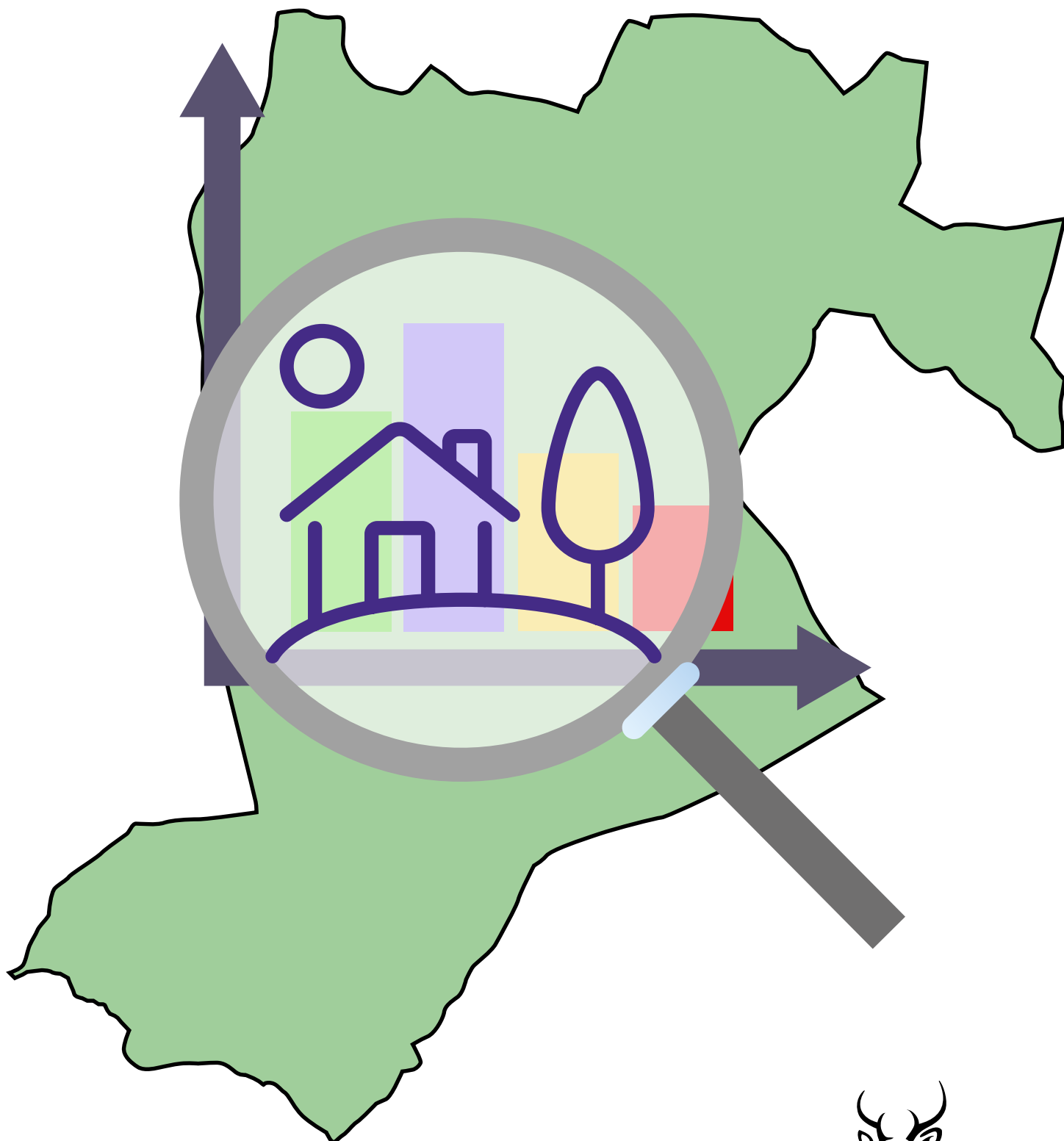


# Housing Authority Monitoring Report



**December 2024**

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## ABBREVIATIONS

AMR	Annual Monitoring Report
BFLP	Bracknell Forest Local Plan
GF	Greenfield
HLS	Housing Land Supply
HNA	Housing Needs Assessment
LA	Local Authority
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed land
SALP	Site Allocations Local Plan
SPD	Supplementary Planning Document
WNP	Warfield Neighbourhood Plan

# 1. INTRODUCTION

## Purpose of Authority Monitoring Reports

- 1.1 Local Authorities are required to produce documents known as 'Authority Monitoring Reports' (AMRs)<sup>1</sup>. They are produced annually to cover the monitoring period 1<sup>st</sup> April to 31<sup>st</sup> March. They set out information relating to the effectiveness of policies contained in adopted Local Plans. As such, they provide an easy reference point for the formal review of a Local Plan which legislation<sup>2</sup> requires a Local Planning Authority to complete within five years of the adoption of the document.
- 1.2 For Bracknell Forest, the key document is the Bracknell Forest Local Plan (BFLP). This was adopted in March 2024<sup>3</sup>. It covers the plan period 2020/21 to 2036/37. Appendix 2 of the BFLP contains a 'monitoring framework' which sets out a list of indicators and targets to be used in monitoring the policies in the Local Plan.
- 1.3 For convenience, the AMR for Bracknell Forest is subdivided by topic, as listed below. A separate document is produced for each topic.



Housing: covering matters relating to housing completions (including affordable and specialist).



Economy: covering matters relating to employment use completions.



Environment: covering matters relating to delivery of transport and other types of infrastructure, parking, climate change, flooding, heritage, biodiversity net gain and Thames Basin Heaths Special Protection Area.

## The Council Plan

<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2413/contents/make)

<sup>2</sup> Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](https://www.legislation.gov.uk/uksi/2012/2413/contents/make)

<sup>3</sup> BFLP: <https://consult.bracknell-forest.gov.uk/file/6304536>



1.4 The BFLP links to the Council Plan 2023-2027 'growing together, shaping tomorrow'<sup>4</sup>. This sets out what the Council wants to achieve for and with residents, business and partners, which includes three key priorities:

- a cohesive and engaged community,
- a thriving and connected economy,
- a green and sustainable environment.

## 2. PURPOSE OF THIS AMR

2.1 This AMR monitors the progress and performance of housing related strategic and development management policies in the BFLP. This document covers the 2023/24 monitoring year which is from 1st April 2023 to 31st March 2024.

2.2 In some cases, more recent information (up to 10 December 2024) has been included where it is considered informative e.g. progress on the implementation of allocated sites, and relevant appeal decisions). Where this approach has been taken, it is noted in the relevant section.

2.3 It should also be noted that whilst a number of the indicators relate to 'major sites', appeal decisions have been referred to even if the appeal proposal was not a classed as a 'major' development. This is because the decisions provide useful commentary on the application of BFLP policies in decision making and how effective policies are proving to be.

2.4 As this is the first housing AMR to be produced since the BFLP was adopted, it has not been possible to score how all policies are performing. This is because a number of the completions and permissions referred to were determined prior to the adoption of the BFLP. Therefore, they were assessed against different policy requirements and thresholds. Equally, it has not been possible to look at trends over time and make comparisons with previous performance for all topics as the policies and associated indicators are not always comparable with those in previous plans.

2.5 This document should be read in conjunction with the BFLP, the Economy and Environment AMRs, and the Planning Commitments for Housing at March 2024.

### KEY DEFINITIONS

2.6 The types of housing development covered in this AMR relate to the following use classes:

- **C3** – the use of properties as dwellings. This includes, single-person residents or family homes, up to six people living together as a single household and receiving

<sup>4</sup> Council Plan: <https://www.bracknell-forest.gov.uk/sites/default/files/2023-11/council-plan-2023-to-2027.pdf>

care, groups of up to six people living together as a single household which are excluded from the Houses of Multiple Occupancy definition.

- **C3 specialist** – retirement living or contemporary sheltered housing (housing with support)
- **C2** – residential accommodation and care to people in need of care (other can use class C3 specialist)
- **C2a** – secure residential institutions (this includes the provision of young offenders institutions, secure hospitals, prisons, detention centres, short-term holding centres, secure local authority accommodation or, military barracks).



### 3. KEY HOUSING INDICATORS

3.1 The key findings for the Housing AMR 2023/24 are shown in the diagram below:










## 4. OVERVIEW OF HOUSING INDICATORS

4.2 A key (**Figure 1**) to show the symbols used throughout this document is provided below. Where it has been possible to compare data with previous years ('trend data'), this has also been indicated.











4.3 The directional RAG symbols will be used in future AMRs to identify the trend or progress in achieving the indicator targets.





**Figure 1: Key to show indicator symbols used within this AMR**








Indicator performance (target)	RAG symbol
Performance has achieved or exceeded target	
Performance has slightly underachieved target but not a concern	
Performance has not met target and requires attention	
Performance has improved compared with the previous monitoring year	
Performance has remained similar to the previous monitoring year	
Performance has deteriorated since the previous monitoring year	
Not applicable/neutral rating <sup>5</sup>	

<sup>5</sup> See indicator for explanation.

**Table 1: Overview of housing indicators**

Policy	Indicator description	Indicator performance (target)	RAG Score	Page number
	CON1: Number of households	Not applicable		<u>9</u>
	CON2: Average house price	Not applicable		<u>10</u>
	CON3: Household tenure	Not applicable		<u>12</u>
	LOC1: residential gain in floor space through prior approvals	Not applicable		<u>13</u>
LP2 (settlement hierarchy)	Number of permissions granted for major housing development by Tier (1, 2, 3, 4)	Declining number by position in hierarchy (with the greatest number being in Tier 1)		<u>16</u>
LP3 (sustainable development principles)	Cumulative assessment of indicators relating to relevant detailed policies.	Overall, a positive trend in meeting Bracknell Forest Council's targets relating to relevant detailed policies (For housing: LP3 criterion 2: make efficient use of land and buildings, particularly previously developed land)		<u>19</u>
LP4 (provision of housing)	Number of dwellings (net) completed each year	In accordance with Housing Trajectory		<u>21</u>
LP5 (sites allocated for residential/mixed use development)	Number of dwellings completed each year by site (also relates to LP6-LP15)	In accordance with Housing Trajectory		<u>24</u>
LP22 (development in Bracknell Town Centre)	Number of dwellings completed each year in Bracknell Town Centre	To meet policy targets on allocated sites in Bracknell Town Centre		<u>27</u>
LP16 (affordable housing, completions by site)	Number of affordable homes (net) completed each year by site	To meet policy targets of 35% on qualifying sites (sites with 10+ gross dwellings, or a site area of 0.5ha or more)		<u>31</u>

Policy	Indicator description	Indicator performance (target)	RAG Score	Page number
LP16 (affordable housing, specialist C3 and C2 completions)	Number of affordable specialist C3 and C2 dwellings (net) completed each year	To meet policy targets of 35% on qualifying sites (sites with 10+ gross dwellings, self-contained units)		<u>39</u>
LP16 (affordable housing, tenure and size)	Number of affordable homes (net) by tenure and size) completed each year	To meet local housing needs		<u>40</u>
LP16 (affordable housing - commuted sums)	Value of commuted sums received each year from sites where fraction of affordable dwelling calculated	Equivalent to on-site value		<u>41</u>
LP17 (provision of specialist housing for older people)	Number of specialist homes/bed spaces (net)(by Use Class) completed each year	To meet local housing needs for specialist housing		<u>42</u>
LP39 (specialist housing)	Number of specialist homes for older people (net) completed each year	To meet policy targets		<u>46</u>
LP40 (housing mix - self and custom dwellings)	Number of self-build and custom dwellings permitted and completed each year	To meet policy requirements for specific allocated sites		<u>48</u>
LP34 (Green Belt)	Number of permissions granted outside the excluded settlement within the Green Belt each year which are not in accordance with Policy LP34	None		<u>52</u>
LP35 (development in the countryside)	Number of permissions granted outside the defined settlement within the countryside each year which are not in accordance with Policy LP35	None		<u>54</u>
LP36 (landscape character outside defined settlements)	Number of permissions granted which are not in accordance with Policy LP36 (Landscape character outside settlements)	None		<u>56</u>

Policy	Indicator description	Indicator performance (target)	RAG Score	Page number
LP37 (protection of existing housing stock and land)	Net loss of existing homes (C3, C3 specialist and C2 use) through redevelopment and change of use completed each year	No net losses		<u>58</u>
LP38 (accessible and adaptable dwellings)	Number of accessible and adaptable dwellings completed each year on qualifying sites	In accordance with policy requirements (5% on developments with 10+ gross dwellings, where schemes include specialist housing for older people and adults with disabilities 100% of self-contained units will meet M4(3)(2)(a) standard for wheelchair adaptable)		<u>59</u>
LP40 (housing mix)	Size and type of dwellings completed each year	No one type or size should form 100% of completions		<u>61</u>
LP41 (gypsies, travellers and travelling showpeople)	Number of pitches and plots completed each year	To meet local pitch/plot needs for the travelling community		<u>63</u>
LP28 (design principles)	Post completion, the number of residential schemes (exceeding 10 units, net) that meet 'Building for a Healthy Life 2020' criteria (or similar national standard), 'green', 'amber', 'red' standards.	No scheme with 'red' score for any criteria		<u>64</u>
LP47 (dwellings for rural workers)	Dwellings for rural workers - number of permissions granted contrary to policy requirements	None		<u>68</u>
LP48 (occupancy conditions)	Number of occupancy conditions removed contrary to policy requirements	None		<u>69</u>

5 CONTEXTUAL HOUSING INDICATORS

CON1: Number of households	
Indicator performance/target (2023/2024)	RAG score
Not applicable. There is not a target associated with this contextual indicator.	<div></div>

As there is no specific target for this indicator, this has been given a neutral ‘RAG’ score.

5.1 The 2021 Census recorded that Bracknell Forest had a total of 50,245 households<sup>6</sup>.

<sup>6</sup> 2021 Census: [Census - Office for National Statistics](#)

CON2: Average house price	
Indicator performance/target (2023/2024)	RAG score
Not applicable. There is no target associated with this contextual indicator.	<div></div>

As there is no specific target for this indicator, this has been given a neutral ‘RAG’ score.

5.2 The indicator shows the annual and monthly trends in house prices in Bracknell Forest and the South East of England.

Figure 2: Average annual house price

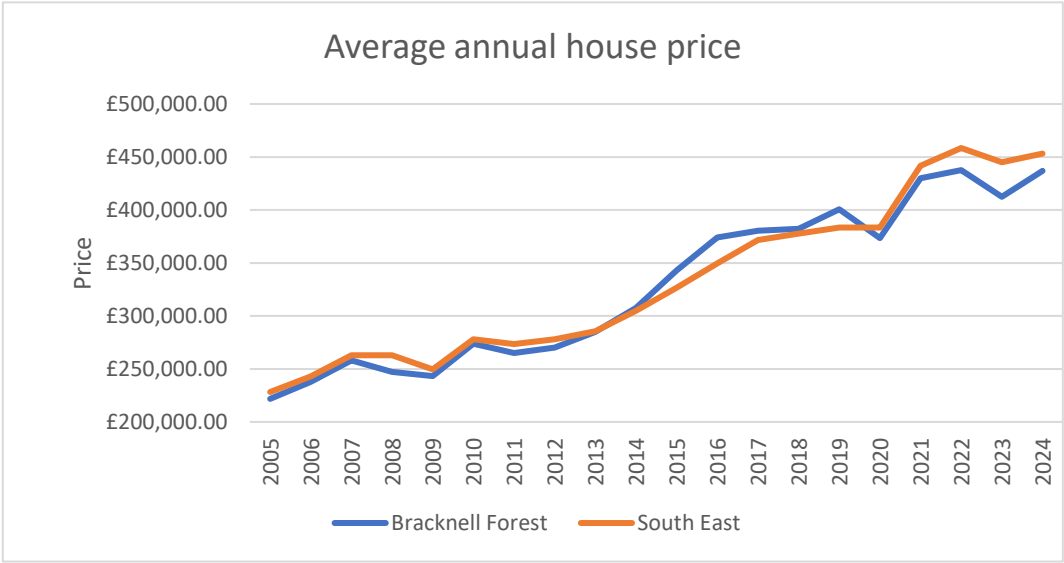
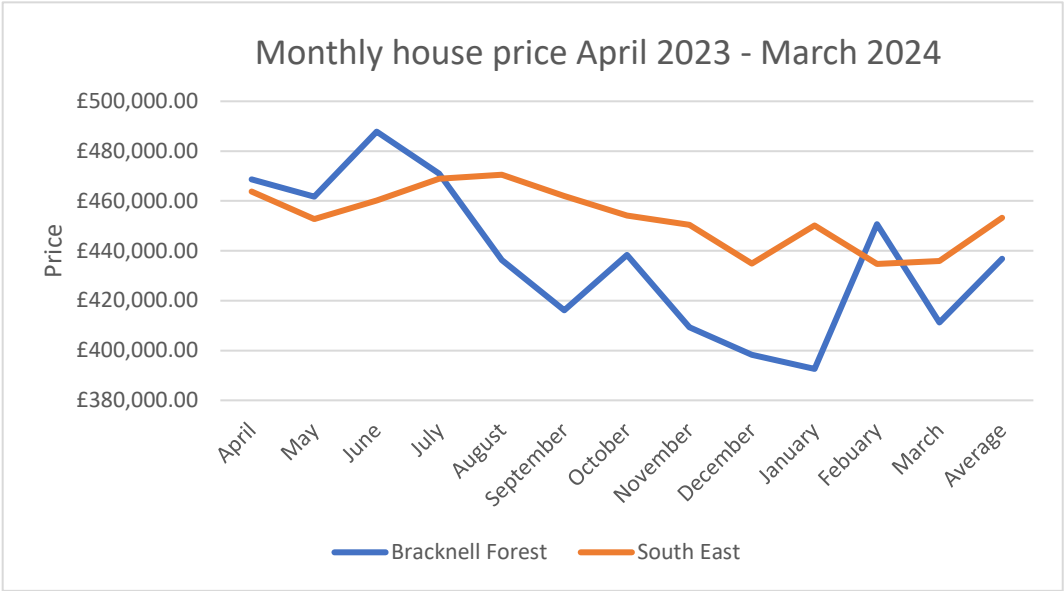


Figure 3: Monthly house price April 2023 - March 2024



5.3 **Figure 2** displays the average annual house price between 2005 and 2024 for Bracknell Forest and the South East. House prices in Bracknell Forest are currently lower than those across the South East. Whilst house prices have steadily increased year on year, there has been some fluctuations in this general trend, most noticeably in 2020 and 2023 house prices decreased. Whilst the annual average for 2024 is slightly lower than for 2022, it has increased since 2023.

