 4a (15/00647/REM) 58 dwellings	Approved January 2016.	Phase completed September 2018
	Phase 4b (16/01123/REM) 49 dwellings	Approved April 2017	Phase completed September 2019
	Phase 5 (17/00054/REM) 121 dwellings	Approved June 2017	Phase completed December 2020
	Phase 6 and 7 (18/00396/REM) 157 dwellings	Approved December 2018	Phase 6 under construction with some completions. Phase 7 completed March 2022.
	Phase 8 and 9 (20/00265/REM) 120 dwellings	Approved May 2021	Phase 8 completed September 2023.  Phase 9 under construction with some completions
	Phase 10 (20/00272/FUL) 39 dwellings	Approved October 2022	Under construction
	West End Stables, West End Lane, (17/00280/FUL) 2 dwellings.	Resolution to Approve at the meeting of the Planning Committee in December 2020, subject to the completion of a s106 agreement	
	Delrena, The Splash (18/01224/FUL), 1 net dwelling	Pending consideration	
Policy SA9, Land at Warfield Area 4	13/00831/FUL for 27 dwellings	Approved with a S.106 agreement in April 2014.	Site completed in 2015/16.

**3.23** Developers with an interest in Land at Warfield Area 3 are actively engaged with officers and are in the process of preparing a Masterplan which will inform the content of an outline planning application which is anticipated later in the monitoring year.

### Other SALP sites

**3.24** Many of the smaller SALP sites (Policies SA1-SA3) have been completed. Others are subject to discussions or planning applications.

**Table 3.6 Progress on SALP sites listed in Policies SA1-SA3 (as at November 2023)**

Address	Estimated capacity	Residual balance	Planning application/no. of dwellings (net)	Progress
<b>Policy SA1</b>				
Farley Hall, London Road, Binfield	65	0	13/01072/OUT - 73 apartments on 2.3ha	Completed December 2016
Binfield House Nursery, Terrace Road North, Binfield	33	0	13/00966/FUL - 24 dwellings on 1.4ha	Completed March 2019
Adastron House, Crowthorne Road, Bracknell	18	0	14/00437/FUL - 36 apartments on 0.48ha	Completed March 2017
Garth Hill School, Sandy Lane, Bracknell	100	0	13/00074/FUL - 65 apartments on 1.5ha	Completed 2014/15 (new build)  Completed March 2019 (demolition)
Commercial Centre (The Depot), Old Bracknell Lane West, Bracknell	115	115	21/00853/3 - Demolition of existing buildings (except Building D). External and Internal Refurbishment of Building D (Building 2 proposed). Erection of Building 1 which comprises of 2 workshops, 1 storage unit and office space to run the commercial activities. Reconfiguration and new surfaces treatment for private and commercial vehicle parking. New external landscaping, vehicle wash and cycle parking. New boundary fence line to the West. .	Approved December 2021
Albert Road Car Park, Bracknell	40	40	No application	
Land to the north of Eastern Road, Bracknell	432	188	12/00483/FUL - 14 dwellings on 0.55ha (Avoncrop)	Complete September 2019
			13/00441/OUT 15/00362/REM - 123 apartments on 0.92ha (Foundation House) (The Quarters Fleming Place)	Complete March 2018
			16/00079/PAC - 19 apartments - Hayley House	Complete March 2018.
			16/00639/PAC - 18 apartments -Apex House	Complete March 2019
			16/00626/FUL - 60 apartments - Rascal House	Not started (demolition complete).
Land at Old Bracknell Lane West, Bracknell	203	131	16/00494/FUL - 72 apartments on 0.5ha (Photon/Blueprint House)	Complete March 2018
			21/00701/FUL - 349 dwellings, and 294sqm commercial/community floor space (Bracknell Beeches)	Approved March 2023.  Not started (although site preparation works underway)
Downside, Wildridings Way, Bracknell	18	0	17/01065/FUL - erection of a three storey building forming 5 no. one bedroom flats and 21 no. two bedroom flats following demolition of existing building.	Approved June 2018.  Completed March 2021
Land at Sterling Court, The Redwood Building and Chiltern House, Broad Lane, Bracknell	99	0	17/00434/FUL - erection of 99 apartments (including affordable dwellings) following demolition of existing office buildings . Approved October 2017.	Complete December 2019.
Land at Battle Bridge House, Warfield House & Garage, Forest Road, Warfield	10	10	Site forms part of a larger application for 48 dwellings on Warfield Area 1 (21/00592/FUL), which is pending consideration.	Not started
<b>Policy SA2</b>				
The Football Ground, Larges Lane, Bracknell	102	88	16/00102/FUL/16/01282/FUL - 14 dwellings on 0.25ha	Complete March 2019
			21/00250/OUT - Outline application including access, appearance, layout and scale for demolition of existing dwelling and sports buildings and erection of 117 apartments with associated parking.	Resolution to approve (May 2022) subject to completion of a s.106
			23/00031/OUT - Outline application including access, appearance, layout and scale for determination for the erection of 88 dwellings and associated parking.	Pending consideration
Land at Cricket Field Grove, Crowthorne	145	0	16/00914/FUL - 130 dwellings	Approved January 2018  Completed September 2020
Land north of Cain Road, Binfield	75	0	20/00947/FUL - Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Turnpike Road and erection of 50 dwellings (5 no. one bedroom, 12 no. two bedroom, and 33 no. three bedroom) with associated parking, landscaping and access off Cain Road.	Approved March 2022 Development not started
152 New Road, Winkfield	12	0	12/00593/FUL - 14 dwellings on 0.47ha	Completed March 2018

Address	Estimated capacity	Residual balance	Planning application/no. of dwellings (net)	Progress
<b>Policy SA1</b>				
Land north of Peacock Lane, Bracknell (Binfield Parish)	182	54	13/00783/REM - 128 dwellings	Approved August 2017 Complete December 2020
Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield	14	0	14/00858/FUL - 11 dwellings on 0.35ha	Completed March 2017
<b>Policy SA3</b>				
Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield	67	0	11/00682/OUT, 13/00784/REM - 67 dwellings on 2.8ha	Completed March 2017
Land at Wood Lane, Binfield	20	20	No application	
Land at junction of Forest Road and Foxley Lane, Binfield	26	0	12/00911/FUL - 13 dwellings on 1.25ha	Completed 2015.
Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield	49	0	19/00847/OUT & 21/00772/REM - 81 dwellings	Outline permission granted on appeal (July 2021), and reserved matters approved March 2022.  Demolition complete March 2023.  Site preparation works underway.
Land at Bog Lane, Winkfield	40	40	No application	
Land west of Alford Close, Sandhurst	106	0	16/00372/FUL - 108 dwellings	Approved August 2017. Completed Summer 2021.
White Cairn, Dukes Ride, Crowthorne	16	16	No application	
Land south of Dukes Ride, Crowthorne	23	23	15/00366/FUL - 36 dwellings on 1.19ha (Bowman Court)	Completed September 2018

**3.25** Where sites were in multiple ownership or were subject to particular constraints such as landscape designations and heritage, the Council produced planning briefs to provide additional guidance for the sites<sup>(17)</sup>.