5.4 **Figure 3** provides greater detail in that it shows monthly fluctuations. In the months of May 2023, June 2023 and February 2024, house prices in Bracknell Forest exceeded the South East.

5.5 Data for this indicator was gathered from HM Land Registry Open Data source<sup>7</sup>.

<sup>7</sup>[HM Land Registry - GOV.UK](#)

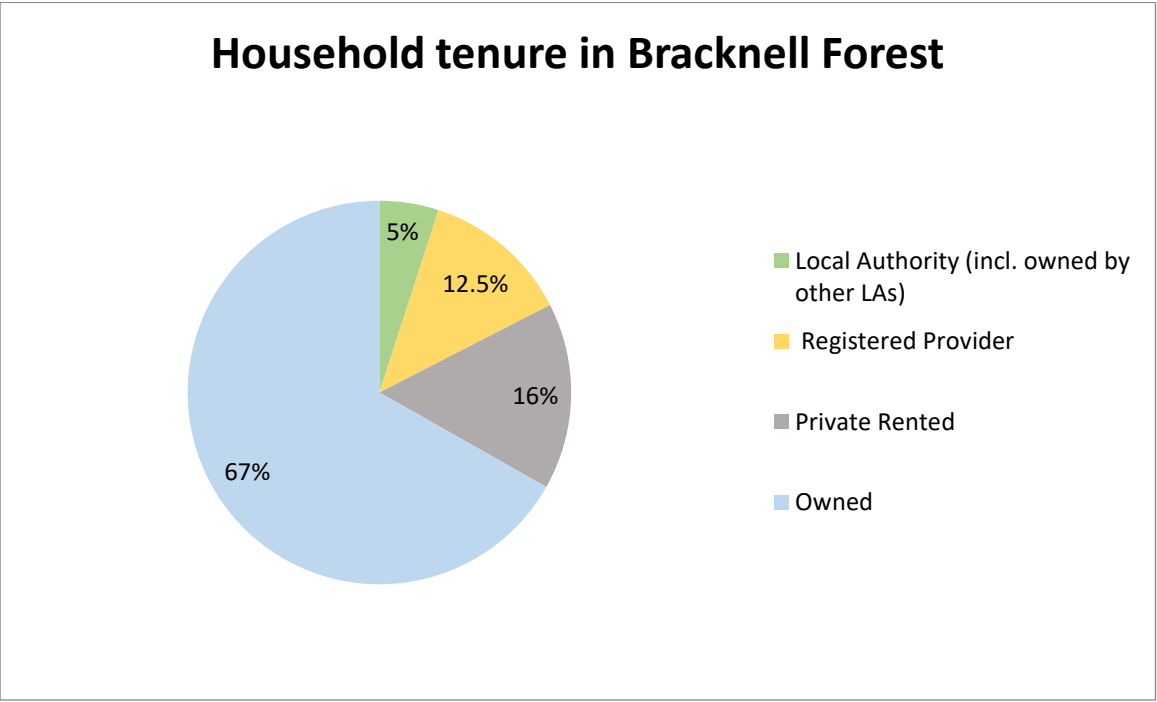


CON3: Household tenure	
Indicator performance/target (2023/2024)	RAG score
Not applicable. There is no target associated with this contextual indicator.	<div></div>

As there is no specific target for this indicator, this has been given a neutral ‘RAG’ score.

5.6 The data for this indicator (**Figure 4**) was gathered from the 2021 Census<sup>8</sup>. At 2021, the majority of dwellings, (approximately 67%) were owner occupied. A minority of dwellings across the Borough (5%) were Local Authority owned, including properties owned by other Local Authorities.


Figure 4: Household tenure in Bracknell Forest



5.7 The data for this indicator was gathered from the 2021 Census.

<sup>8</sup> 2021 Census: [Census - Office for National Statistics](#)

## 6 LOCAL INDICATORS

LOC1: Gain of residential floor space through prior approval applications	
Indicator performance/target (2023/2024)	RAG score
Not applicable. There is no target associated with this local indicator.	

**As there is no specific target for this indicator, this has been given a neutral ‘RAG’ score.**

6.1 Also see LOC1 and LOC2 of the Economy AMR for commentary in relation to loss of employment use floor space to residential use.

**Prior approvals relating to changes from offices to residential**

6.2 Following changes to permitted development rights, it has been possible to change the use to offices to residential without the need for full planning permission. Prior approval applications only need to address a few key factors, such as flood risk and contamination risk.

The Borough has seen gains in residential floor space through such applications, which are classed as ‘windfall sites’ (sites not specifically identified in a development plans, such as the BFLP), which are summarised in

6.3 **Table 2.** These relate to the following types of applications:

- Office to C3 (PAC) - prior approval for change of use of an office to a residential use (C3).
- Use Class E to C3 (PAE) - prior approval change of use from Class E (where **it relates** to office use) to a dwelling house (C3)

6.4 Ten years' worth of data is provided, and as can be seen, there have been large gains in new housing delivered through the prior approval process. However, it is acknowledged that rate of delivery has declined in recent years. As a result, the windfall allowance which is included within the BFLP for small and medium sites was adjusted to take account of the fact that the contribution from this source may not continue to deliver at previous rates (see para. 3.4.4/page 35 of the BFLP Housing Background Paper<sup>9</sup>).

6.5 Whilst prior approval applications are not linked to any BFLP policy, it is considered important to continue monitoring the supply from this source as it may influence the direction of future planning policy.

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<sup>9</sup> BFLP Pre-Submission Housing Background Paper, December 2021: <https://consult.bracknell-forest.gov.uk/file/5940507>

**Table 2: Housing completions (C3 use) from prior approvals (office use to residential schemes)**

Monitoring year	Small sites (less than 1ha/ less than 5 dwellings)	Medium sites (less than 1ha with 5+ dwellings)	Large sites (1ha or more)	Total
Prior to adoption of the BFLP				
2014/15	6	0	18	24
2015/16	1	24	46	71
2016/17	7	104	0	111
2017/18	4	0	0	4
2018/19	0	103	0	103
2019/20	0	189	126	315
Post adoption of the BFLP				
2020/21	0	69	101	170
2021/22	0	46	76	122
2022/23	2	0	0	2
2023/24	0	0	0	0
Total completions post BFLP	2	115	177	294

6.6 At December 2024, there were outstanding commitments for prior approvals for the change of use from office to residential for 257 dwellings (excluding small sites). These are on sites where development has not been completed, i.e. either not started or currently under construction. Once completed they will be reflected in an updated version of the above table in future AMRs.

### **Other types of prior approvals**

6.7 There are other types of prior approvals resulting in changes of use (non-office use) to residential. Whilst these are windfall sites which contribute towards the overall supply of land for housing, they are not as significant as the contribution from changes of use from offices. At this stage, they are not recorded separately in this AMR, although they are recorded in the annual housing commitments report. These relate to the following applications:

- Agricultural to C3 (PAA) - prior approval change of use from agricultural use to a dwelling house (C3).
- Retail to C3 (PAV) - prior approval change of use from retail shops, including financial and professional services to dwelling house (C3).
- Use Class E to C3 (PAE) - prior approval change of use from Class E (where it **does not relate** to office use such as retail) to a dwelling house (C3)
- Class B8 to C3 (PAB) - prior approval change of use from storage or distribution centre (B8) to a dwelling house (C3).

7 BFLP HOUSING INDICATORS

Policy LP2: Settlement hierarchy	
Indicator: Number of permissions granted for major housing development by tier (1, 2, 3, 4)	
Indicator performance/target (2023/2024)	RAG score
A declining number of permissions were approved by position in the hierarchy with the greatest number being in Tier 1.	★

The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below.

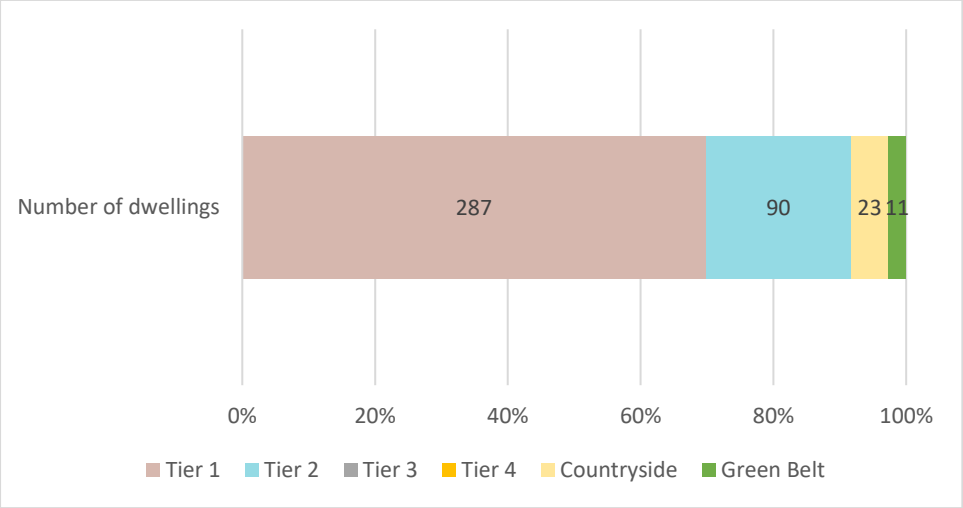
- 7.1
- For the purpose of this indicator, this relates to the list of major housing permissions set out in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)**.
- 7.2
- To ensure that principles of sustainable development are achieved across the Borough, **Policy LP2 (settlement hierarchy)** classifies settlements according to a development hierarchy based on both the existing characteristics and the future role of the settlement through the plan period. These are shown on the context plan (**Figure 5**) below:

Figure 5: Settlement hierarchy



7.3 The highest priority is to focus development on the settlement of Bracknell (Tier 1) reinforcing its role as a primary town centre. Tier 2 comprises Crowthorne and Sandhurst. Tier 3 (Binfield and North Ascot) and Tier 4 (Hayley Green, Winkfield Row and Chavey Down) have lower sustainability than higher tiers, but still play important roles in meeting the everyday needs of the local community. Small scale development is more appropriately located within these Tiers. Areas not defined within the settlement hierarchy are noted as being either countryside or Green Belt. Further information relating to Policy LP2 can be found within the BFLP<sup>10</sup>.

**Figure 6: Percentage and number of dwellings permitted on major housing sites (C3 use) by settlement tier 2023/24**



7.4 **Figure 6** shows the distribution of major housing site permissions for 2023/24 by settlement tier. In accordance with Policy LP2, the majority of major housing schemes (70%) granted permission were located within Tier 1 Bracknell, with the second highest (22%) being located within Tier 2 Crowthorne. Therefore, the target for this indicator has been achieved.

7.5 This reflects the number of permissions granted within the most sustainable settlements, such as permission within Bracknell Town Centre (at a former bus station), permission at Warfield (part of an allocated site - SALP sites SA1/SA9) and permission within an allocated site at TRL (TRL Phase 5B).

7.6 Whilst some sites (9%) were granted permission within the Green Belt and countryside, these largely relate to the redevelopment of PDL. Further details of these indicators is set out in:

- **Indicator: Cumulative assessment of indicators relating to relevant detailed policies.**
- **Policy LP34: Green Belt**
- **Indicator: Number of permissions granted outside the excluded settlement within the Green Belt each year which are not in accordance with Policy LP34**
- **Policy LP35: Development in the countryside**



<sup>10</sup> BFLP: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/bracknell-forest-local-plan/about-bracknell-forest-local-plan>

- 
- ***Indicator: Number of permissions granted outside the defined settlement within the countryside each year which are not in accordance with Policy LP35***

### **Appeal decisions**

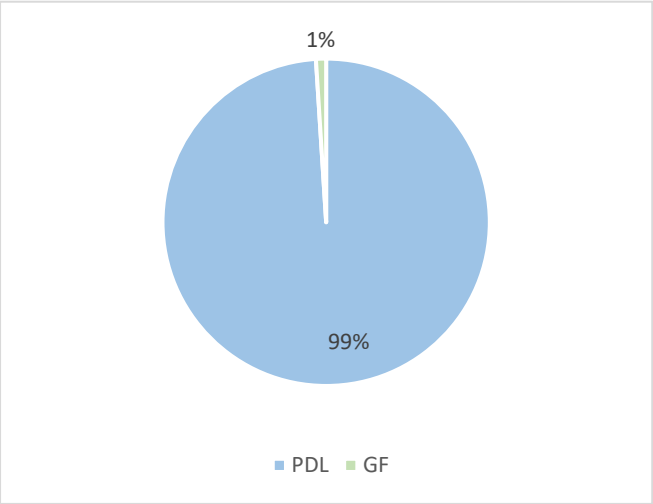
- 7.7     Albeit relevant to the next monitoring period (2024/25), it is worth noting that there has been an appeal decision which supports Policy LP2:
- 22/00200/FUL, Furzefield, Locks Ride. Dismissed June 2024. Proposal related to five detached dwellings. The decision refers to Policy LP2 stating that development within defined boundaries is acceptable in principle, whilst development beyond those boundaries, in the countryside, is restricted to that which requires a countryside location. Although part of the proposed access to the site fell within the defined settlement boundary, the majority of the appeal site was located outside, and as a result, it was considered that it did not accord with Policy LP2 of the BFLP.

Policy LP3: Sustainable development principles	
Indicator: Cumulative assessment of indicators relating to relevant detailed policies.	
Indicator performance/target (2023/2024)	RAG score
Overall, there is a positive trend in meeting Bracknell Forest Council's targets relating to the relevant detailed policies	★

The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below.

- 7.8 For the purposes of this indicator, only criterion 2 of Policy LP3 has been taken into account.
- 7.9 **Policy LP3 (sustainable development principles)** seeks to encourage the efficient use of land, in particular (criterion 2) the effective use of previously developed land (PDL). PDL is defined as land which is or was occupied by a permanent structure, including the curtilage of developed land, and any associated fixed surface infrastructure. Greenfield (GF) land does not meet the definition of PDL. It is usually land which is currently undeveloped.
- 7.10 For the purposes of this indicator, it relates to the list of major housing permissions set out in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)***Error! Reference source not found..*

Figure 7: Percentage of major (C3 use use) developments permitted on PDL/GF land



- 7.11 As can be seen from **Figure 7**, 99% of permitted major housing sites were on PDL, and therefore target for this indicator has been achieved.




- 7.12 The high level of PDL permissions reflects applications granted within Bracknell Town Centre for 169 dwellings on a former bus station (Tier 1), and permission for 90 dwellings on the former TRL site, Crowthorne (Tier 2). Less than 1% were on GF sites, this figure being due to a replacement dwelling in the countryside.
- 7.13 Combining the requirements of Policy LP2 (sustainability) and LP3 criterion 2 (efficient use of land), it is expected that the majority of permissions for major housing sites should relate to PDL within Tier 1, with the least number of permissions relating to GF within the Green Belt. This expectation is reflected in the data for the 2023/24 monitoring year, as shown in **Table 3** below:

**Table 3: Distribution of major housing (C3 use) permissions by settlement tier and PDL/GF**

	PDL %	GF %
Tier 1	69.8%	0
Tier 2	21.9%	0
Tier 3	0	0
Tier 4	0	0
Countryside	5.4%	0.2%
Green Belt	2.7%	0



Policy LP4: Provision of housing	
Indicator: Number of dwellings (net) completed each year	
Indicator performance/target (2023/2024)	RAG score
In accordance with Housing Trajectory	

The target for this indicator has been achieved and has been given a green 'RAG' score, as explained below.

- 7.14 **Policy LP4 (provision of housing)** sets out a need for 10,438 dwellings over the plan period. This includes C3 (non-specialist), C3 specialist and C2 uses.
- 7.15 **Table 4** provides an overview of the completions achieved since the start of the plan period.

**Table 4: Housing completions since the start of the BFLP plan period**

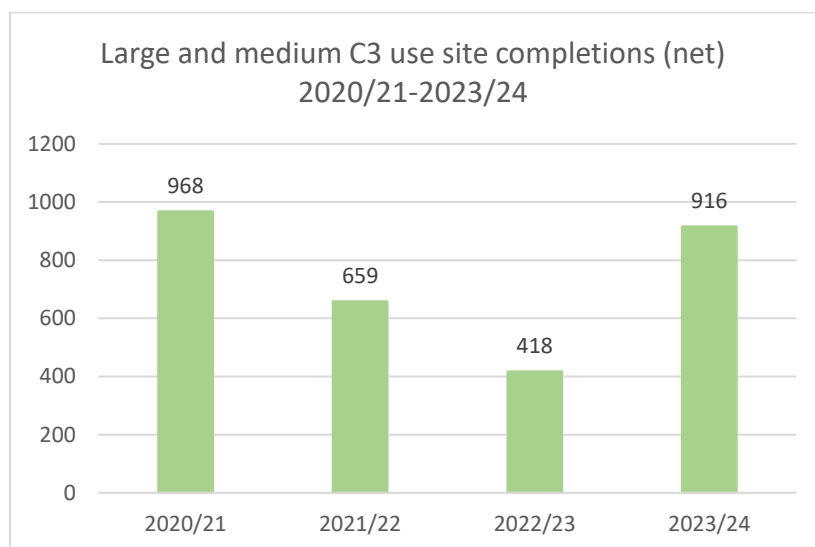
Monitoring year	C3 (non-specialist)	C3 prior approvals	C3 (specialist)	C2 (1.8 ratio applied)	Total (net)
2020/21	996	0	0	-23	973
2021/22	689	0	2	88	779
2022/23	452	0	-2	-13	437
2023/24	939	0	-15	0	924
Running total	3,076	0	-15	52	3,113

- 7.16 Since the start of the plan period, there have been 3,113 completions. To date, the annual housing requirement contained in Policy LP4 has been achieved, as the requirement for the first four years of the plan period equates to 2,456 dwellings (based on 614dpa).
- 7.17 Commentary specific to C3 (non-specialist) uses is set out below, and within the indicator related to
- 7.18 **Policy LP5: Sites allocated for residential/mixed use** development.
- 7.19 For progress on specialist uses related to C3 and C2, see indicator relating to **Policy LP17: Provision of specialist housing for older people**
- 7.20
- 7.21 **Indicator: Number of specialist homes/bed spaces (net)(by Use Class) completed each year.**

- 7.22 For the purpose of this indicator and to reflect the structure of the Council's annual housing commitments exercise, the data drawn upon relates to 'large' and medium' sites as set out in **Appendix 2 – List of large and medium housing completions (C3 use, non-specialist)**. 'Small' sites (sites less than 1ha with less than 5 dwellings) have been excluded.



**Figure 8: Large and medium C3 use (non-specialist) completions (net) 2020/21-2023/24**




- 7.23 **Figure 8** shows the net dwelling completions, by monitoring year, on large and medium C3 use (non-specialist) sites from the start of the Bracknell Forest Local Plan period.
- 7.24 The total number of dwellings (C3 non-specialist uses) completed within the 2023/24 monitoring period was 916 units. This comprises of 441 net completions on large sites and 475 net completions on medium sites.
- 7.25 The Housing Trajectory 2020/21-2036/37 (amended March 2023) in Appendix 1 of the BFLP<sup>11</sup> predicted 918 completions (C3 non-specialist uses) during the 2023/24 monitoring period. The predicted and actual figures are therefore very close.
- 7.26 The majority of the medium site completions result from two flatted schemes within Bracknell Town Centre (Amber House: 190 units and The Grand Exchange: 242 units). Flatted schemes are counted as complete when a whole block is completed.
- 7.27 The majority of completions on large sites can be attributed to completions on allocated sites which were identified in the SALP (i.e. sites at Amen Corner South: 34 units, Blue Mountain: 36 units, TRL: 144 units, Warfield Area 2: 88 units). For progress on allocated sites, also see **Table 20** and **Table 21**.

<sup>11</sup> BFLP: [Bracknell Forest Local Plan to 2037](#)

- 7.28 Given that the annual housing requirement as set out in Policy LP4 has been achieved for the monitoring year, and the completions were in accordance with the BFLP trajectory (albeit that there was a difference of two dwellings) this target has been achieved. Progress in completing housing developments and individual dwellings will continue to be recorded in the Council's annual housing commitments report and monitored through future AMRs.

**Policy LP5: Sites allocated for residential/mixed use development**

**Indicator: Number of dwellings (C3 use) completed each year by site  
(also relates to LP6-LP15)**

Indicator performance/target (2023/2024)	RAG score
In accordance with the Housing Trajectory	

**The target for this indicator has been achieved and has been given a green 'RAG' score.**

**Progress compared to the BFLP housing trajectory**

- 7.29 For the monitoring year there were 916 completions across 30 large and medium sites (**Table 19**). A summary of the completion information for 2023/24 is provided in
- 7.30 **Table 4**. As good progress is being made, this has been given a 'RAG' score of green.
- 7.31 **Table 5** lists sites which have over/underdelivered during 2023/24 compared with predicted completions for C3 non-specialist uses in the BFLP housing trajectory (only sites with a difference of 10 or more units have been listed).

**Table 5: Comparison of predicted versus actual completions for C3 non-specialist housing 2023/24**

Site	Predicted completions for 2023/24	Completions achieved during 2023/24	Difference/rationale
Blue Mountain	47	36	-11 Build out slightly slower than anticipated. The overall site has subsequently been completed during 2024/25.
Beaufort Park	48	30	-18 Build out rate slightly slower than anticipated, although progress is being made during 2024/25 in relation to the delivery of the site.
Coopers Hill	26	12	-14 Build out rate slightly slower than anticipated, although progress is being made during 2024/25 in relation to the delivery of the site.
TRL	126	144	+18 Build out slightly quicker than anticipated
Warfield Area 2	75	88	+13 Build out slightly quicker than anticipated
North Lodge Farm	8	19	+11 Build out quicker than anticipated, with the whole site completed in 2023/24

### Progress on allocated sites – BFLP

- 7.32 **Policy LP5 (sites allocated for residential/mixed use development)** of the BFLP lists the sites that have been allocated through the local plan process. An estimated 2,080 new dwellings are proposed to be delivered during the plan period. This is reflected in Appendix 1 of the BFLP: Housing Trajectory<sup>12</sup>.
- 7.33 Further detail on these sites is provided in policies LP6-LP15. **Appendix 3 – Developments that have been identified in an Adopted Local Plan (Bracknell Forest Local Plan)** lists the sites identified in the BFLP along with their current progress (updated to reflect the position at December 2024).
- 7.34 Whilst there are no completions as yet from BFLP sites, good progress is being made in progressing planning applications relating to these sites.
- 7.35 At December 2024, two BFLP sites had a resolution to approve planning permission (sites BIN20 and BRA4) and one had been granted planning permission (site WINK15). This amounts to 368 dwellings (18% of the 2,080 allocations within the Plan). A further two sites amounting to 50 dwellings are subject to applications awaiting decisions (sites BIN5 and BIN12). In addition, a Town Centre SPD was adopted in October 2024, which includes masterplans for the Eastern and Southern Gateway sites.



### Progress on allocated sites – Site Allocations Local Plan (SALP)

- 7.36 The SALP was adopted in July 2023<sup>13</sup>. It forms part of the statutory development plan for the Borough.
- 7.37 SALP sites form part of the BFLP Housing Trajectory.
- 7.38 **Appendix 4 – Developments which have been identified in an Adopted Local Plan (Site Allocations Local Plan)**, lists the sites identified in the SALP, which have an estimated capacity of c.7,000 dwellings (Policies SA1-SA9). As at 31 March 2024, the outstanding (residual) balance (i.e. without planning permission) was 1,750 dwellings. Therefore 75% of the SALP sites have been secured.
- 7.39 Many of the smaller allocations relating to Policies SA1-SA3 have been granted planning permission and subsequently completed. Several of the strategic allocations have also been either completed or are being built out. For example, both Amen Corner North (Policy SA6) and Blue Mountain (Policy SA7) are now complete from a housing perspective. Permission has been secured at the former TRL for



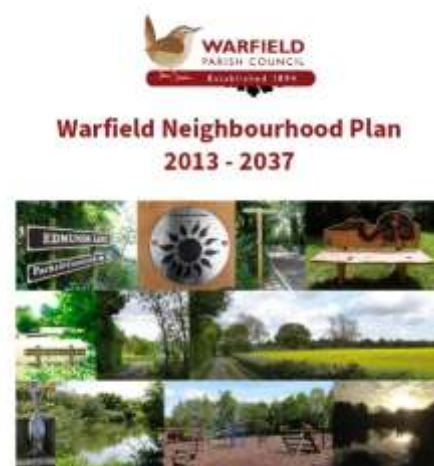
<sup>12</sup> BFLP: [Bracknell Forest Local Plan to 2037](#)

<sup>13</sup> SALP: <https://consult.bracknell-forest.gov.uk/file/6308534>

1,000 dwellings (Policy SA5). As at 31 March 2024, 569 of these units (57%) had been completed and 126 units were under construction. The larger strategic allocations have taken longer to implement due to the extensive supporting infrastructure required e.g. community hubs, schools, SANG.

### **Progress on allocated sites – Warfield Neighbourhood Plan (WNP)**

- 7.40 The WNP was ‘made’ by BFC on 21 December 2022<sup>14</sup>. It forms part of the statutory Development Plan for Borough.
- 7.41 235 dwellings have been identified in the made WNP under Policy WNP2 (land at Hayley Green) (and forms part of the BFLP housing trajectory).
- 7.42 A masterplan for the Hayley Green site was approved in October 2024<sup>15</sup>.
- 7.43 An application (24/00718/OUT) was submitted in November 2024 for up to 235 dwellings on this site, which is currently pending.




### **Future monitoring**

- 7.44 The Council is also currently progressing the Housing Supplementary Planning Document<sup>16</sup>. Once adopted this will be a material consideration in the determination of planning applications. Section 3.4 of the draft SPD provides guidance on securing delivery. In order to comply with sections 111 and 113 of the Levelling Up and Regeneration Act, 2023, the Council intends to include conditions on the grant of planning permission relating to:
- Development commencement notices:
    - to require information when the development is expected to be begun.
  - Development progress reports:
    - progress that has been made/expected to be made on development (relating to each reporting period).
- 7.45 The information required by condition will take account of any subsequent enabling legislation and guidance issued by the Government. This will help inform progress on sites.

<sup>14</sup> Warfield Neighbourhood Development Plan: [Warfield Neighbourhood Plan | Bracknell Forest Council](#)

<sup>15</sup> Hayley Green Masterplan: [Hayley Green Masterplan | Bracknell Forest Council](#)

<sup>16</sup> Housing SPD: [Housing Supplementary Planning Document | Bracknell Forest Council](#)

<b>Policy LP22: Development in Bracknell Town Centre</b> <b>Indicator: Number of dwellings completed each year in Bracknell Town Centre</b>	
Indicator performance/target (2023/2024)	RAG score
To meet policy targets on allocated sites in Bracknell Town Centre	

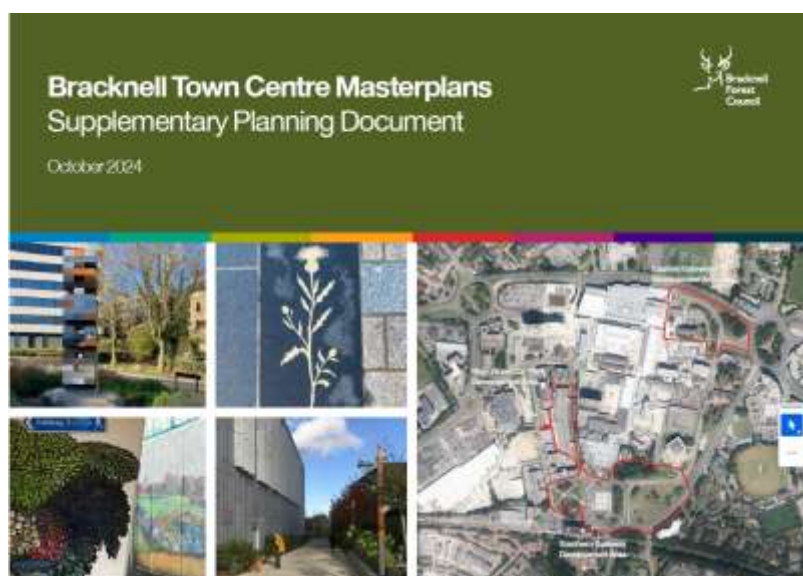
The target for this indicator has been achieved and has been given a green 'RAG' score, as explained below.

### **Allocated sites**

- 7.46 **Policy LP22 (development in Bracknell Town Centre)** provides detail on the types of development the Council will support within Bracknell Town Centre. Criterion ii refers to providing a mix of uses, including residential. The extent of the Town Centre is shown on Map 11 of the BFLP, and the Policies Map.
- 7.47 Within the Town Centre, the BFLP includes two allocations, the location of which are shown in
- 7.48 :
- Policy LP9, Eastern Gateway: 210 residential units
  - Policy LP10, Southern Gateway: 600 residential units
- 7.49 To date, no planning permissions have been issued for these sites. However, delivery from these sites is not expected until later in the plan period (from 2030/31 onwards). Progress is being made towards the future development of these sites as they are covered by the 'Bracknell Town Masterplan Supplementary Planning Document'. This was adopted in October 2024<sup>17</sup>. The SPD also includes a masterplan for the High Street multi-storey car park.

<sup>17</sup>Bracknell Town Centre SPD: [Bracknell Town Centre Masterplans Supplementary Planning Document | Bracknell Forest Council](#)





### **Windfall sites – permissions and completions**

7.50 In addition to allocated sites, a number of windfall sites have been granted permission within the town centre boundary. (Windfall sites are sites not specifically identified in a development plan, such as the BFLP). Since the policy is concerned with town centre development, such sites are normally acceptable in principle being within a Tier 1 settlement.

7.51

7.52 **Table 6** shows the C3 use (non-specialist) permissions within the town centre at March 2024. This includes a scheme for 169 flats along Market Street which involves redevelopment of PDL (also see **Table 18**).

**Table 6: C3 use (non-specialist) windfall permissions in Bracknell Town Centre at March 2024**

Site	Application reference	New Build	Demolition	CoU/CONV	Net	Progress
26 High Street	21/01056/FUL	0	0	7	7	Not started
26 High Street	21/01038/PAE	0	0	2	2	Not started
Former Bus Station Site, Market Street*	21/00707/OUT	169	0	0	169	Not started
Atrium Court, The Ring	21/00763/PAC	0	0	150	150	Under construction
Abbey House, Grenville Place	21/01090/FUL	6	0	0	6	Not started

\*This permission comes under the definition of major developments

7.53 During the 2023/24 monitoring year, 432 units in C3 use (non-specialist) were completed within the boundary of Bracknell Town Centre. This represents a significant increase in completions in this location since the start of the BFLP plan period. This reflects the need to make efficient use of land, as set out in national policy. The completions relate to two flatted schemes at Amber House and the Grand Exchange (**Appendix 2 – List of large and medium housing completions (C3 use, non-specialist)**). These forms of development are only counted as complete once an entire block has been completed.