- Land west of Alford Close, Sandhurst (June 2014)
- Land north of Eastern Road, Bracknell (June 2014)
- Land at Cricket Field Grove, Crowthorne (September 2014)
- Land south of Dukes Ride and White Cairn, Dukes Ride, Crowthorne (October 2014)
- Land at Old Bracknell Lane West, Bracknell (March 2015)

17 SALP Briefs available to view: <https://www.bracknellforest.gov.uk/planning-and-building-control/planning/planning-policy/development-plans/site-allocations-local-plan/planning-briefs/certain-site-allocations-local-plans/sites>



## Specialist housing for older people

### Indicator: Number of bedspaces delivered in care homes

Core Strategy Policy: CS16

**3.26** Since the end of the 2020/21 monitoring period the position in relation to specialist provision has changed. The Bracknell Forest Housing Needs Assessment (HNA)<sup>(18)</sup> looked at the needs of various groups within the population, including older people and those with disabilities. It found that there was likely to be a notable growth in the population of older persons aged 65+ in Bracknell Forest over the period to 2036 and assessed the amount of specialist housing (with support and with care) that might be required.

**3.27** The following table provides information relating to the BFLP plan period (to 2036/2037), and is updated with information to reflect the position as at 31 March 2023:

**Table 3.7 Estimated specialist housing needs for older people (net units/bedspaces) to 2037 (as at 31 March 2023)**

	Housing with support (retirement /sheltered) (units) (C3 use)	Housing with care Residential (extra care) (units) (C2 use)	Residential care/nursing (bed spaces) (C2 use)
<b>Need over plan period, unadjusted</b>			
a. HNA need over 2019-2036 (17 years) <sup>(1)</sup>	672	520	896
b. Adjusted need to equate to plan period to 2037 (add on extra year (a/17 + a)	712	551	949 (equivalent to 526 dwellings) <sup>(2)</sup>
<b>Updating the position to 31 March 2023</b>			
c. Completions 2019/20-2022/23:	74	0	171 bedspaces/ 95 dwelling equivalent
(2019/20:	74	0	77 bedspaces)
(2020/21:	0	0	-41 bedspaces)
(2021/22:	2	0	158 bedspaces)
(2022/23:	-2	0	-23 bedspaces)
d. Adjusted need to take account of completions	638	0	778 bedspaces

18 Housing Needs Assessment, 2021: [consult.bracknell-forest.gov.uk/file/5819854](https://consult.bracknell-forest.gov.uk/file/5819854)

	Housing with support (retirement /sheltered) (units) (C3 use)	Housing with care (extra care) (units) (C2 use)	Residential care/nursing (bed spaces) (C2 use)
(b-c)			
e. Planning commitments March 2023 onwards (future commitments)	59	0	68
f. Outstanding need taking account of completions/ commitments	579 units	551 units	710 bedspaces (equivalent to 394 dwellings)
(d-e)			

1. Housing Needs Assessment, Icenl 2021. See paras. 10.23 and 10.27 of document LP/EV/2g: [consult.bracknell-forest.gov.uk/file/5819854](https://consult.bracknell-forest.gov.uk/file/5819854)
2. A 1.8 ratio has been applied to bed spaces to derive an equivalent number of dwellings in line within the Housing Delivery Rule Book (July 2018)

The following tables set out the sites contributing to completions/future commitments referred to in the 'estimated need' table above:

**Table 3.8 Housing with support (C3 use) completions and planning commitments (2019/20-2022/23)**

<b>Year</b>	<b>No. dwellings</b>	<b>Site</b>
2019/20	74	<ul style="list-style-type: none"> <li>• 48-50 Dukes Ride, Crowthorne (17/00627/FUL, 32 units)</li> <li>• Jolly Farmer, Yorktown Road, Sandhurst (15/00403/FUL, 42 units)</li> </ul>
2020/21	0	
2021/22	2	<ul style="list-style-type: none"> <li>• Calcott, Rectory Close, Bracknell (20/01011/FUL)</li> </ul>
2022/23	-2	<ul style="list-style-type: none"> <li>• Boyd Court, Donwshire Way, Bracknell (21/00704/FUL, 1 unit)</li> <li>• Binfield House, Terrace Road North, Binfield (21/00023/FUL, -3 units)</li> </ul>
<b>TOTAL</b>	<b>74</b>	
<b>Future commitments</b>		
	59	<ul style="list-style-type: none"> <li>• Broodmoor (SALP soft commitment, 60 units)</li> <li>• Binfield House (-1 unit overall)</li> </ul>

**Table 3.9 Care homes (C2 use) completions and planning commitments (2019/20-2022/23)**

Year	Dwelling ratio (net units)	Net bed spaces	Site
<b>Completions</b>			
2019/20	43	77	<ul style="list-style-type: none"> <li>Former Birdsgrove Nursing Home, Warfield Road, Bracknell (17/00321/FUL, 77 bedspaces)</li> </ul>
2020/21	-23	-41	<ul style="list-style-type: none"> <li>Demolition of Heathlands, Crossfell, Bracknell (19/01040/3, 41 bedspaces)</li> </ul>
2021/22	88	158	<ul style="list-style-type: none"> <li>Holly Cottage, London Road, Binfield (18/00662/FUL, 12 bed spaces)</li> <li>Heathlands, Crossfell, Bracknell (19/01040/3, 66 bedspaces)</li> <li>TRL, Nlne Mile Ride, Crowthorne (18/01237/REM, 80 bedspaces)</li> </ul>
2022/23	-13	-23	<ul style="list-style-type: none"> <li>Heath Hill Road, Crowthorne (21/01052/FUL, 23 bed spaces)</li> </ul>
<b>TOTAL</b>	<b>95</b>	<b>171</b>	
<b>Future Commitments</b>			
	38	68	Land north of Cain Road, Bracknell (20/00947/FUL, 68 bed spaces)

The emerging BFLP proposes the allocation of land at Beaufort Park, Bracknell; land east of Wokingham Road and South of Dukes Ride (Derby Field); and The Peel Centre and the Point , Skimped Hill Lane, Bracknell to include provision of specialist accommodation for older people, to contribute to the specific housing needs of the Borough.

### **Core Strategy Target**

Progress in being made towards meeting the estimated specialist housing needs of older people for the Borough in terms of existing commitments and future allocations. Further specialist housing is also expected to come forward through the implementation of any permissions granted on windfall sites. The emerging BFLP also includes specific policies relating to the assessment of specialist housing accommodation.

### **Actions:**

- Adoption of the BFLP
- Continue to monitor the delivery of specialist housing sites through the annual housing commitments and Authority Monitoring Reports.