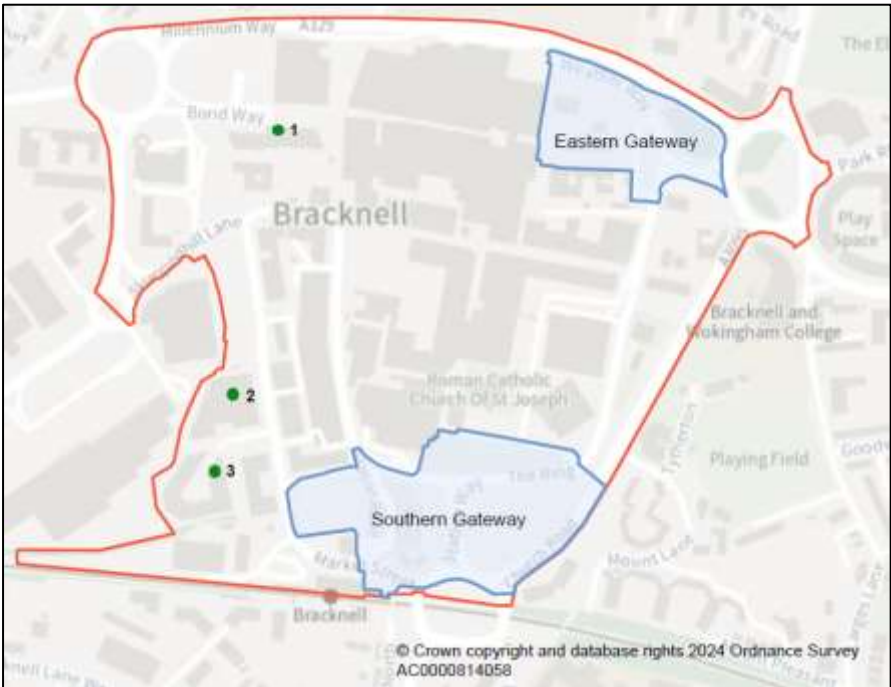
7.54 **Table 7** lists sites which have been completed within Bracknell Town Centre since the start of the Plan period (681 units). The location of the sites is shown on

7.55 .


**Table 7: Wholly completed sites (C3 use class) in Bracknell Town Centre 2020-2024**

Site	Application reference	New Build	Demolition	CoU/Conv	Net	Map reference (Figure 10)	Completion year
Bus Depot & Offices, Coldborough House, Market Street, (The Grand Exchange)	18/00946/FUL 22/00122/FUL	242	0	0	242	3	2023/24
Amber House & Northgate House, Market Street	15/01035/FUL	190	0	0	190	2	2023/24
Amber House & Northgate House, Market Street	15/01035/FUL	3	0	0	3	2	2022/23
Winchester House, Bond Way	12/00476/OUT 13/01068/REM 18/01060/FUL	246	0	0	246	1	2020/21

**Figure 9: Completed dwellings (wholly completed sites)(C3 use class) in Bracknell Town Centre 2020-2024**



- 7.56 Given the progress being made on sites allocated within the town centre due to the adoption of the masterplan SPD together with windfall permissions, and completions, this has been given a green RAG rating.

<b>Policy LP16: Affordable housing (completions by site)</b> <b>Indicator: Number of affordable homes (net) completed each year by site</b>	
Indicator performance/target (2023/2024)	RAG score
To meet policy targets of 35% on qualifying sites (sites with 10 or more gross dwellings, or a site area of 0.5ha or more)	

**The target for this indicator has been given an amber ‘RAG’ score, as explained below.**

- 7.57 **Policy LP16 (affordable housing)** seeks to meet identified local need for affordable homes and requires 35% affordable homes on sites of 10 or more (gross) dwellings, or a site area of 0.5ha or more.
- 7.58 This indicator is primarily concerned with affordable housing completions on qualifying sites. It should be noted that the completions referred to below relate to permissions which would have been determined in line with policies and guidance in place at the time the decisions were made i.e. prior to the adoption of the BFLP when the percentage of affordable housing required was lower (25%) and the threshold for qualifying sites was higher (sites of 15 (net) dwellings). As the BFLP progressed through the examination process, it was possible to give certain emerging policies greater weight in the decision making process.
- 7.59 At this stage in the BFLP plan period, it is too early to comprehensively assess the effectiveness of the BFLP in relation to C3 non-specialist affordable housing completions when measured against the policy LP16 requirements. However, it is clear that some progress has been made and consequently, this target has been scored amber.

### **Future monitoring**

- 7.60 The delivery of affordable housing will continue to be monitored through future AMRs over the course of the plan period.
- 7.61 The Council is currently progressing the Housing Supplementary Planning Document<sup>18</sup>. Once adopted this will be a material consideration in the determination of planning applications. Section 4 of the SPD will provide guidance on Policy LP16, and includes a requirement to provide an Affordable Housing Statement, which will need to set out the details of affordable housing proposed as part of any scheme. This information will help to inform future monitoring, since it will require:
- Confirmation of the percentage and number of affordable homes proposed.
  - A breakdown of the number, property types (e.g. flats, houses) and property sizes (by bedroom) of homes to be provided under each tenure.
  - A plan showing the proposed location of the affordable homes.
  - The affordable homes to be provided as wheelchair accessible/adaptable homes.

<sup>18</sup> Housing SPD: [Housing Supplementary Planning Document | Bracknell Forest Council](#)

- Details of the percentage discount below local market value that units are to be offered at, where discounted market sale housing is being proposed.

**Affordable housing completions**

7.62 The data below relates to C3 non-specialist uses. Affordable housing for C3 specialist and C2 specialist uses is set out under the indicator relating to **Policy LP16: Affordable housing (specialist C3 and C2 completions)**

7.63  
7.64 **Indicator: Number of affordable specialist C3 and C2 dwellings (net) completed each year.** A ‘completion’ is taken as a unit capable of being lived in, even if it is not yet occupied/sold (unless specified differently in enabling legislation).

7.65 Affordable completions for the 2023/24 period are set out below in **Table 8**. There were 267 affordable homes completed (those secured by a s.106) during the 2023/24 monitoring period across eight large and medium sites. This represents a significant



increase from the previous

monitoring period (52 units). This is largely due to completions (190 units) at Amber House. This development consists entirely of flats so the dwellings were only counted as completed once the block and site was wholly completed. 100% affordable housing was secured on this site.

Photo of Amber House (Credit: BFC)

**Table 8: Net affordable completions (C3 non-specialist use) by site 2023/24, secured by s.106**

+ denotes a site which as at 31 March 2024 was wholly completed

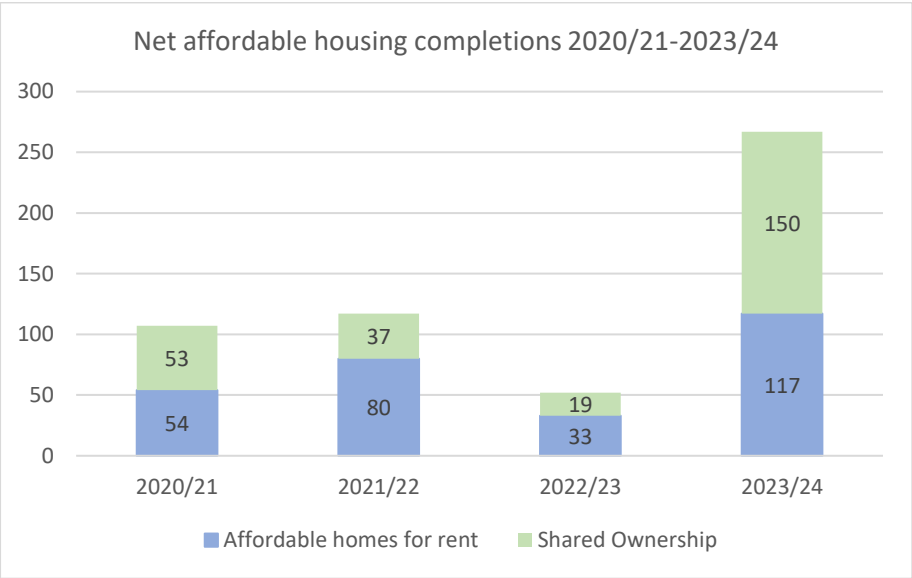
Net affordable completions (C3) by site 2023/24													
Site	Application no (decision date)	Rented	Rented mix by no. of bedrooms				Shared ownership	Shared ownership mix by no. of bedrooms				Total units (Rented and shared ownership)	Affordable housing secured through s.106/achieved on site (relates to application of policies prior to the adoption of the BFLP i.e. 25% on 15 net dwellings)
			1	2	3	4		1	2	3	4		
+ Land adjoining Coppid Beech House, South of London Road, Binfield	19/01118/FUL (June 2019)	11	7	3	1	0	2	0	1	1	0	13	13 units secured/24% (permission for 54 units) 13 units completed.
+ Jay Corner, Peacock Lane, Binfield	14/00488/REM (April 2018)	18	13	5	0	0	7	1	6	0	0	25	25 units secured (100% for this phase but 25% overall provision on wider site) 25 units completed.
+ Tilehurst Lane, Binfield (Tilehurst Green)	18/00758/FUL (October 2019)	9	8	1	0	0	4	0	4	0	0	13	13 units secured/24.5% (permission for 53 units) 13 units completed
+ Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL (February 2017)	64	27	37	0	0	126	46	80	0	0	190	193 units secured (100%) Overall 193 completed, 190 in the 2023/24 period
Beaufort Park, South Road, Bracknell (The Evergreens)	17/01123/OUT 21/00104/REM (October 2019)	5	1	4	0	0	3	0	1	2	0	8	8 units secured/12% (permission for 68 net). Lesser percentage secured due to application of vacant building credit 8 units completed
+ Buckler Park (former TRL Phase 3a), Crowthorne	19/01099/REM (March 2020)	8	2	5	1	0	4	0	3	1	0	12	12 units secured/9.6% (permission for 125 net). Outline application 13/00575/OUT made provision for 10% on-site affordable and a commuted sum. 12 units completed
+ Abbey Place, Warfield	19/00327/FUL (August 2021)	0	0	0	0	0	2	2	0	0	0	2	2 units secured/22% (permission for 9 units) 25% amounts to 2.25 units. Off-site contribution secured for 0.25 equivalent. 2 units completed
+ North Lodge Farm, Forest Road, Hayley Green, Warfield	17/00656/OUT 21/00440/REM (April 2019)	2	0	0	2	0	2	0	1	1	0	4	4 units secured/21% (permission for 19 units) 4 units completed



Total	117	58	55	4	0	150	49	96	5	0	267	
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7.66 **Figure 10** shows the net affordable housing completions since the start of the BFLP plan period. As evidenced, there was a slight increase in affordable units completed between 2020/21 and 2021/22. In 2022/23 affordable completions fell by 64 units. The significant increase in affordable completions in 2023/24 is explained above. Completions achieved to date relate to permissions granted against previous thresholds (25% on 15 or more net dwellings), and in some cases (such as Amber House) to sites where 100% affordable has been achieved.

**Figure 10: Net affordable housing completions 2020/21-2023/24**



### Affordable housing permissions

- 7.67 In addition to monitoring completions, it is also beneficial to monitor the level of affordable provision secured through new permissions, as these give an indication of levels of future completions. **Table 22** relates to affordable provision on qualifying sites since the start of the plan period (not including this current monitoring year). **Table 9** lists relevant sites for the 2023/24 monitoring period and relates to sites over 0.5 ha or 10 or more gross dwellings. 162 net affordable dwellings were secured through the planning process on qualifying sites. This relates to sites assessed against policies prior to the adoption of the BFLP, and one site (former TRL phase 5B) secured against the emerging BFLP requirements. As explained above, as the BFLP progressed through the examination progress, it was possible to give certain emerging policies greater weight in the decision making process. As can be seen, progress continues to be made in relation to securing the provision of affordable housing.


**Table 9: Net affordable dwellings (C3 non-specialist use) secured 2023/24**

Parish	Site	Application reference (decision date)	Number of affordable dwellings (net)	Affordable position
Binfield	Land on the south east side of Turnpike Road (former 3M recreational land, Cain Road)	22/01008/FUL (October 2023)	33	100% secured (applicant is a RP)  (NB: supersedes a previous application 19/01004/OUT for 27 units, which secured 5 on-site affordable units)
Bracknell	Former Bus Station Site, Market Street	21/00707/OUT (June 2023)	42	25% secured (permission for 169 units). In accordance with policies prior to the adoption of BFLP.
Bracknell	Barn Close	22/00317/FUL (December 2023)	25	100% secured (applicant is a RP)
Crowthorne	Phase 4B Land at former TRL Site Old Wokingham Road, SALP SA5	22/00913/REM (May 2023)	6	9.5% secured (permission for 63 units). The outline application 13/00575/OUT made provision for not less than 10% on-site affordable and a commuted sum.
Crowthorne	Phase 5A Land at former TRL Site, Old Wokingham Road	22/01043/REM (October 2023)	10	9% secured (permission for 111 units). The outline application 13/00575/OUT made provision for not less than 10% on-site affordable and a commuted sum.
Crowthorne	Phase 5B Land at former TRL site Old Wokingham Road	22/01051/FUL (December 2023)	32	35% secured (permission for 90 units) In accordance with emerging BFLP policy LP16.
Warfield	Land south of Forest Road Newell Green (SALP SA1 and SA9, Warfield Area 1)	21/00592/FUL (February 2024)	9	21% secured (permission for 42 net units)  25% (in accordance with policies prior to the adoption of BFLP) Would have equated to 11 dwellings, but regard was also had to vacant building credit which reduced the requirement to 9 dwellings.
Winkfield	Westwood House Swinley Road	22/00116/FUL (allowed on appeal, October 2023)	5	Original permission secured 5 dwellings equivalent to 25% (permission for 18 net units). In accordance with policies prior to the adoption of BFLP.  Subsequently, a change to the s.106 (application 24/00297/FUL, approved December 2024) secured a commuted sum in lieu of on-site provision. This change was due to no RP interest in on-site provision at

Parish	Site	Application reference (decision date)	Number of affordable dwellings (net)	Affordable position
				this site. This will be reflected in the 2024/25 housing commitments/AMR.


**Policy LP16: Affordable housing (specialist C3 and C2 completions)**

**Indicator: Number of affordable specialist C3 and C2 dwellings (net) completed each year**

Indicator performance/target (2023/2024)	RAG score
To meet policy targets of 35% on qualifying sites (sites with 10 or more gross self contained dwellings)	

**The target for this indicator has been given an amber 'RAG' score, as explained below.**

- 7.68 For specialist housing for older people, Policy LP16 requires 35% affordable homes on sites of 10 or more gross self-contained units in C3 or C2 use. Criterion (iii) of the policy makes it clear that for stand alone schemes for older people, any departure from the full requirement is to be evidenced by a site specific viability assessment.
- 7.69 Affordable housing for C3 non-specialist uses is covered by a separate indicator relating to **Policy**
- 7.70 **Policy LP16: Affordable housing (completions by site)**
- 7.71
- 7.72 **Indicator: Number of affordable homes (net) completed each year by site.**
- 7.73 Prior to the adoption of the BFLP, BFC relied on national policy in relation to specialist affordable provision.
- 7.74 During the monitoring year there were no new affordable specialist C3 and C2 dwellings completions. At present this is not a cause for concern and will continue to be monitored through future AMRs. As a result, this has been given an amber RAG score.
- 7.75 Progress on the delivery of affordable housing for specialist housing will be monitored through future AMRs over the course of the plan period.

Policy LP16: Affordable housing (tenure and size)	
Indicator: Number of affordable homes (net) by tenure and size	
Indicator performance/target (2023/2024)	RAG score
To meet local housing needs	

The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below.

- 7.76 An earlier indicator in this document, identified that 267 affordable units, across eight medium and large (C3 non-specialist use) sites, were completed during the 2023/24 monitoring year. The composition of these completions is set out in **Table 8**.
- 7.77 56% of the affordable completions were shared ownership units with the highest proportion having two bedrooms followed by one-bedroom units. The provision of this size mix is largely due to the completion of flats at Amber House. This reflects the need to make efficient use of land, achieve high densities in sustainable/central locations and viability issues. The trend towards smaller units is also evident in the rented tenure mix with 97% of units having one or two bedrooms. There were nine three-bedroom units and no four-bedroom units completed across the Borough during the 2023/24 monitoring year.
- 7.78 This has been given a green RAG score as there has been a range of tenure and size completions across the Borough.



Policy LP16: Affordable housing (commuted sums)	
Indicator: Value of commuted sums received each year from sites where a fraction of an affordable dwelling calculated	
Indicator performance/target (2023/2024)	RAG score
Equivalent to on-site value	<div></div>


The target for this indicator has been given a neutral ‘RAG’ score, as explained below.

- 7.79

A financial contribution in the form of a commuted sum is required from a development scheme where the 35% affordable housing calculation results in a fraction of a dwelling. Where a fraction of an affordable unit is required, a financial contribution of an equivalent value is sought.
- 7.80

As Policy LP16 (2ii) was adopted in March 2024 there has yet to be an instance where a calculation has resulted in a fraction of a dwelling requiring a commuted sum. The Council will continue to monitor this closely. As a result, this has been given a neutral RAG score.
- 7.81

Future monitoring will relate to ‘permissions on qualifying sites, information contained in the Affordable Housing Statement’ and how regard has been had to adopted Policy LP16.

<b>Policy LP17: Provision of specialist housing for older people</b> <b>Indicator: Number of specialist homes/bed spaces (net)(by Use Class) completed each year</b>	
Indicator performance/target (2023/2024)	RAG score
To meet local housing needs for specialist housing	

For progress relating to non-specialist C3 uses, see indicator relating to LP4, above.

**The target for this indicator has been given an amber ‘RAG’ score, as explained below.**

- 7.82 **Policy LP17** is concerned with the provision of specialist housing for older people. The primary aim of this policy is to meet the needs of the growing ageing population within Bracknell Forest.
- 7.83 The indicator requires completion information to be recorded by use class. The Council is currently progressing the Housing Supplementary Planning Document<sup>19</sup>. Once adopted this will provide further guidance on housing related matters. Section 5 of the draft SPD provides guidance on specialist housing, and defines uses for the different types of specialist housing:
- retirement living/sheltered housing (housing with support): C3 use
  - extra care housing (housing with care): C2 use
  - residential care/nursing homes (care bed spaces): C2 use
- 7.84 The above uses and types of specialist housing for older people are referred to in the commentary below.

### **Completions**

- 7.85 The number of completions of specialist homes for older people since 2019/20 is outlined in **Table 10** and
- 7.86 **Table 11**. This records specialist uses for older people in C2 and C3 uses in terms of net number of units and where relevant, the net number of bedspaces. A ‘completion’ is taken to be a unit capable of being lived in, even if it is not yet occupied/sold (unless specified differently in enabling legislation).
- 7.87 During 2023/24 there were -15 completions due to the conversion of Binfield House which was formerly a C3 specialist use (housing with support). New specialist housing on this site in future years (which is under construction) will help offset this loss. This is set out in further detail under **Policy Policy LP37: Protection of existing housing stock and land (net losses)**
- 7.88

<sup>19</sup> Housing SPD: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents/housing-supplementary-planning-document>

7.89 **Indicator: Net loss of existing homes (C3, C3 specialist and C2 use) through redevelopment and change of use completed each year.**

7.90 There were no extra care units (C2 use) or care home bedspace (C2 use) completions during 2023/24.

**Table 10: Housing with support (C3 use) completions 2019/20-2023/24**

Monitoring year	No. dwellings completed	Site
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, Downshire Way, Bracknell (21/00704/FUL, 1 unit)</li> <li>Binfield House, Terrace Road North, Binfield (21/00023/FUL, -3 units)</li> </ul>
2023/24	-15	<ul style="list-style-type: none"> <li>Binfield House, Terrace Road North, Binfield (21/00023/FUL, -15 units through the conversion of Binfield House)</li> </ul>
<b>TOTAL</b>	<b>59</b>	

**Table 11: Care home (C2 uses) completions 2019/20-2023/24**

Year	Dwelling ratio <sup>20</sup> (net units) completed	Net bed spaces completed	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, Nine 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>
2023/24	0	0	No completions for the monitoring year.
<b>TOTAL</b>	<b>95</b>	<b>171</b>	

### **Allocated sites**

<sup>20</sup> Dwellings ratio relates to converting the number of bedspaces to a dwelling equivalent. 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).



- 7.91 Policies LP6 (Beaufort Park), LP7 (Derby Field) and LP8 (The Peel Centre) relate to allocated sites, where clauses require provision of specialist housing for older people to contribute to the specific housing needs of the Borough. There are currently no applications relating to Policies LP7 and LP8.
- 7.92 Policy LP6 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4) has been accepted in principle (application 23/00767/FUL for the erection of 226 dwellings) through a resolution to approve subject to a s.106 agreement by the March 2024 Planning Committee). The site forms part of the Housing Commitments as at 31 March 2024. This application fails to accord with Policy LP6 (i) which includes a requirement for specialist housing for older people. This is due to the application providing in excess of the 35% affordable housing requirement - it includes 50% on-site affordable provision. Provision of specialist housing for older people (and self-build housing) would have resulted in a reduction in the number of affordable dwellings. As set out in the Planning Committee report, as part of the planning balance, the provision of additional affordable units was considered to be a benefit due to the provision of larger family dwellings that meet the Council's priority needs. On balance, it was considered that this offset the lack of specialist housing provision.

### **Windfall site permissions**

- 7.93 In addition to allocated sites, as acknowledged in para. 6.213 of the BFLP, windfall sites are likely to continue to come forward which will help meet local needs. (Windfall sites are sites not specifically identified in a development plans, such as the BFLP). In line with Policy LP17, proposals that are within settlement boundaries and consistent with Policy LP39 (Specialist housing) are encouraged by the Council.
- 7.94 **Table 12** and **Table 13** provide an overview of commitments for the future provision of specialist housing for older people (there are currently no future commitments for extra care accommodation in C2 use) at March 2024. In total 165 dwellings are currently committed for specialist housing for older people.

**Table 12: Planning commitments for the future provision of housing with support (C3 use) future planning commitments (at 31 March 2024)**

Type of commitment	No. dwellings	Site
With planning permission	14	<ul style="list-style-type: none"> <li>Binfield House (-1 unit overall)</li> </ul>
Allocated sites	60	<ul style="list-style-type: none"> <li>Broadmoor (SALP soft commitment, 60 units)</li> </ul>
<b>Total planning commitments</b>	<b>74</b>	

**Table 13: Planning commitments for the future provision of care homes (C2 use) future planning commitments (as at 31 March 2024)**

Type of commitment	Dwelling ratio (net units)	Bed spaces (net)	Site
With planning permission	51	92	<ul style="list-style-type: none"> <li>Land north of Cain Road, Bracknell (20/00947/FUL, 68 bed spaces)</li> <li>St David's Nursing Home, Ascot Priory (20/00503/FUL, 16 bedspaces)</li> </ul>

			<ul style="list-style-type: none"> <li>St Christopher's Nursing Home, Ascot Priory (20/00503/FUL, 8 bedspaces)</li> </ul>
Resolution to approve subject to s.106	40	72	<ul style="list-style-type: none"> <li>St Margaret Clitherow (23/00560/FUL, 72 bedspaces)</li> </ul>
<b>Total planning commitments</b>	<b>91</b>	<b>164</b>	

- 7.95 Overall this has been given an amber RAG score. This is due to a loss of stock in the 2023/24 year for C3 housing with support, and no completions for C2 uses. Furthermore, no specialist housing provision was secured on Beaufort Park which will affect future completion rates. However, progress is being made on other sites.

#### **Update on indicative need for specialist housing for older people**

- 7.96 Table 11 and para. 6.208 of the BFLP set out the following indicative requirements for specialist older people housing over the period 2020-2037 which is summarised below:
- Housing with support: 577 units
  - Housing with care: 551 units
  - Care bed spaces: 730 bedspaces
- 7.97 This took account of completions and outstanding planning commitments as at 31 March 2023. The following table (**Table 14**) updates the BFLP indicative requirement to reflect the position as at 31 March 2024. It draws on the completion and commitment information referred to above. It is rebased to the start of the BFLP evidence base period to avoid any double counting of previous commitments which have since become completions. As can be seen, progress is being made particularly in relation to the delivery of care bedspaces, as 35% (335 bedspaces) of the indicative need is already completed/committed. Since the start of the plan period there have been no completions/applications relating to extra care.

**Table 14: Update on indicative requirement for specialist housing needs for older people to 2037 (as at 31 March 2024)**


	Housing with support (retirement /sheltered) (units) (C3 use)	Housing with care (extra care) (units) (C2 use)	Residential care/nursing (bed spaces) (C2 use)
<b>Need over plan period</b>			
a. HNA need over 2019-2036 (17 years) <sup>21</sup> (unadjusted)	672	520	896
b. Adjusted need to equate to end of the plan period to 2037 (add on extra year (a/17 + a))	712	551	949
<b>Updating the indicative requirement to 31 March 2024</b>			
<b>c. Completions</b> (see <b>Table 10</b> and <b>Table 11</b> )	(59)	(0)	(171 bedspaces)
2019/20	74	0	77 bedspaces
2020/21:	0	0	-41 bedspaces
2021/22:	2	0	158 bedspaces
2022/23:	-2	0	-23 bedspaces
2023/24:	-15	0	0

<sup>21</sup> Housing Needs Assessment, Icení 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)

	Housing with support (retirement /sheltered) (units) (C3 use)	Housing with care (extra care) (units) (C2 use)	Residential care/nursing (bed spaces) (C2 use)
d. Adjusted need to take account of completions 2019/20-2023/24 (b-c)	653	551	778
e. <b>Planning commitments</b> as at 31 March 2024 (see <b>Table 12</b> and <b>Table 13</b> )	74	0	164
f. <b>Outstanding indicative requirement at 31 March 2024</b> (d-e)	579	551	614 (341 dwelling equivalent <sup>22</sup> )

### Policy LP39: Specialist housing

**Indicator: Number of specialist homes for older people (net) completed each year**

Indicator performance/target (2023/2024)	RAG score
To meet policy targets	

The target for this indicator has been given an amber 'RAG' score, as explained below.

7.98 The Indicator for **Policy Policy LP17: Provision of specialist housing for older people**

7.99

7.100 **Indicator: Number of specialist homes/bed spaces (net)(by Use Class) completed each year** (above), sets out detailed information on completions and permissions for specialist housing for older people.

7.101 This indicator provides details of other types of specialist accommodation which is not related to older persons accommodation. The BFLP does not set a specific need over the plan period for other types of specialist housing. Applications will be determined in line with Policy LP39.

### Completions

7.102 There were no completions during 2023/24 for other types of specialist accommodation.

### Windfall site permissions

7.103 During 2023/24 there were two applications which were granted permission relating to specialist accommodation which was not for older people.

<sup>22</sup> 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)


- 7.104 A scheme for 119 bedspaces (66 dwelling equivalent) was approved in October 2023 for a C2a use at Old College, Royal Military Academy, Sandhurst (22/00726/FUL). Use Class C2a covers secure residential institutional developments.
- 7.105 A scheme for the redevelopment of a site to provide a building for 20 people with learning disabilities (11 dwelling equivalent) at Ladybank (Bridgewell Centre), Bracknell was approved in September 2023 (application 23/00359/3). This will result in the loss of an existing 40 bedroom care home. The net loss on the site will be 20 bedspaces/11 dwelling equivalent.
- 7.106 Overall as explained in the indicator to **Policy Policy LP17: Provision of specialist housing for older people**
- 7.107
- 7.108 **Indicator: Number of specialist homes/bed spaces (net)(by Use Class) completed each year**, there has been an overall loss of specialist accommodation for the 2023/24 period. As such, this has been given an amber RAG score.
- 7.109 Progress on the delivery of other types of specialist housing will be recorded in the Council's annual housing commitments and be monitored through future AMRs throughout the plan period.

### **Appeal decisions**

- 7.110 Albeit relevant to the next monitoring period (2024/25), it is worth noting that there has been an appeal decision which supports Policy LP39:
- 23/00411/FUL/FUL, Ascot House, Rectory Close. Dismissed December 2024. Proposal related to change of use from HMO to C2 use class. It was concluded that adequate living conditions were not provided for occupiers, in respect to the provision of outdoor space (as no garden or amenity space was proposed on site). The proposal was therefore found to be contrary to BFLP Policy LP39.

**Policy LP40: Housing mix (self-build and custom dwellings)**

**Indicator: Number of self-build and custom dwellings permitted and completed each year**

Indicator performance/target (2023/2024)	RAG score
To meet policy requirements for specific allocated sites	

**The target for this indicator has been given an amber 'RAG' score, as explained below.**

- 7.111 This indicator relates to **Policies LP40 Housing Mix, LP6 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4), and LP7 Land east of Wokingham Road and south of Dukes Ride (Derby Field) in the BFLP.**
- 7.112 As defined in the BFLP Appendix 8 Glossary, the terms self-build and custom build refer to a form of housebuilding where the building and completion of housing is undertaken by an individual, a group of individuals, or persons working with or for individual(s), and the housing is to be occupied by those individuals. Whilst there is no legal difference between self-build and custom build, self-build generally means the occupiers taken on an active role in procuring, designing and building their own home. Whereas custom build generally means the eventual occupiers take on a 'project management role'.

**Allocated sites**

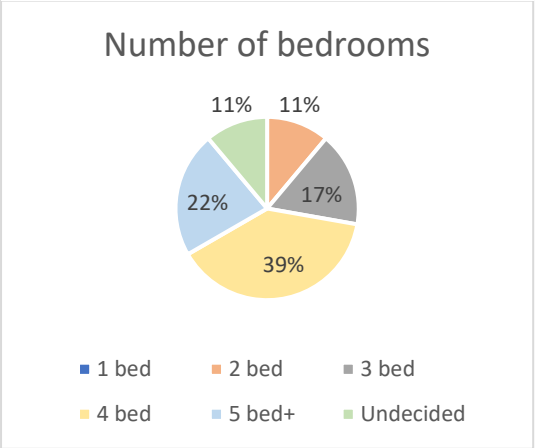
- 7.113 Policies LP6 (Beaufort Park) and LP7 (Derby Field) relate to allocated sites and make provision for 5% of dwellings to be offered as serviced plots for sale to those on the self-build and custom register.
- 7.114 Policy LP6 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4) has been accepted in principle (application 23/00767/FUL for the erection of 226 dwellings) through a resolution to approve subject to a s.106 agreement (by the March 2024 Planning Committee). The site forms part of the Housing Commitments as at 31 March 2024. This application fails to accord with Policy LP6 (ii) which requires 5% of dwellings to be offered as serviced plots. This is due to the application providing in excess of the 35% affordable housing requirement – it provides 50% on-site affordable provision. Provision of self-build (and specialist housing for older people) would have resulted in a reduction in the number of affordable dwellings. As set out in the Planning Committee report, as part of the planning balance, the provision of the additional affordable units was considered to be a benefit due to provision of larger family housing to meet the Council's priority needs, which was considered to offset the lack of the self-build provision.
- 7.115 There is currently no application relating to Policy LP7.
- 7.116 As the policy requirement for Beaufort Park has not been achieved (albeit off set against a higher provision of on-site affordable housing), the target for this policy

indicator has not been met. However, as there were specific circumstances in relation to why this was not achieved (i.e. over provision of much needed affordable housing), this has been given an amber ‘RAG’ score.

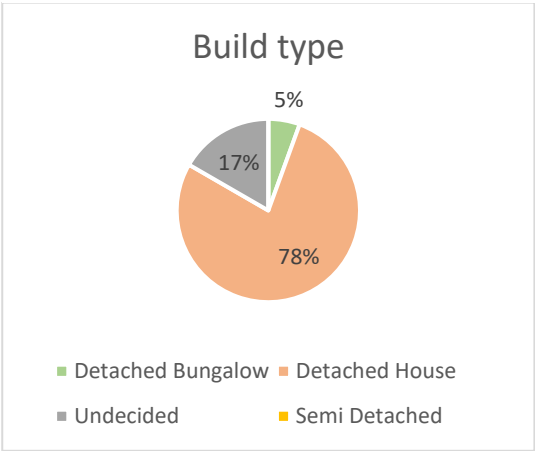
**Self-build register**

7.117 The Council maintains a register of those individuals/associations who have registered an interest in self-build. As at March 2024 there were 18 individuals/associations who were listed on this register. **Figure 11, Figure 12 and Figure 13** show the composition of their interest:

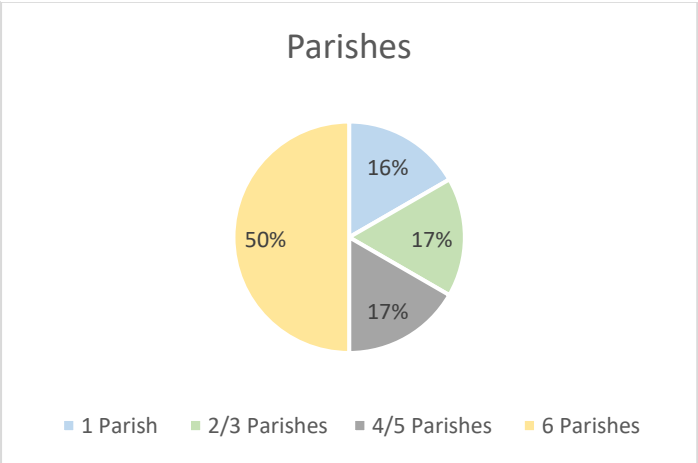
**Figure 11: Interest in number of bedrooms listed in 2023/24 register**



**Figure 12: Interest in build type listed in 2023/24 register**



**Figure 13: Interest by parish location listed in 2023/24 register**



7.118 As can be seen the preference is for detached housing (78%), with 78% seeking 3+ bedrooms.

### **Windfall site permissions**

- 7.119 The BFLP does not set out a specific need over the plan period for self and custom build homes. Self-build and custom build planning applications are expected to meet the requirements for other types of housing and will be assessed on their merits in accordance with guidance in Section 6 of the Housing SPD<sup>23</sup>.
- 7.120 During the monitoring year one self-build dwelling was completed at Brooklyn, Forest Road, Newell Green (17/01351/FUL). This was for the erection of one five-bedroom dwelling and was granted CIL self-build relief in January 2022. As at March 2024 the development was identified as complete<sup>24</sup>.