## Net additional pitches (Gypsy and Travellers)

### Indicator: Cor H4 – Net additional pitches (Gypsy and Travellers)

Core Strategy Policy: CS18

**3.28** The Council commissioned a refresh of the Gypsy and Traveller Accommodation Assessment (GTAA) (2022) <sup>(19)</sup> to better understand the future needs for pitch and plot provision in the Borough; this supersedes the need found in the GTAA 2017. This identifies a cultural need for eight permanent pitches for the period 2021/22 to 2036/37 after turnover on Council sites is considered <sup>(20)</sup>. No pitches have been delivered during the 2022/23 monitoring year.

**3.29** The GTAA 2022 found a need for five Travelling Showperson plots during the same period <sup>(21)</sup>, however the GTAA suggests that this can be met through the intensification of Travelling Showperson plots at Hazelwood Lane and bringing vacant plots back into use.

**3.30** The GTAA also recommends that the Council considers options for transit provision.

### Core Strategy Target

There is no target in the Core Strategy for the provision of Gypsy and Traveller pitches.

### Actions:

- Consider the potential of any further sites promoted through the planning application process.

19 GTAA: <https://consult.bracknell-forest.gov.uk/file/5994996>

20 See table 6.4 of the GTAA 2022

21 See table 6.9 of the GTAA 2022

**Affordable housing completions**

**Indicator: Cor H5 - Affordable housing completions**  
 Core Strategy Policy: CS17

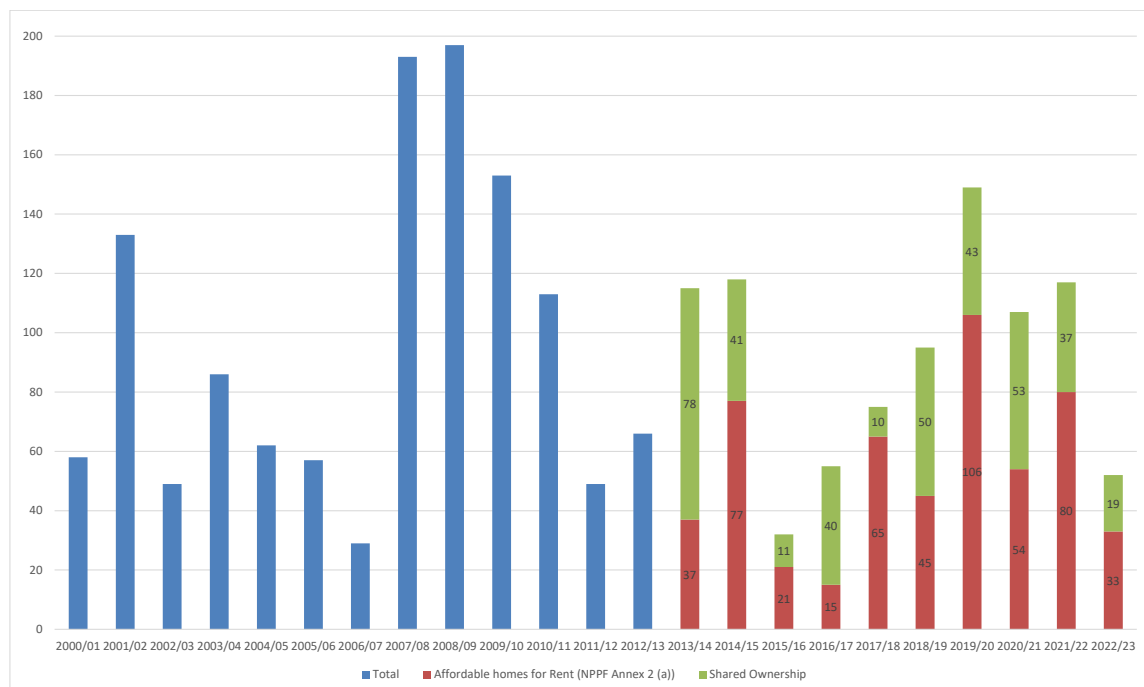
**3.31** There were 52 affordable homes (secured through a s.106) completed during 2022/23, which represents a decline on previous years (due to fewer qualifying sites being completed in the monitoring period, for example 47 affordable completions were achieved on **Blue Mountain** Phase 4 in the previous monitoring period 2021/22).

**3.32** Historically, affordable dwelling completions were compared against annual dwelling completions. However, this gave a skewed percentage, as not all housing sites have to contribute affordable housing (eg. prior approvals and smaller developments involving less than 15 net units). In a few cases, it has also been agreed that qualifying developments can contribute by providing a financial contribution to affordable housing.

**Table 3.10 Affordable housing completions**

Year	Affordable housing completions (net)
2006-07	29
2007-08	192
2008-09	197
2009-10	152
2010-11	113
2011-12	49
2012-13	66
2013-14	115
2014-15	118
2015-16	32
2016-17	55
2017-18	75
2018/19	95
2019/20	149
2020/21	107
2021/22	117
2022/23	52

## Net Affordable Housing Completions



**Source:** *Planning Commitments for Housing 2006-2023, BFC*

**3.33** The 52 affordable housing completions during 2022/23 relate to 4 sites (see Planning Commitments for Housing at March 2023, for further details):

**Table 3.11 Affordable Housing Completions 2023**

Site	Application no.	No. of affordable homes completed
Land at TRL, Nine Mile Ride, Crowthorne (Phase 2 Hatch Green)	20/0004/REM	21
Land East of Avery Lane and North of Watersplash Lane (Area 1) Orchard Place	16/01195/FUL	10
Amber House, Market Street, Bracknell	15/01035/FUL	3
Phase 4 Blue Mountain, Binfield	18/01010/REM	18
<b>Total</b>		<b>52</b>

### Core Strategy Target

The target of securing affordable housing (25% of planned dwellings) on all new permissions granted during 2022/23 where the site threshold is triggered (i.e. 15+ net units) has been met.

**3.34** Increasingly (given current market conditions) applications are subject to discussions around viability. Provision of viability information from a Developer as part of negotiations on a Planning Obligation is supported by the Government<sup>(22)</sup>. Government guidance<sup>(23)</sup> also states "where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations. This is particularly relevant for affordable housing contributions which are often the largest single item sought on housing developments".

**3.35** There have been a number of schemes permitted in the monitoring year which have been subject to viability discussions/negotiations including affordable housing provision. The Council has sought to maximise affordable housing in accordance with discussions. It should be noted that a number of housing proposals do not trigger the need to provide affordable housing. Furthermore, no affordable housing is required where schemes are delivered as a result of permitted development rights, such as the change of use of premises from a B1(a) office use to residential use and Certificates of Lawfulness.