### **Community Infrastructure Levy exemption sites**

- 7.121 The Council began implementing Community Infrastructure Levy (CIL) charging in April 2015. Under the Regulations, self-build plots are exempt from the levy. For individuals to benefit from this they must own the property and occupy it as their principal residence for a minimum of 3 years after the work has been completed. The exemption must be applied for before development has commenced. **Table 23** lists the sites granted a CIL self-build exemption since the start of the plan period (2019/20 – 2022/23). During the monitoring year five sites totalling five dwellings were granted a CIL self-build exemption (**Table 15**).

**Table 15: Sites granted self-build and custom exemption 2023/24**

Parish	Site	Application reference	Description of development
Winkfield	Land to the rear of Eggleton Cottage and Poplar Cottage	22/00846/FUL	Erection of 1 detached three-bedroom dwelling
Winkfield	Goaters Hill Cottage, 21 Asher Drive	22/00978/FUL	Proposed redevelopment of site to provide 1 three-bedroom dwelling
Winkfield	Oak Tree Nursery, Bracknell Road	23/00371/REM	Erection of 1 rural workers dwelling
Winkfield	North Street Garage, North Street	22/00960/FUL	Erection of 1 four-bedroom dwelling
Binfield	Land south of Foxley Lane and west of Murrell Hill Lane	23/00409/FUL	Erection of 1 four-bedroom dwelling


- 7.122 As the provision of self-build and custom build plots in Policy LP7 was not achieved, this has been given a RAG score of amber. However, the Council acknowledges that there are a number of windfall sites which will contribute to the Borough's self-build

<sup>23</sup> [Housing Supplementary Planning Document | Bracknell Forest Council](#)

<sup>24</sup> [Planning Commitments for Housing at March 2024](#) (Table 13)

and custom build need. Progress on the delivery of self and custom build housing will be monitored through future AMRs throughout the plan period.



Policy LP34: Green Belt	
Indicator: Number of permissions granted outside the excluded settlement within the Green Belt each year which are not in accordance with Policy LP34	
Indicator performance/target (2023/2024)	RAG score
None (i.e. no applications granted contrary to policy)	

**Whilst there is no specific target for this policy, given that there were no permissions during 2023/24 which were in conflict with national Green Belt policy, a green 'RAG' score has been given .**

- 7.123 **Policy LP34 (Green Belt)** sets out that proposals for development in the Green Belt should be determined in accordance with national policy. It also refers to five Green Belt village areas where limited infilling will be permitted.
- 7.124 For the purpose of this indicator, this relates to the list of major housing permissions as set out in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)***Error! Reference source not found.* Specifically, permissions located within the Green Belt (which are identified under the 'settlement tier' column).
- 7.125 It should be noted that the sites referred to below relate to permissions which would have been determined in line with policies that formed part of the Development Plan at the time the decisions were made, i.e. prior to the adoption of the BFLP. Therefore, they would not have been fully assessed against Policy LP34. However, as the BFLP progressed through the examination process, it was possible to give policies greater weight in the decision making process. (Decision dates are included in **Table 18**). Policy LP34 refers to applications being determined in accordance with relevant national Green Belt policy (which is currently the NPPF). The NPPF has largely remained unchanged in relation to Green Belt policy since the applications were determined and the BFLP was adopted.
- 7.126 Future monitoring will relate to 'major' housing permissions and assess how they have been considered against adopted Policy LP34.
- 7.127 Two 'major' Green Belt housing sites were granted permission during 2023/24. These were approved having regard to 'very special circumstances', therefore overall a green 'RAG' score has been given.
- 7.128 One permission relates to a replacement dwelling at Bodens Rise and is included in the 'major' sites list due to being over 0.5ha. Replacement buildings are a form of development not deemed to be 'inappropriate development' within the Green Belt (provided the replacement is not materially larger than the existing). The proposal was considered to be materially larger. However, having regard to legal considerations relating to the 'fall back' position, it was concluded that there were 'very special circumstances' to grant the permission resulting in there being no conflict with national policy.


- 7.129 The other permission relates to an extension and conversion of space at an existing care home site (Ascot Priory) for both apartments (C3 use) and C2 care home use. Extensions are a form of development not deemed to be 'inappropriate development' within the Green Belt (provided they do not result in disproportionate additions to the original buildings). The proposal was considered to result in a disproportionate addition. However, having regard to heritage matters, it was felt that the continuous use of the site as a place of care and religious study and worship was vitally important to the site's significance. Changes would also result in care home rooms being provided to appropriate standards. The development would enable the use to continue in the historic buildings on the site. It was concluded that there were 'very special circumstances' to grant permission, and that there was therefore no conflict with national policy.

### **Appeal decisions**

- 7.130 Albeit relevant to the next monitoring period (2024/25), it is worth noting that there has been an appeal decision which supports Policy LP34:
- 22/00892/FUL, Chilston Mews, North Street. Dismissed May 2024. The proposal related to two detached dwellings and was not considered to be within a Green Belt village area, or, amount to limited infilling for the purposes of Policy LP34.
  - 22/0063/FUL, Land adjacent to Planners Farm, Bracknell Road, Warfield. Dismissed December 2024. The development proposed the erection of one four-bedroom dwelling with associated access, parking and cycle store. It was determined that the proposal would conflict with Policy LP34 as the development did not constitute infilling and would therefore be inappropriate development in the Green Belt.

**Policy LP35: Development in the countryside**

**Indicator: Number of permissions granted outside the defined settlement within the countryside each year which are not in accordance with Policy LP35**

Indicator performance/target (2023/2024)	RAG score
None (i.e. no applications granted contrary to policy)	

**This indicator has been given a neutral 'RAG' score, as explained below.**

- 7.131 **Policy LP35 (development in the countryside)** sets the types of development which will be permitted outside defined settlements and outside the Green Belt. It also includes various characteristics against which applications are to be assessed (such as recognising the intrinsic character and beauty of the countryside).
- 7.132 For the purposes of this indicator, it relates to the list of major housing permissions as set out in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)***Error! Reference source not found.*. Specifically, it relates to permissions located within the countryside (which is identified under the 'settlement tier' column).
- 7.133 It should be noted that the sites referred to below relate to permissions which would have been determined in line with policies that formed part of the Development Plan at the time the decisions were made i.e. prior to the adoption of the BFLP. Therefore, they would not have been assessed fully against Policy LP35. The weight given to emerging BFLP policies in the decision making process, increased as the BFLP progressed through the examination process. (Decision dates are included in **Table 18**). Furthermore, there have been various changes in circumstance in relation to the five year housing land supply (HLS). At various times over the last few years, the Council has not been able to demonstrate a 5 year HLS and applications have had to be determined in accordance with national policy and the 'presumption in favour of sustainable development'. Due to the adoption of the BFLP, the Council is now able to demonstrate a 5 year supply (see para. 6.24 of the BFLP), which means that the tilted balance assessment/presumption no longer applies. Therefore, due to the change in circumstances, it is difficult to assess the effectiveness of LP35 against decisions which were made prior to the adoption of the BFLP. Therefore, this has been given a neutral 'RAG' rating.
- 7.134 Future monitoring will relate to 'major' housing permissions and how regard has been had to adopted Policy LP35.
- 7.135 Three 'major' countryside housing sites were granted permission during 2023/24. Pineacres relates to the replacement of an existing property with two dwellings and is included in the 'major' sites list due to being over 0.5ha. Having had regard to previous appeal decisions relating to the site and its PDL status, the proposal was considered to be in accordance with national policy.
- 7.136 Westwood House relates to the redevelopment of a previously residential site with 21 dwellings and was allowed on appeal. The decision was made at a time when the

Council was unable to demonstrate a 5 year HLS, and under the presumption in favour of sustainable development, regard was had to the benefit of boosting the delivery of housing. Consideration was also given to the PDL status of the site and the fact that parts of the site would be covered in soft landscaping.


- 7.137 Grove Farmhouse relates to a replacement dwelling and is included in the 'major' sites list due to it being over 0.5ha. The principle of development of the site had been established through extant permissions, so it was considered acceptable.

### **Appeal decisions**

- 7.138 Albeit relevant to the next monitoring period (2024/25), it is worth noting that there has been an appeal decision which supports Policy LP35:
- 22/00200/FUL, Furzefield, Locks Ride. Dismissed June 2024. The proposal related to five detached dwellings. It was found to fail to accord with the exceptions listed in Policy LP35 (as it did not comprise of dwellings for rural workers or result in the conversion of disused buildings or replacement dwellings).

**Policy LP36: Landscape character outside of defined settlements**

**Indicator: Number of permissions granted which are not in accordance with Policy LP36**

Indicator performance/target (2023/2024)	RAG score
None (i.e. no applications granted contrary to policy)	


**This indicator has been given a neutral 'RAG' score, as explained below.**

- 7.118 **Policy LP36 (landscape character outside of defined settlements)** requires a proposal to have regard to the character and quality of the relevant landscape character area within which it is located, and to demonstrate the likely effects of development upon the landscape.
- 7.119 For the purposes of this indicator, it relates to the list of major housing permissions as set out in ***Appendix 1 – List of major housing permissions (C3 use, non-specialist)***.
- 7.120 Commentary below only relates to permissions which are located outside defined settlements (i.e. countryside and Green Belt), which is identified under the 'settlement tier' column) as this is where Policy LP36 applies.
- 7.121 It should be noted that the sites referred to below relate to permissions which would have been determined in line with policies that formed part of the Development Plan at the time the decisions were made, i.e. prior to the adoption of the BFLP. Therefore, they would not have been fully assessed against Policy LP36. However, as the BFLP progressed through the examination process, policies were afforded greater weight in the decision making process. (Decision dates are included in ***Appendix 1 – List of major housing permissions (C3 use, non-specialist)***).
- 7.122 Prior to the adoption of the BFLP a landscape character policy did not exist, nor were there any references to the Landscape Character Assessment within previous development plan policies. Therefore, for this monitoring year, it has not been possible to determine the effectiveness of Policy LP36. Therefore, it has been given a neutral 'RAG' rating.
- 7.123 Future monitoring will relate to 'major' housing permissions and how regard has been had to adopted Policy LP36.
- 7.124 Five 'major' housing permissions were granted within the countryside and Green Belt during 2023/24. The two Green Belt sites did not refer to landscape character areas or emerging BFLP policy. They were deemed acceptable in relation to the character and appearance of the area and included landscape conditions. The three countryside applications referred to the Landscape Character Area Assessment evidence base which informed the policy. The permissions included landscape conditions.



**Policy LP37: Protection of existing housing stock and land (net losses)**

**Indicator: Net loss of existing homes (C3, C3 specialist and C2 use) through redevelopment and change of use completed each year**

Indicator performance/target (2023/2024)	RAG score
No net losses	

**This indicator been given an amber ‘RAG’ score, as explained below.**

- 7.125 **Policy LP37 (protection of existing housing stock and land)** seeks to avoid the loss of residential accommodation within C3 and C2 use subject to certain exceptions, and requires justification in accordance with policy requirements.


**C3 (non-specialist) use**

- 7.126 For the purpose of this indicator, it relates to the list of large and medium completions set out in **Appendix 2 – List of large and medium housing completions (C3 use, non-specialist)**.
- 7.127 For the monitoring year, there has been an overall net gain in C3 (non-specialist) use completions. However, two individual sites recorded the loss of existing properties. The Squirrels relates to the redevelopment of a property on a site that will ultimately deliver 7 new dwellings (net increase of 6). Westwood House also relates to the redevelopment of a property and will ultimately result in a net increase in 18 units, once the development is complete. All gains will be achieved in later years
- 7.128 The data does not give rise to concerns about the protection of the housing stock in relation to C3 (non-specialist) uses. This element of the indicator would score a green ‘RAG’ rating. However C3 (specialist) and C2 uses also need to be taken into account.

**C3 (specialist) and C2 uses**

- 7.129 As previously summarised in **Policy LP17: Provision of specialist housing for older people**
- 7.130
- 7.131 **Indicator: Number of specialist homes/bed spaces (net)(by Use Class) completed each year** there was a total of -15 completions on a development involving C2 and C3 specialist use classes. This was due to the conversion of Binfield House. Early stages of the development process involved the loss of 16 existing units and the completion of one converted unit. At March 2024, there were 14 units outstanding at Binfield House. When complete, the development will result in the loss of 1 unit.

- 7.132 Whilst data for the monitoring year shows an overall net loss of specialist uses, this is not a cause for concern given future commitments (as outlined in **Table 12** and **Table 13**). Therefore an amber 'RAG' score has been given. Completions and losses will continue to be monitored through future AMRs.

<b>Policy LP38: Accessible and adaptable dwellings</b> <b>Indicator: Number of accessible and adaptable dwellings completed each year on qualifying sites</b>	
Indicator performance/target (2023/2024)	RAG score
<p>To meet policy requirements:</p> <ul style="list-style-type: none"> <li>• Clause 1 of the policy relates to <b>M4(2) category 2</b>: Accessible and adaptable dwellings. This is <b>now a compulsory requirement</b> for new dwellings under the Building Regulations so is not monitored here.</li> <li>• Clause 2 of the policy relates to <b>M4(3) category 3</b>: Wheelchair user dwellings. Whilst this remains an optional requirement under the Building Regulations, Policy LP38 has specific requirements for developments of 10 or more (gross) new build dwellings: <ul style="list-style-type: none"> <li>- at least 5% of all dwellings will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings,</li> <li>- where evidence from the Council's Housing Register points to a current local need, affordable schemes will include provision for Part M(4)(3)(2)(b) wheelchair accessible dwellings</li> <li>- where a scheme includes specialist housing for older people and adults with disabilities, 100% of all self contained units will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings.</li> </ul> </li> </ul>	

**This indicator has been given a neutral 'RAG' score, as explained below.**

- 7.133 Through the implementation of BFLP **Policy LP38 (accessible and adaptable dwellings)**, housing proposals will be expected to meet high standards of accessibility as outlined above.
- 7.134 This indicator relates to completions rather than the number of new permissions granted. It does not take account of any completions relating to park/mobile homes.
- 7.135 As this policy is new to the Development Plan, no development was completed in the monitoring year that would have been assessed against the policy approach now set out in Policy LP38. This indicator has therefore been given a neutral 'RAG' score and will continue to be monitored throughout the plan period.
- 7.136 Irrespective of the above, it is known that there were some affordable wheelchair accessible dwellings completed during 2023/24, as set out below (
- 7.137



7.138 **Table 16)** (information relates to the applications listed in **Table 8**).

**Table 16: Affordable accessible and adaptable dwelling completions 2023/24**


Site	Application reference	Number of wheelchair accessible units
Land adjoining Coppid Beach House, South of London Road, Binfield	19/01118/FUL	1 one-bedroom flat
Tilehurst Lane, Binfield (Tilehurst Green)	18/00758/FUL	1 one-bedroom flat
Beaufort Park, South Road, Bracknell (The Evergreens)	17/01123/OUT 21/00104/REM	1 one-bedroom flat
North Lodge Farm, Forest Road, Hayley Green, Warfield	17/00656/OUT 21/00440/REM	1 three-bedroom house

### **Future monitoring**

- 7.139 In terms of future monitoring, it is intended to attach appropriate conditions to permissions relating to qualifying sites, as set out below.
- If the policy requirement is adequately demonstrated through the application proposals, a condition will be attached to require the permission to be implemented in accordance with the approved plans and maintained as such thereafter.
  - If the policy requirement is not adequately demonstrated as part of the application submission, appropriate planning conditions will be attached to require written verification that the completed dwellings are built to the specified standards to be submitted for approval, and maintenance thereafter.
- 7.140 This is referred to in the draft Housing Supplementary Planning Document<sup>25</sup>, which the Council is currently progressing. Once adopted, this will be a material consideration in the determination of planning applications.

<sup>25</sup> Housing SPD: [Housing Supplementary Planning Document | Bracknell Forest Council](#)

**Policy LP40: Housing mix (size and type of completions)****Indicator: Size and type of dwellings completed each year**

Indicator performance/target (2023/2024)	RAG score
No one type or size should form 100% of completions.	

**The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below.**

- 7.141 This indicator relates to **Policy LP40 (housing mix)**, which sets out that development proposals will be supported which include a mix of housing tenure and types to meet the existing and future housing needs of different groups in the community. When determining the proposal, the Council will have regard to, the site’s size, individual site circumstance and site-specific viability. Schemes of 10 or more (gross) are expected to have an emphasis on family homes (outside Bracknell Town Centre) and scheme with fewer than 10 dwellings are encouraged to provide a mix of size and types.
- 7.142 For the purpose of this indicator, it relates to the list of large and medium housing completions (C3 use) as set in **Appendix 2 – List of large and medium housing completions (C3 use, non-specialist)**. The dwelling mix referred to in this policy does not apply to developments of specialist housing, nor developments relating to park/mobile homes. **Appendix 7 – Dwelling Mix (C3 completions)** lists the site-by-site breakdown. The data relates to size and type of dwellings as follows:
- Size: 1, 2, 3, 4, 5+ bedroom
  - Type: flats, terraced, semi-detached, detached
- 7.143 Warfield Area 2 permissions<sup>26</sup> have been excluded from this analysis. This is because the overall completions data was supplied by the developer, and did not include plot numbers for each completion. Instead, the overall number of unit completions was provided by Phase.

<sup>26</sup> [Planning Commitments for Housing at March 2024](#)

Figure 14: Dwelling type mix completed 2023/24

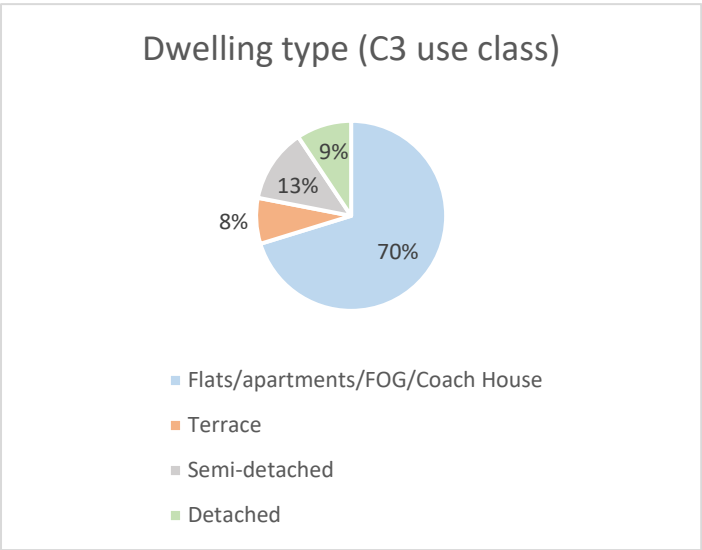
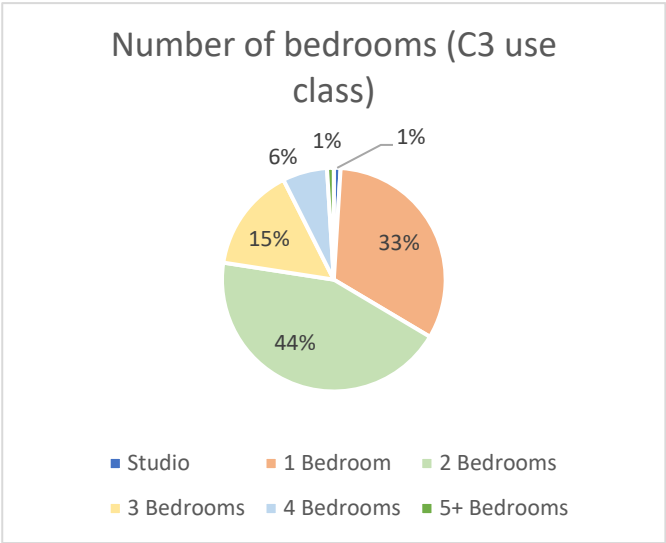



Figure 15: Bedroom mix completed 2023/24



- 7.144 For the monitoring year, as can be seen from **Figure 14** and **Figure 15***Error! Reference source not found.*, no one type or size of dwelling formed 100% of the Borough’s completions. The target has therefore been achieved and a green RAG score given.
- 7.145 As evidenced by **Figure 15**, the majority of completed dwellings during 2023/24 were 2 bedroom properties (44%) followed by 1 bedroom properties (33%). This is largely due the completion of Amber House and The Grand Exchange in Bracknell Town Centre. These two developments were composed entirely of flats, and completions are only counted once a whole block is completed. This helps explain why 70% of the completed dwelling types were flats (**Figure 14**).
- 7.146 22% of the completions related to 3+ bedroom dwellings. After flats, semi-detached properties were the second most common form of completed dwelling with a 13% share in the overall completions, followed by detached (9%) and terraced (8%). These can be attributed to the completion of family housing on allocated sites at Blue Mountain, Amen Corner South (Coppid Beech House) and the former TRL. These sites are located outside Bracknell Town Centre.

**Policy LP41: Gypsies, travellers and travelling showpeople****Indicator: Number of pitches and plots completed each year**

Indicator performance/target (2023/2024)	RAG score
To meet local pitch/plot needs for the travelling community	

**An amber 'RAG' score, has been given to this target, as explained below.**


- 7.147 At this early stage during the BFLP plan period, the overall target has not been achieved and has therefore been awarded an amber score. This is not a concern at the moment, as progress is being made.
- 7.148 The Council's Gypsy and Traveller Accommodation Assessment 2022 (GTAA)<sup>27</sup> informed section 6.16 *'Self build, custom build and gypsy and travellers and travelling show people, in the BFLP'*. This established an overall need for pitches and plots within the travelling community. The overall scale of need for gypsy, traveller and travelling showpeople accommodation in the Borough is small compared with the wider housing need. The GTAA 2022 identified the need for 8 pitches across the BFLP plan period (see Table 6.4). This is broken down into 4 pitches to be delivered within the first five years of the plan period and four pitches to be delivered during the period 2026/27 to 2036/37.
- 7.149 Whilst there were no new pitch or plot completions for the 2023/24 monitoring period, the Council is currently considering an application for four retrospective pitches which involve the intensification of an existing authorised site and if approved would address the short-term need for pitches.
- 7.150 The GTAA 2022 found a need for 5 Travelling Showperson plots during the BFLP plan period<sup>28</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.

<sup>27</sup> GTAA: [Gypsy and Travelling Showpeople Accommodation Assessment 2022](#)

<sup>28</sup> BFLP: [Bracknell Forest Local Plan to 2037](#) (Table 13)

### Policy LP28: Design principles

**Indicator: Post completion, the number of residential schemes (exceeding 10 units, net) that meet 'Building for a Healthy Life 2020' criteria (or similar national standard), 'green', 'amber', 'red' standards.**

Indicator performance/target (2023/2024)	RAG score
No scheme with 'red' score for any criteria	

**The target for this indicator has been achieved and has been given a green 'RAG' score, as explained below.**

- 7.151 The qualifying sites for this indicator have been taken from **Appendix 2 – List of large and medium housing completions (C3 use, non-specialist)**. Only wholly completed sites have been assessed which exceed 10 units (net). These are listed in **Table 17**.
- 7.152 Building for Healthy Life (BHL) is a way of assessing 'high quality' as prescribed in the BFLP and assisting in demonstrating performance within a national context. Achieving a standard of 'green' under the BHL scheme is therefore considered to demonstrate high quality. The 12 criteria 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/engage local communities in planning.
- 7.153 For the purpose of this AMR, the traffic light system has been used to assess the large and medium sites/phases which have been wholly completed within the monitoring year. The greater the number of 'green' criteria, the better the design is considered to be. However, where 'amber' is reported, it is considered that some amendments could have been made during the planning stage that might have led to some improvements on the ground.
- 7.154 For the 2023/24 monitoring period, 12 wholly completed sites were assessed (**Table 17**) - 3 medium and 9 large. Phase 1A Land at former TRL has been included in this assessment despite not meeting the 10 dwelling criteria as it is part of a wider major development.
- 7.155 11 sites scored 100% green, meaning these developments have met the BHL criteria. As a result, 91% of the large and medium wholly completed residential developments delivered in the Borough are of high quality and well designed. One site did not achieve a score of 100% green. Out of the 12 criteria, Land east of Sparrowhawk Way was given one amber score. This was due to lack of green landscaping.
- 7.156 The target for this indicator has been met, as no scheme scored 'red' for any criteria, therefore it has been awarded a green 'RAG' score.



**Appeal decisions**

- 7.157 Albeit relevant to the next monitoring period (2024/25) it is worth noting that there has been an appeal decision which supports Policy LP28:
- 23/00533/FUL, 36 Ardingly, Bracknell. The proposal related to the demolition of an existing attached single garage and sub-division of the existing curtilage to allow for the erection of a new two-storey detached dwelling. The proposal was found to be in conflict with Policy LP28 as it was considered that it would cause harm to the character and appearance of the area. In addition, the proposal did not satisfy Policies LP25, LP54 and LP62.



Size	Parish	Site	Application ref	Total completions (net)	N/A	Red	Amber	Green
Medium	Bracknell	Amber House & Northgate House, Market Street	15/01035/FUL	193	0	0	0	12
Medium	Bracknell	Bus Depot and Offices, Coldborough House, Market Street (The Grand Exchange)	18/00964/FUL 22/00122/FUL	242	0	0	0	12
Medium	Warfield	North Lodge Farm (Kings Hart View)	17/00656/OUT 21/00440/REM	18	0	0	0	12
Large	Binfield	Land at Tilehurst Lane (Tilehurst Green)	18/00758/FUL 15/00452/OUT	22	0	0	0	12
Large	Binfield	Land adjoining Coppid Beech House, South of London Road (SALP policy SA8)	19/01118/FUL	54	0	0	0	12
Large	Bracknell	Land east of Sparrowhawk Way	14/00488/REM	25	0	0	1	11
Large	Crowthorne	Phase 1A (adjoining restaurant) Land at former TRL, Nine Mile Ride (SALP SA5)	19/00791/REM	7	0	0	0	12
Large	Crowthorne	Phase 2 (Hatch Green) Land at former TRL, Nine Mile Ride (SALP SA5)	21/00004/REM	198	0	0	0	12
Large	Crowthorne	Phase 3a (Goodwood Crescent) Land at former TRL, Nine Mile Ride (SALP SA5)	19/01099/REM	125	0	0	0	12
Large	Warfield	Land north of Harvest Ride and south of Forest Road and east of West End Lane (Area 2, Phase 8) (SALP SA9)	20/00265/REM	42	0	0	0	0
Large	Winkfield	White Gates, Long Hill Road	18/00336/FUL	12	0	0	0	12


Large	Winkfield	Winkfield Manor, Forest Road	21/00780/FUL	-15	0	0	0	12
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**Table 17: Building for Healthy Life analysis**




**Policy LP47: Dwellings for rural workers**

**Indicator: number of permissions granted contrary to policy requirements**

Indicator performance/target (2023/2024)	RAG score
None (i.e. no applications granted contrary to policy)	

**This indicator has been given a neutral 'RAG' score, as explained below.**

- 7.158 This indicator relates to **Policy LP47 (dwellings for rural workers)**. This policy sets out the criteria for the construction of a new permanent or temporary rural worker's dwelling.
- 7.159 During the monitoring year, 1 dwelling for a rural worker has been approved.
- 7.160 An application (21/00044/OUT) was approved at Oak Tree Nursery by the March 2023 Planning Committee. It involves the erection of 1 permanent rural worker's dwelling. Occupation of the dwelling is limited to a person working at Oaktree Garden Centre, or a widow or widower of such person.
- 7.161 This application was assessed against the Bracknell Forest Borough Local Plan (2002) and the Core Strategy (2008). It was not assessed against the BFL. A neutral 'RAG' score has therefore been given.
- 7.162 Future monitoring will relate to any relevant permissions for rural workers and how regard has been had to adopted Policy LP47.

Policy LP48: Occupancy conditions	
Indicator: Number of occupancy conditions removed contrary to policy requirements	
Indicator performance/target (2023/2024)	RAG score
None (i.e. no applications granted contrary to policy)	

**As there is no specific target for this indicator and there are no relevant permissions for 2023/24, this has been given a neutral 'RAG' score.**

- 7.163 This indicator relates to **Policy LP48 (occupancy conditions)**. Under this policy, an application can be made to the Council for the removal of a rural worker occupancy condition. This involves marketing the property for sale or rent for a minimum of 12 months at a realistic price to reflect the occupancy condition.
- 7.164 No permissions were granted during the 2023/24 monitoring year, therefore this has been given a neutral 'RAG' score.

## Appendix 1 – List of major housing permissions (C3 use, non-specialist)

- 8.1 The following table (**Table 18**) relates to major housing site permissions in C3 use (**paragraph 0**) for the 2023/24 monitoring period. These are developments which are equal to and greater than 0.5 hectares or provide 10 or more (gross) dwellings as part of the scheme.
- 8.2 The number of dwellings relating to reserved matters and section 73 permissions have not been counted for the 2023/24 monitoring period in order to avoid double counting. This is because they are counted at an earlier stage under the site's outline permission, or in the case of section 73 permissions, under the original full permission. Such permissions are listed with a total of zero dwellings in the table below.

**Table 18: Number of permissions granted for major housing (C3 use), 2023/24**

Parish	Site	Application number (decision date)	Site size	Total number of dwellings (gross)	Settlement tier	PDL/GF
Binfield	Land on the south east side of Turnpike Road (former 3M recreational land, Cain Road)	22/01008/FUL (October 2023)	0.95	33	Tier 1	PDL
Bracknell	Burford House, Leppington	20/00823/FUL (April 2023)	0.14	12	Tier 1	PDL
Bracknell	Former Bus Station Site, Market Street	21/00707/OUT (June 2023)	0.41	169	Tier 1	PDL
Bracknell	Montgomery of Alamein Court, Cumberland Drive	20/00510/FUL (January 2024)	0.7	4	Tier 1	PDL
Bracknell	Pinecroft, Old Wokingham Road	21/00206/FUL (March 2024)	0.66	1	Tier 1	PDL
Bracknell	Barn Close	22/00317/FUL (December 2023)	0.6	25	Tier 1	PDL
Crowthorne	Phase 4B Land at former TRL Site Old Wokingham Road	22/00913/REM (May 2023)		0	Tier 2	PDL
Crowthorne	Phase 5A Land at former TRL Site, Old Wokingham Road	22/01043/REM (October 2023)		0	Tier 2	PDL
Crowthorne	Phase 5B Land at former TRL site Old Wokingham Road	22/01051/FUL (December 2023)	3.03	90	Tier 2	PDL
Sandhurst	Grove Farmhouse, Lower Sandhurst Road	23/00691/FUL (March 2024)	0.7	1	Countryside	GF

Parish	Site	Application number (decision date)	Site size	Total number of dwellings (gross)	Settlement tier	PDL/GF
Warfield	Land south of Forest Road, Newell Green	21/00592/FUL (February 2024)	2.06	43	Tier 1	PDL
Warfield	Land west of Maize Lane and east of Old Priory Lane (Land Parcel 3)	22/00578/REM (September 2023)		0	Tier 1	GF
Warfield	Land north of Newhurst Gardens	22/01047/FUL (March 2024)	4.4	0	Tier 1	GF
Winkfield	Bodens Ride Cottage, Bodens Ride	22/00831/FUL (July 2023)	0.67	1	Green Belt	PDL
Winkfield	Pine Acres, Birch Lane	23/00046/FUL (January 2024)	0.5	2	Countryside	PDL
Winkfield	Westwood House Swinley Road	22/00116/FUL (October 2023 appeal)	1.98	20	Countryside	PDL
Winkfield	St Christopher's Care Home, Ascot Priory, Priory Road	20/00503/FUL (November 2023)	17	10	Green Belt	PDL

## Appendix 2 – List of large and medium housing completions (C3 use, non-specialist)

- 8.3 The following table (**Table 19**) relates to large and medium housing site completions in C3 use (paragraph 0) for the 2023/24 monitoring period.
- 8.4 Developments which are sites of 1 hectare, or more are categorised as large sites. Medium sites are developments of less than 1 hectare but with 5 (net) or more dwellings.
- 8.5 It should be noted that the completions listed in the table below relate to permissions which would have been determined in line with policies that formed part the Development Plan at the time the decision was made i.e. prior to the adoption of the BFLP.
- 8.6 A 'completion' is taken as a unit capable of being lived in, even if it has not yet been occupied/sold (unless specified differently in enabling legislation).