**3.36** Examples of where affordable housing (on site) have been negotiated during the 2022/23 monitoring period, are set out below:

**Table 3.12 2022/23 Affordable Contributions**

Site address	Site size	Application no.	Affordable position
3M, Cain Road, Bracknell	Large	19/01004/OUT	7 affordable units (26%)
Bracknell Beeches, Old Bracknell Lane West, Bracknell	Large	21/00701/FUL	43 affordable units (12%)  (Lesser amount secured on grounds of viability, however s.106 includes a viability review mechanism linked to affordable housing)
TRL, Phase 3B (SALP Policy SA5)	Large	22/00060/REM	13 affordable units (10%) (Lesser amount secured in line with original outline application (13/00575/OUT) s.106 agreement)
TRL, Phase 4A	Large	22/00138/REM	17 affordable units (10%)

22 See NPPG 'Planning Obligations': ID 23b-007

23 NPPG 'viability and decision taking': ID 10-019)



Site address	Site size	Application no.	Affordable position
(SALP Policy SA5)			(Lesser amount secured in line with original outline application (13/00575/OUT) s.106 agreement)
Warfield Area 2, Phase 10 (SALP Policy SA9)	Large	20/00272/FUL	10 affordable units (25%)
Warfield Area 1, land west of Maize Lane, land parcel 4 SALP Policy SA9)	Large	22/00314/REM	12 affordable units (26%)
Continuity House, Bracknell	Medium	20/01083/FUL	Zero units  (No affordable units secured on grounds of viability, however s.106 includes a viability review mechanism linked to affordable housing)

**Actions:**

- Continue to maximise provision in accordance with discussions.

# 3.2 Location of Development Indicators

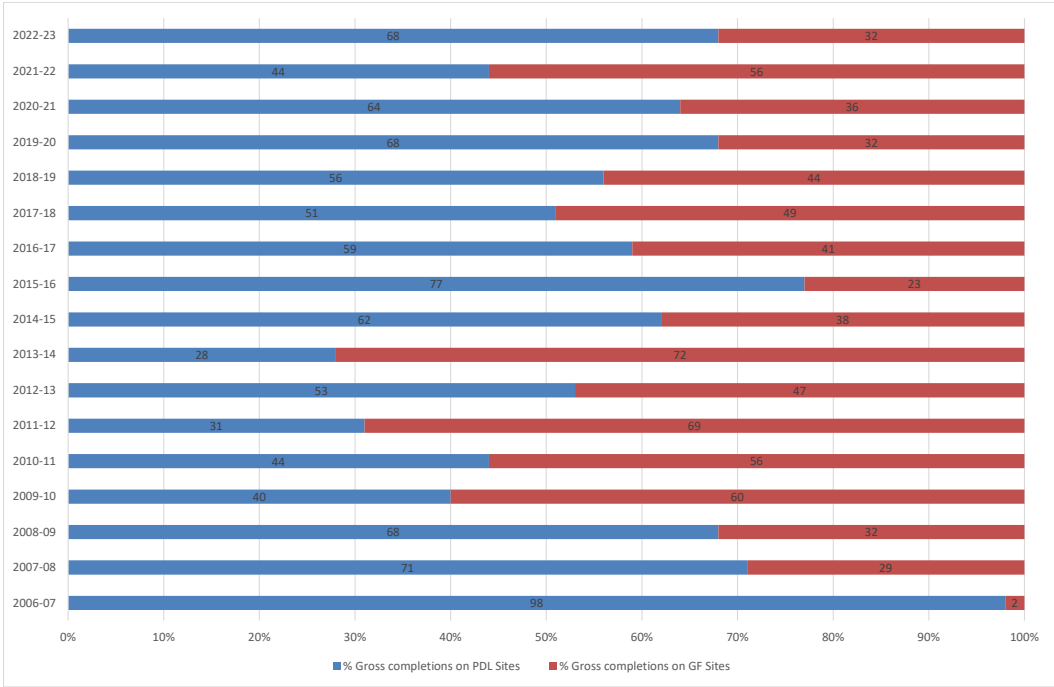
## Previously Developed Land

**Indicator: Cor H3 - Percentage of new and converted dwellings on previously developed land**

Core Strategy Policies: CS1 and CS2

**3.37** The percentage breakdown between large and medium C3 use completions on previously developed land (PDL) and greenfield sites (GF) in 2022/23 was 68% PDL and 32% GF.

### % of Completed Dwellings on PDL/Greenfield Sites in Bracknell Forest



**Source:** JSPU/BFC Planning Commitments for Housing at 31 March 2006 – 2010, BFC Commitments for Housing at 31 March 2011 - 2023. **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 been met during 2022/23

**3.38** In the monitoring year, 68% of development (on wholly completed sites/phases relating to large and medium sites in C3 use) were located on PDL. The SALP resulted in the release of a number of PDL sites, including some that were formerly outside the built up area, such as the strategic site at TRL. Sites accounting for GF completions are largely related to strategic SALP sites, particularly land at Blue Mountain, Binfield and land at Warfield (Area 1). Table 3.3 '2022/23 Large and Medium Completions' details the number of completions on PDL and GF sites.

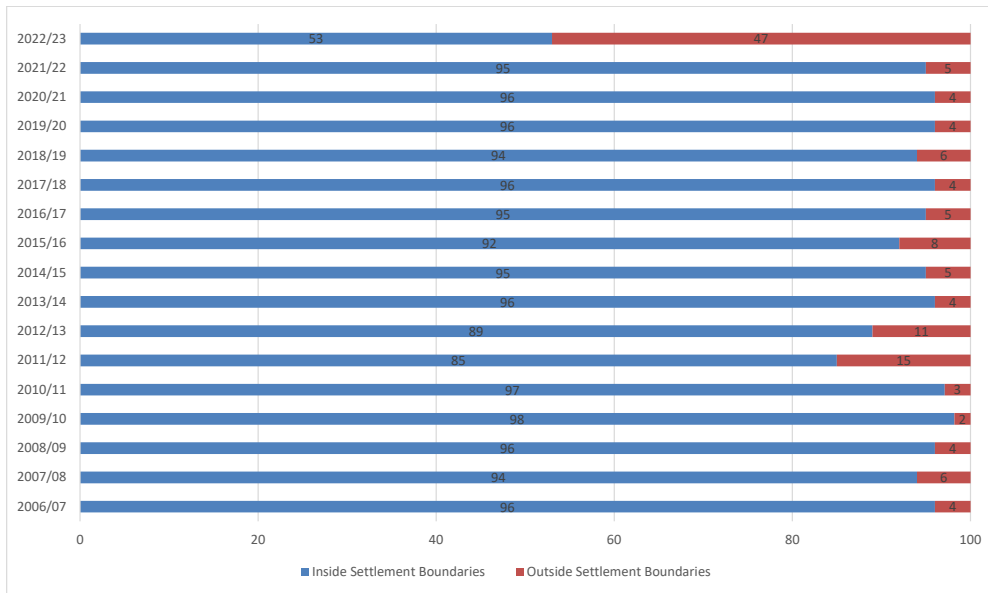
## Settlement boundaries

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

BFBLP Policies: H1, H5 and EN8

Core Strategy Policies: CS1, CS2, CS9

## % of completed Residential Development inside/outside of Settlement Boundaries



*Source: BFC Planning Commitments for Housing 2006-2023*

### **Core Strategy Target**

The target of 95% of new and converted dwellings being within defined settlements has not been met.

**3.39** In this monitoring year, 53% of developments (on wholly completed sites/phases relating to large and medium sites in C3 use) were located within the settlement boundary. This is below the 95% threshold. Wholly completed sites permitted outside the settlement are detailed in Table 3.3 '2022/23 Large and Medium Completions'. These relate to following:

- sites which were approved having regard to the presumption in favour of sustainable development (such as land north of Hermitage Caravan Park, which was allowed on appeal)
- prior approval applications where the principle of development is not a matter for consideration (such as Jade Farm)
- redevelopment of PDL sites (such as Wyevale Garden Centre and Moat Farm)

**3.40** This is lower than previous years, but relates to a smaller set of wholly completed sites/phases compared with previous years (which included the completion of prior approval office conversions and completions on non-strategic SALP sites within Policies SA1-SA3). In future years it is expected that there will be more wholly completed sites within defined settlements as phases within strategic SALP sites are completed (such as at Warfield and TRL), together with sites around the Town Centre (such as those along Market Street).

### **3.41 Actions:**

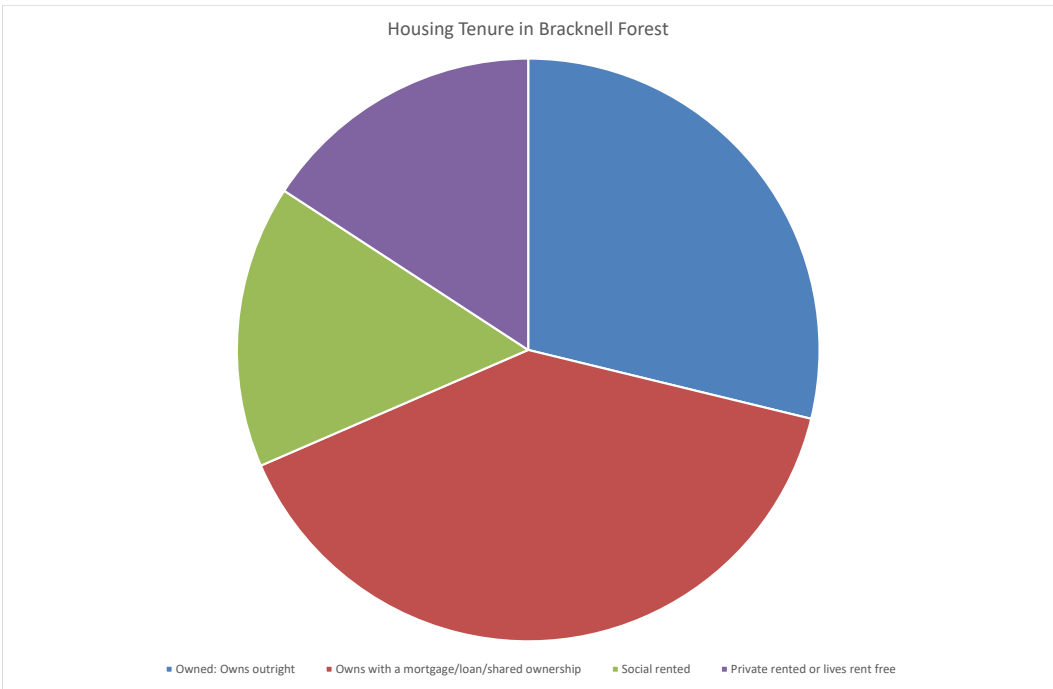
- Continue to prioritise the development of land within defined settlements wherever possible, in accordance with Policy CS2 of the Core Strategy.
- Progress adoption of the Bracknell Forest Local Plan.

### 3.3 Type and Mix Indicators

#### Household tenure

Indicator: Con H2 - Household tenure

Housing Tenure in Bracknell Forest



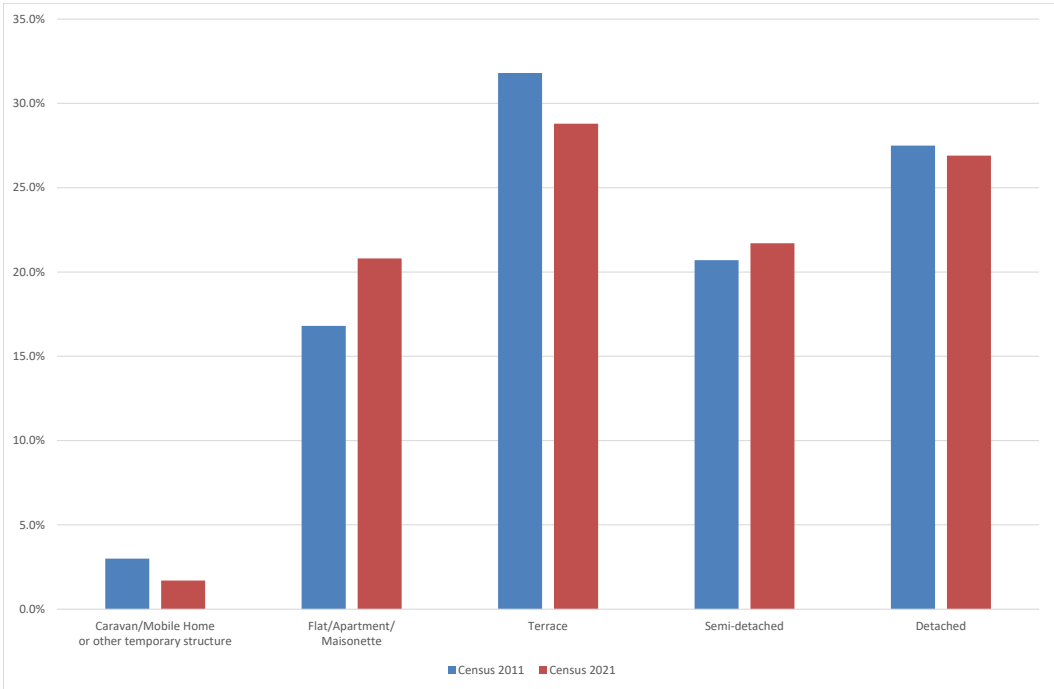
Source: Office of National Statistics, Census 2021

3.42 Data relating to this indicator is drawn from the 2021 Census. At 2021, approximately 68% of dwellings in Bracknell Forest were owner occupied. This is slightly more than in the South East although the component of the figure that owns outright is slightly less.

# Dwelling types

Indicator: Con H4 - Dwelling types

Dwelling Type within the Borough



Source: Office of National Statistics, Census 2011, 2021.

**3.43** Information on existing type and size of dwellings within the Borough, together with population and household size data, assists in planning the size and type of new units required in order to help meet the needs of the community.

**3.44** In 2001, 33% of dwellings within Bracknell Forest were terraced and 29% were detached. The 2021 Census data shows that the percentage of terraced housing has fallen slightly and the percentage of flats has increased. This may be attributed to the increase in the number flats built within Bracknell over the past ten years including those delivered through prior approval office conversions. Bracknell Forest now has a higher percentage of flats and terraced houses than in the South East and England.

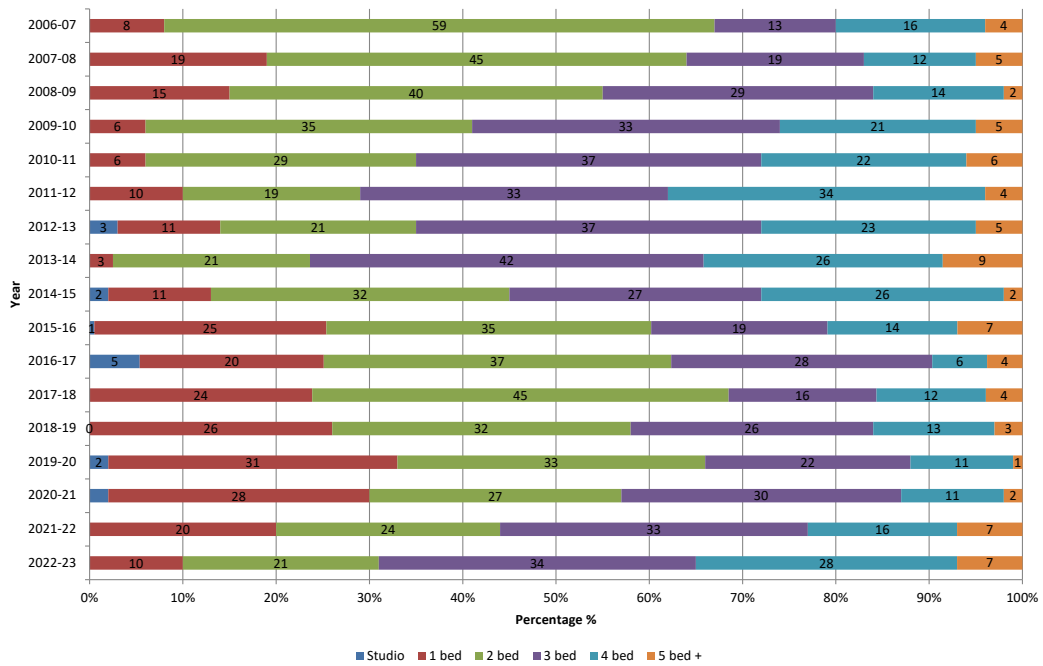


**Indicator: Loc H2a – Dwelling types and sizes**

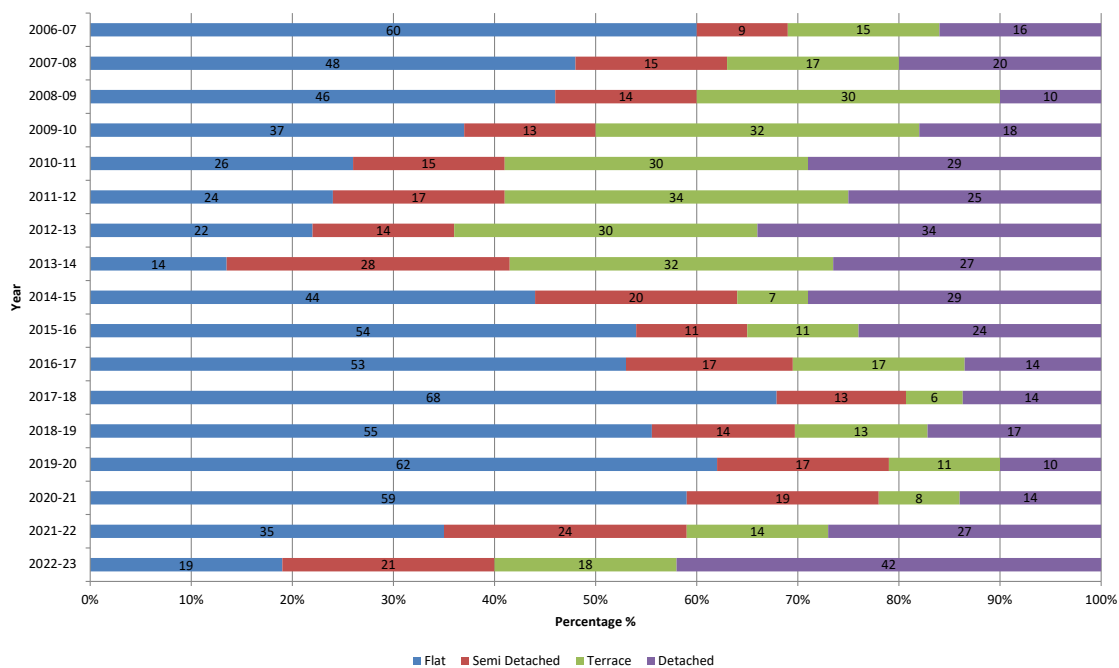
BFBLP Policy: H7

Core Strategy Policy: CS16

**Completed Dwelling Size**



### Completed Dwelling Type



**3.45** The above graphs show that a mix of house sizes and types were built in the Borough in the monitoring year.

**Source:** BFC, planning applications data 2006-2023 **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. This has been met.

**3.46** In the past monitoring year there has been an increase in 4/5 bed and detached properties. This can be attributed to the larger SALP sites being built out (Land at Warfield, TRL and Blue Mountain).The Housing Needs Assessment (Iceni, March 2021) projected the greatest need to be for 3 bed market housing (45%) and 2 bed affordable home ownership (40%).

## Self Build and Custom Build Register

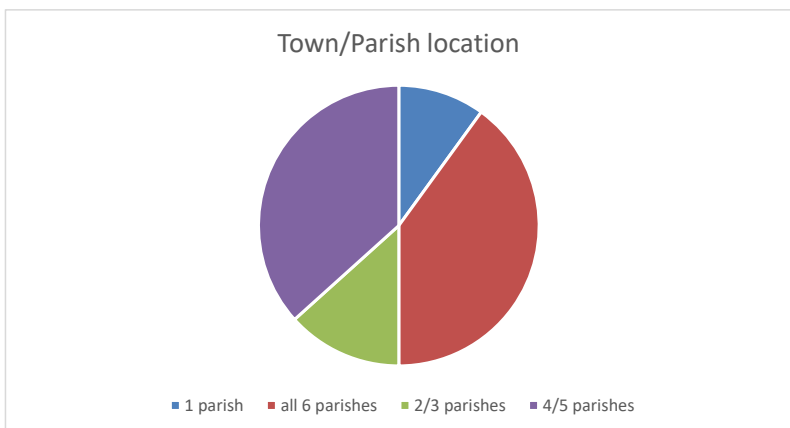
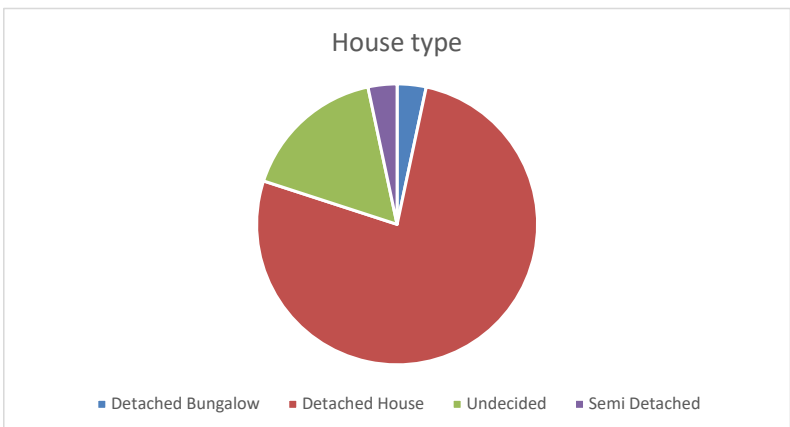
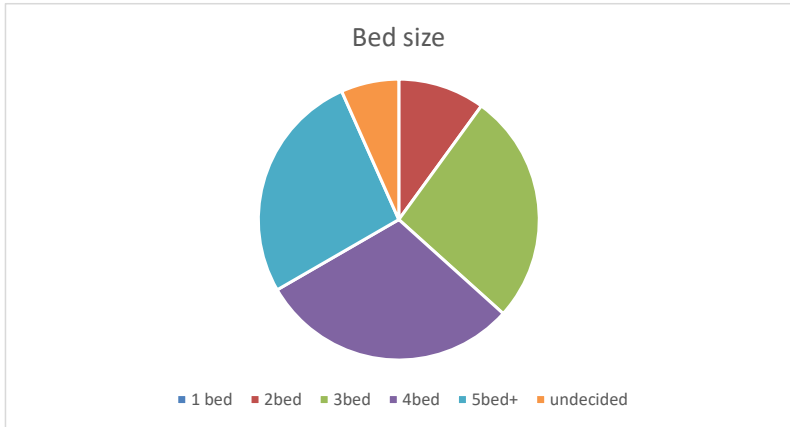
- **Indicator: Demand for self-build and custom housebuilding**
- **Core Strategy Policy: CS16**

**3.47** Since 1st April 2017 , local authorities have been required to keep and publish a self-build and custom build register in accordance with the Self-build and Custom Housebuilding Act 2015.

**3.48** Between October 2022 and October 2023, there were 30 individuals (no associations) registered for self-build, which is a decrease from the previous year. The charts below show the preference of property type, location and size.

**3.49** There is still an overall preference for detached and 3-5 bedroom properties, across all 6 parishes.

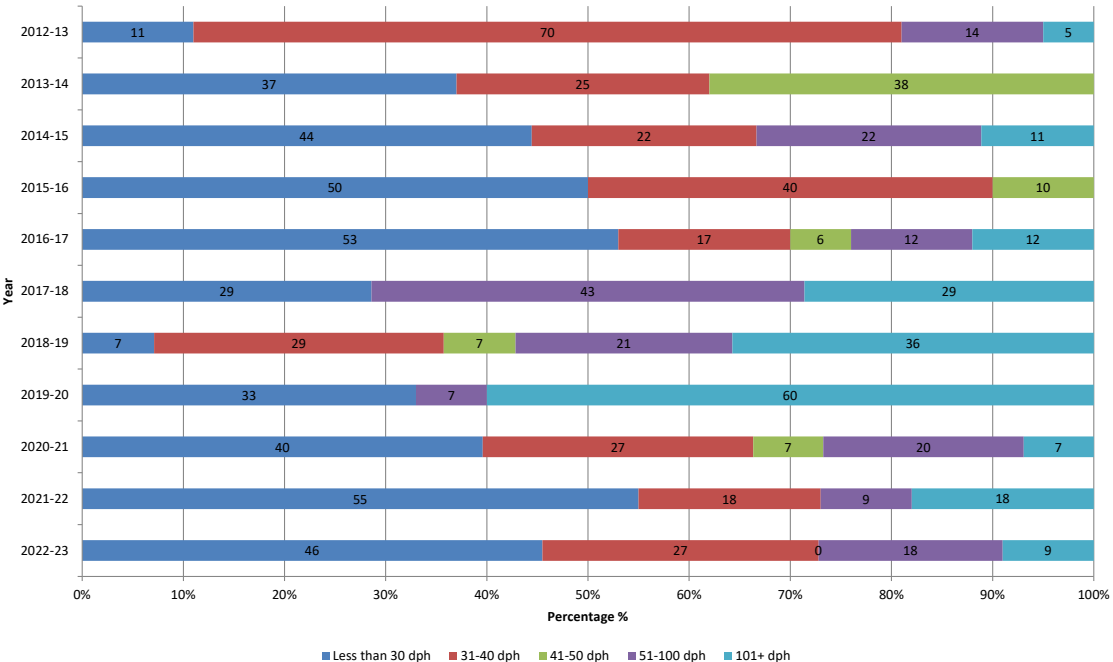
## Type/Location/Size Preference for Self Build



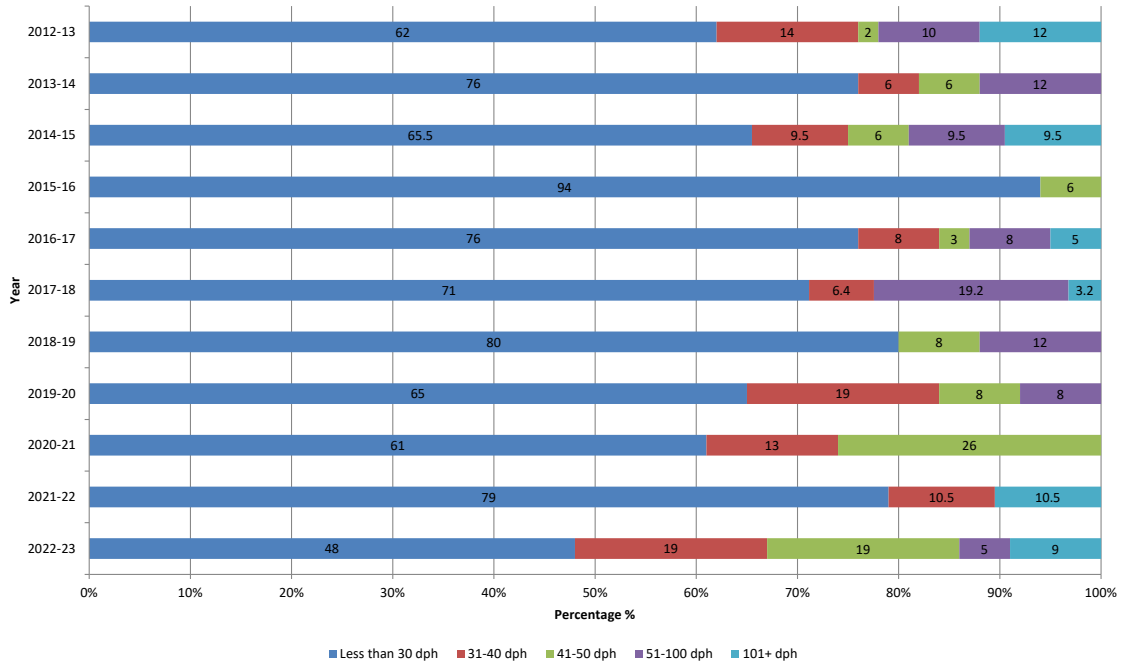
Density

**Indicator: Loc H2c - Percentage of new dwellings completed at less than 30 dph, 31-40 dph, 41-50 dph and 101+ dph**  
 Core Strategy Policies: CS1 and CS7

Densities on Completed Large & Medium Sites



## Density on Completed Small Site



**Source:** BFC Planning Commitments for Housing at March 2023

### 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.

**3.50** Up until 2011/12, the commitments data recorded the density of completed developments according to the following categories: up to 30dph, 30-50dph and 50+dph. The 2012/13 AMR changed the categories to: less than 30dph, 31-40dph, 41-50dph, 51-100dph and 101+dph, so that a more in depth analysis of densities within the Borough could be given, following the allocation of sites through the SALP. The above charts reflect an analysis of density based on these categories.

**3.51** Of the new build completions on small sites, many involve proposals for 1 or 2 replacement dwellings. Plots tend to be large and therefore densities achieved are low. This accounts for the majority of small site completions being less than 40dph.

**3.52** Of the 11 medium and large wholly completed sites, there were five sites less than 30dph (48%). These relate to sites located outside the defined settlement:

- Land north of Hermitage caravan park
- Jade Farm, Winkfield Lane
- Moat Farm, Winkfield Lane
- Wyevale Garden Centre, Forest Road
- Kingswood, Kings Ride

**3.53** Three sites were in excess of 50dph (14%). These relate to flatted schemes within the defined settlement:

- Brackworth, Broad Lane
- 2 The Braccans, London Road
- Manhattan House, 140 High Street

## 3.4 Quality Indicators

### **Indicator: Cor H6 - Housing quality (Building for a Healthy Life)**

BFBLP Policy: EN20

Core Strategy Policy: CS7

**3.54** Building for a Healthy Life (BHL) is a way of assessing "high quality" as prescribed in the Core Strategy target and assisting in demonstrating performance within a national context. Achieving a standard of "green" under the BfL scheme is therefore considered to demonstrate "high quality".

**3.55** The 12 criteria/questions reflect a vision of what new housing developments should be and help people improve the design of new and growing neighbourhoods 'BHL' is based on the Government's commitment to build more homes, better homes and involve local communities in planning.

**3.56** The criteria are focused towards informing and guiding development professionals at the pre-application and application stage, using a simple traffic light system of green, amber and red, to determine whether designs are:

- good enough to proceed (green);
- further amendments are needed (amber) or,
- issues are of such concern that the scheme should not proceed (red).

**3.57** The 12 traffic lights (red, amber, green) are based around 3 main topics:

- Integration with the neighbourhood (natural connections, walking, cycling and public transport, homes for everyone),
- Creation of place (making the most of what's there, a memorable character, well defined streets and spaces, easy to find your way around)
- Street and home (heathly streets, cycle and car parking, green and blue infrastructure and back of pavement, front of home)

**3.58** For the purposes of the AMR, the traffic light system has been used to assess wholly completed large and medium sites (or within wholly completed land parcels/phases within a larger development) with a net increase in dwellings in C3 use. The 12 criteria were used to assess sites completed within the time frame of the report. The more criteria scored as 'green', the better the design is considered to be. However, where 'amber' is reported, it is considered that some amendments at the planning stage could have led to some improvements to the scheme on the ground.



**3.59** The following table sets out the BHL score for wholly completed large and medium sites/phases which have been completed during the 2022/23 monitoring period.

**Table 3.13 Large and Medium BfL 2022/2023 sites**

Parish	Address of development	Application	No of dwellings	N/A	Red	Amber	Green
Binfield	Land at Blue Mountain, Wood Lane, Phase B2	17/01341/REM	46	0	0	0	12
Binfield	Land at Blue Mountain, Wood Lane, Phase B3	18/01089/REM	68	0	0	0	12
Binfield	Wyevale Garden Centre, Forest Road (Walled Garden)	20/00155/FUL	20	0	0	0	12
Bracknell	Brackworth, Broad Lane	16/00230/FUL 21/00068/FUL	8	0	0	0	12
Bracknell	2 Braccans, London Road	18/00357/FUL	14	4	0	0	8
Crowthorne	Manhattan House, 140 High Street	20/00169/FUL 21/00223/FUL 17/00250/FUL	14	4	0	0	8
Warfield	Land south of Fairclough Farm Newell Green (Archfields)  (SALP Policy SA9 - Area 1)	16/01253/FUL	52	0	0	0	12
Warfield	Land north of Hermitage Caravan Park, Herschel Grange	19/00536/FUL Allowed on appeal	7	0	0	0	12
Winkfield	Kingswood, King's Ride (Phase 3/4)	18/00935/FUL	53	0	0	0	12
Winkfield	Jade Farm, Winkfield Lane	19/00021/PAA	5	4	0	0	8
Winkfield	Moat Farm, Winkfield Lane	19/00343/FUL	12	0	0	0	12
			Total	12	0	0	120
			% Total	9%	0	0	91%

Source: BFC Survey, wholly completed sites 2022/223

**3.60** For the 2022/23 monitoring period, there were 11 sites assessed;

- 3 sites had limited negotiations on some of the BfL criteria
- 8 sites scored 100% green

**3.61** As a result, 91% scored green (good). 9% was not appropriate to consider all criteria (such as Jade Farm), as the applications were granted through the Prior Approval process. 91% of the development delivered in the Borough has been recorded as being of high quality, and well designed. This is considered positive and is close to the target.

#### **Core Strategy Target**

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

#### **Actions**

- Continue to monitor qualifying schemes and encourage high quality design wherever possible in accordance with Policy CS7 of the Core Strategy and the Design SPD (March 2017).



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### **Nepali**

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

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