**Table 19: List of large and medium housing (C3 use) completions**

Parish	Site	Application no.	No. of completed dwellings (net) (during monitoring period)  + denotes site/land parcel completed during monitoring year
<b>Medium sites</b>			
Bracknell	Amber House and Northgate House, Market Street	15/01035/FUL	+190
Bracknell	Bus Depot and Offices, Coldborough House, Market Street (The Grand Exchange)	18/00964/FUL 22/00122/FUL	+242
Bracknell	Land at East Lodge, Great Hollands Road (access via Aysgarth, Ringmead)	23/00716/FUL	+9
Bracknell	Blocks A, B,C Christine Ingram Gardens, Folders Lane	18/00620/FUL	+6
Sandhurst	Land to R/O 92 College Road	21/00837/FUL 17/00754/FUL	+4
Warfield	North Lodge Farm (Kings Hart View)	17/00656/OUT 21/00440/REM	+19
Winkfield	Orchard House. Priory Road	20/00862/FUL 22/00388/FUL	+7
Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	0 (-1 demolition, 1 new build)
Winkfield	Squirrels, North Street	21/00157/FUL	-1
Winkfield	Westwood House	22/00116/FUL	-1
		<b>Medium total</b>	<b>475</b>
<b>Large sites</b>			
Binfield	Norbury, London Road (SALP Policy SA8) (Alexandra Gardens)	19/00767/FUL	2
Binfield	Land at Tilehurst Lane (Tilehurst Green)	18/00758/FUL 15/00452/OUT	+22

Parish	Site	Application no.	No. of completed dwellings (net) (during monitoring period)  + denotes site/land parcel completed during monitoring year
Binfield	Land at Blue Mountain, Wood Lane Phase B4 (SALP SA&)	18/01010/REM	36
Binfield	Land adjoining Coppid Beech House, South of London Road (SALP policy SA8)	19/01118/FUL	+32
Bracknell	Beaufort Park, South Road (The Evergreens)	17/01123/OUT 21/00104/REM	30
Bracknell	Coopers Hill Youth and Community Centre	21/00233/FUL	12
Bracknell	The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD	10
Bracknell	Land East of Sparrowhawk Way	14/00488/REM	+25
Crowthorne	Phase 1A (adjoining restaurant) Land at former TRL, Nine Mile Ride (SALP SA5)	19/00791/REM	+7
Crowthorne	Phase 2 (Hatch Green) Land at former TRL, Nine Mile Ride (SALP SA5)	21/00004/REM	+39
Crowthorne	Phase 3a (Goodwood Crescent) Land at former TRL, Nine Mile Ride (SALP SA5)	19/01099/REM	+66
Crowthorne	Phase 3b (Neighbourhood Centre) Land at former TRL, Nine Mile Ride (SALP SA5)	22/00060/REM	25
Crowthorne	Phase 4A Land at former TRL, Nine Mile Ride (SALP SA5)	22/00138/REM	7
Warfield	Land north of Harvest Ride and south of Forest Road and east of West End Lane (Area 2, Phase 6) (SALP SA9)	18/00396/REM	14
Warfield	Land north of Harvest Ride and south of Forest Road and east of West End Lane (Area 2, Phase 8) (SALP SA9)	20/00265/REM	+17
Warfield	Land north of Harvest Ride and south of Forest Road and east of West End Lane (Area 2, Phase 9) (SALP SA9)	20/00265/REM	57
Warfield	Land at south west of Abbey Place (Abbey Place Mews) (Area 1) (SALP SA9)	19/00327/FUL	9
Warfield	Land west of Maize Lane and east of Old Priory Lane (Land Parcel 4) (Skylarks) (SALP SA9)	22/00314/REM	2
Winkfield	White Gates, Long Hill Road	18/00336/FUL	+11
Winkfield	Winkfield Manor, Forest Road	21/00780/FUL	+18
		<b>Large total</b>	<b>441</b>
		<b>Overall total</b>	<b>916</b>



Appendix 3 – Developments that have been identified in an Adopted Local Plan (Bracknell Forest Local Plan)

- 8.7 The following table (**Table 20**) relates to progress on sites which have been identified in Policy LP5 of the BFLP and which are set out in further detail in the site specific policies LP6 to LP15.
- 8.8 All developments listed are currently ‘soft’ commitments, as during the monitoring year 2023/34 they did not have formal planning permission. As they are allocated in the BFLP, they have been identified as being suitable for development. Some of the sites have current planning applications pending consideration, some of which have a formal resolution to grant planning permission, but where the signing of a legal agreement (s.106) is awaited before planning permission can be granted.
- 8.9 Large sites are developments which are sites of 1 hectare or more. Medium sites are developments of less than 1 hectare but with 5 (net) or more dwellings.
- 8.10 The following table provides information on progress at 10 December 2024.

Table 20: Developments that have been identified in an Adopted Local Plan (Bracknell Forest Local Plan) (Soft Commitments)

Parish	BFLP Policy	Address	Site size (ha)	Plan period residual allocation balance (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
Large sites					
Binfield	Policy LP 11	Land south of Forest Road and east of Cheney Close (BIN5)	1.85	40	Current applications pending: <ul style="list-style-type: none"><li>22/00907/OUT: development up to 40 dwellings and associated infrastructure.</li><li>23/00488/FUL: 38 dwellings. Resolution to approve subject to s.106 agreement. Decided by August 2024 Planning Committee).</li></ul>
Binfield	Policy LP 12	Land previously reserved for Park and Ride, Peacock Farm (BIN20)	2.66	100	Resolution to approve subject to s.106 agreement. Decided by August 2024 Planning Committee.



Parish	BFLP Policy	Address	Site size (ha)	Plan period residual allocation balance (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
					21/00856/FUL Erection of 119 dwellings and associated infrastructure. The application relates to a larger site and includes the residual Policy SA2 SALP site (Land Between Peacock Farm Public House and A329 Berkshire Way).
Bracknell	LP 6	Land at Beaufort Park, Nine Mile Ride (South Road) (BRA4)	32.47	0	23/00767/FUL resolution to approve subject to a s.106 agreement. Decided by March 2024 Planning Committee.  (This is a scheme for 226 dwellings which forms part of the 'soft' commitments in the 2023/24 housing commitments).
Bracknell	LP 9	Eastern Gateway Development Area (Town Square) (BRA7)	2.14	210	No current planning application, however, further detail is provided in the adopted Bracknell Town Centre Masterplan SPD.
Bracknell	LP 10	Southern Gateway Development Area (BRA14, 15 and 17)	4.3	600	No current planning application, however further detail is provided in the adopted Bracknell Town Centre Masterplan SPD.
Bracknell	LP 8	The Peel Centre and The Point, Skimped Hill Lane (BRA18)	6.54	600	No current planning application.  900 units overall (600 to be delivered during the plan period)
Sandhurst	LP 7	Land east of Wokingham Road and south of Dukes Ride (Derby Field) (SAND5)	8.7 (within BFC)	220	No current planning application.
Warfield	LP 13	Land north of Herschel Grange (WAR9)	1.29	30	No current planning application.
Winkfield	LP 14	Whitegates, Mushroom Castle, Chavey Down Road (WINK15)	2.21	0	Application approved 11 November 2024.  19/00009/OUT: up to 42 dwellings. (this application forms part of the 'soft' commitments in the 2023/24 housing commitments, and the decision has subsequently been issued)
			<b>Large total</b>	<b>1,800</b>	
<b>Medium sites</b>					
Binfield	LP 15	Land south of London Road (Eastern Field) (BIN12)	0.31	10	Current application pending.  23/00762/OUT: development of up to 10 dwellings and associated infrastructure.

Parish	BFLP Policy	Address	Site size (ha)	Plan period residual allocation balance (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
			Medium total	10	
			Overall total	1,810	

**Appendix 4 – Developments which have been identified in an Adopted Local Plan (Site Allocations Local Plan)**

- 8.11 The following table (**Table 21**) lists sites that have been identified in the Site Allocations Local Plan (SALP).
- 8.12 All developments listed are soft commitments. These are sites which have no formal planning permission, but which have been identified in principle as being suitable for development. Large sites are developments which are sites of 1 hectare or more. Medium sites are developments of less than 1 hectare but with 5 (net) or more dwellings.
- 8.13 Some of the sites have been accepted through a formal resolution of the Local Planning Authority, but where the signing of a legal agreement (s.106) is awaited before planning permission can be granted.
- 8.14 The following table provides current information at 10 December 2024.

**Table 21: Developments which have been identified in an Adopted Local Plan (Site Allocations Local Plan) (Soft Commitments)**

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
<b>Large sites</b>					
Binfield	SA2	Land north of Peacock Lane (residual)	2.6	54	<ul style="list-style-type: none"> <li>Allocated for 182 dwellings.</li> <li>623523 (1998) – Outline permission for up to 1,500 dwellings. SA2 site is included as part of the outline site.</li> <li>13/00783/REM – reserved matters for 128 dwelling. Complete 2020/21.</li> <li>119 dwellings (21/00856/FUL, relates to a larger site and includes the residual Policy SA2 SALP site and land related to BFLP Policy LP12). Resolution to approve subject to s.106 agreement. Decided by August 2024 Planning Committee.</li> </ul>
Binfield	SA2	Land north of Cain Road	1.88	0	<ul style="list-style-type: none"> <li>Allocated for 75 dwellings.</li> <li>Application for 50 dwellings and 68 bedspace (38 ratio equivalent) Use Class C2 care home (20/0094/FUL). Approved 2022. Under construction.</li> </ul>
Binfield	SA3	Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage		0	<ul style="list-style-type: none"> <li>Allocated for 67 dwellings.</li> <li>Application for 67 dwellings (11/00682/OUT, 13/00784/REM) complete 2016/17.</li> </ul>
Binfield	SA3	Land at junction of Forest Road and Foxley Lane		0	<ul style="list-style-type: none"> <li>Allocated for 26 dwellings.</li> <li>Application for 13 (net) dwellings (12/00911/FUL) complete 2014/15.</li> </ul>
Binfield	SA8	Land at Amen Corner (South) (residual)	Large	349	<p>Estimated total SA3 capacity: 725 dwellings.</p> <ul style="list-style-type: none"> <li>Norbury, London Road (19/00767/FUL) – 21 (20 net) dwellings. Under construction.</li> <li>Land Adjoining Coppid Beech House, south of London Road (19/01118/FUL) – 54 dwellings. Complete 2023/24.</li> <li>Land at Amen Corner South (18/00242/OUT) – up to 302 dwellings (soft commitment subject to the completion of a s.106 agreement).</li> </ul>
Binfield	SA6	Amen Corner North, Binfield	Large	0	<ul style="list-style-type: none"> <li>14/00315/OUT – up to 377 dwellings and primary school, approved March 2015.</li> <li>15/00873/REM – reserved matters for 277 dwellings. Complete 2021.</li> <li>19/00135/REM – reserved matters for further 3 dwellings. Complete 2021.</li> <li>Primary school (15/00872/REM), complete.</li> </ul>
Binfield	SA7	Blue Mountain	Large	0	<ul style="list-style-type: none"> <li>16/00020/OUT – mixed use development for up to 400 dwellings, approved June 2016.</li> <li>Demolition of 3 dwellings completed March 2019.</li> <li>Phase 1, 74 dwellings (17/01363/REM). Complete June 2024.</li> <li>Phase 2, 46 dwellings (17/01341/REM). Complete December 2022.</li> <li>Phase 3, 68 dwellings (18/01089/REM), Complete September 2022.</li> <li>Phase 4, 215 dwellings (18/01010/REM). Complete June 2024.</li> </ul>
Binfield	SA1	Farley Hall, London Road	2.28	0	<ul style="list-style-type: none"> <li>Site was allocated for 65 dwellings.</li> <li>Applications for 73 dwellings (13/01072/OUT, 14/01010/REM) complete 2016/17.</li> </ul>
Binfield	SA1	Binfield Nursery, Terrace Road	1.31	0	<ul style="list-style-type: none"> <li>Site was allocated for 33 dwellings.</li> <li>Application for 24 dwellings, inc 6 specialist (13/00966/FUL) complete 2018/19.</li> </ul>

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
Bracknell	SA1	Garth Hill School, Sandy Lane	1.99	0	<ul style="list-style-type: none"> <li>Allocated for 100 dwellings.</li> <li>Application for 65 dwellings (13/00074/FUL) complete 2015/16.</li> <li>Application 17/01087/FUL for 89 dwellings covering part of the allocated site (17/01087/FUL) completed 2021/22.</li> </ul>
Bracknell	SA1	Commercial Centre (Depot), Bracknell Lane West	1.7	115	No current planning application for housing
Bracknell	SA1	Old Bracknell Lane West (residual)	2.51	0	<ul style="list-style-type: none"> <li>Allocated with an estimated capacity of 203 dwellings</li> <li>Photon House: application for 72 dwellings (16/00494/FUL). Complete 2017/18.</li> <li>Bracknell Beeches: application for 349 dwellings (21/00701/FUL). Approved 2023. Under construction.</li> </ul>
Bracknell	SA1	Land north of Eastern Road (residual)	1.98	188	<ul style="list-style-type: none"> <li>Allocated with an estimated capacity of 432 dwellings</li> <li>Avoncrop: application for 14 dwellings (12/00483/FUL). Complete 2019/20.</li> <li>Foundation House: application for 123 dwellings (15/00362/FUL). Complete 2017/18.</li> <li>Hayley House: application for 19 dwellings (16/0079/PAC). Complete 2018/19.</li> <li>Apex House: application for 28 dwellings (16/00639/PAC). Complete 2018/19.</li> <li>Racal House: application for 60 dwellings (16/00626/FUL). 22/00952/LDC confirmed implementation of permission (issued January 2023). No progress since LDC.</li> </ul>
Bracknell	SA2	The Football Ground, Larges Lane	1.26	0	<ul style="list-style-type: none"> <li>Allocated for 102 dwellings.</li> <li>Land at Larges Lane 14 dwellings (16/00102/FUL). Complete March 2019</li> <li>Outline application for 117 dwellings (21/00250/OUT). Approved by Committee 2022 subject to S.106 agreement (extension of time agreed until April 2024)</li> <li>Alternative application for 88 dwellings (23/00031/OUT). Resolution to approve subject to S.106 agreement (decided April 2024).</li> </ul>
Crowthorne	SA4	Land at Broadmoor Hospital	Large	210	<ul style="list-style-type: none"> <li>No current planning applications for housing.</li> <li>New hospital was complete in 2019 (11/00743/FUL)</li> <li>New access road from Foresters Way complete.</li> </ul>
Crowthorne	SA2	Land at Cricket Field Grove (residual)	2.9	0	<ul style="list-style-type: none"> <li>Allocated for 145 dwellings.</li> <li>Application for 130 dwellings (16/00914/FUL). Complete 2020/21.</li> </ul>
Crowthorne	SA3	Land South of Dukes Ride	1.61	0	<ul style="list-style-type: none"> <li>Allocated for 23 dwellings.</li> <li>Application for 36 dwellings (15/00366/FUL). Complete 2018/19.</li> </ul>
Crowthorne	SA5	Land at former Transport Research Laboratory (TRL)	Large	0	<ul style="list-style-type: none"> <li>13/00575/OUT – mixed use development for 1,000 dwellings, approved January 2015.</li> <li>Demolition complete</li> <li>SANG complete (16/01075/REM)</li> <li>Primary school approved 2019 (19/00065/REM)</li> <li>Community hub approved 2019 (19/00195/REM)</li> <li>Care home, 80 bed spaces (18/01237/REM). Complete 2021.</li> <li>Phase 1, 207 dwellings (17/00401/REM). Complete March 2022.</li> <li>Phase 1a, 7 dwellings (19/00791/REM). Complete March 2024.</li> <li>Phase 2, 198 dwellings (17/01380/REM). Complete March 2024.</li> </ul>

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
					<ul style="list-style-type: none"> <li>Phase 3a, 125 dwellings (19/01099/REM). Complete September 2023.</li> <li>Phase 3b, 120 dwellings (22/00060/REM). Approved 2022. Under construction.</li> <li>Phase 4a, 169 dwellings (22/00138/REM). Approved 2022. Under construction.</li> <li>Phase 4b, 63 dwellings (22/00913/REM). Approved 2023. Under construction.</li> <li>Phase 5a, 111 dwellings (22/01043/REM). Approved 2023. Under construction.</li> <li>Phase 5b, 90 dwellings (22/01051/FUL, not part of outline). Approved December 2023. Not started.</li> </ul>
Sandhurst	SA3	Land west of Alford Close	7.7	0	<ul style="list-style-type: none"> <li>Allocated for 120 dwellings.</li> <li>Application for 108 dwellings (16/00372/FUL). Complete 2021/22.</li> </ul>
Warfield	SA9	Land at Warfield Area 1 (Masterplan February 2015)	Large	239	<p>Estimated capacity in SALP: 814 dwellings</p> <ul style="list-style-type: none"> <li>Land at Watersplash Lane, 42 (net) dwellings (16/01274/FUL). Complete 2020/21.</li> <li>Land East of Avery Lane and North of Watersplash Lane, 116 dwellings (16/01195/FUL). 115 dwellings complete 2022/23.</li> <li>Land South of Fairclough Farm, Newell Green, 52 dwellings (16/01253/FUL). Complete 2022/23.</li> <li>Land East Of Old Priory Lane and West Of Maize Lane, 305 dwellings (20/00214/OUT). <ul style="list-style-type: none"> <li>Parcel 3, 175 dwellings (22/00578/REM). Under construction.</li> <li>Parcel 4, 45 dwellings (22/00314/REM). Under construction.</li> <li>Parcel 1, 12 dwellings (22/00787/REM). Not started.</li> <li>73 dwellings remain under the outline permission.</li> </ul> </li> <li>Barn at Watersplash Lane, 1 net dwelling (20/00057/FUL)</li> <li>Abbey Place, 9 net dwellings (19/00327/FUL). Complete 2022.</li> <li>Land to south and west of 2 Fairclough Farm, Watersplash Lane, 7 dwellings (19/00908/FUL). Under construction.</li> <li>Land south of Forest Road, 42 dwellings (21/00592/FUL). Under construction.</li> <li>Watersplash Lane, 1 dwelling (22/00883/FUL)</li> </ul>
Warfield	SA9	Land at Warfield Area 2 (residual)	Large	25	<p>13/01007/OUT – Outline permission for up to 750 residential dwellings</p> <ul style="list-style-type: none"> <li>Phase 1, 87 dwellings. Complete 2017,</li> <li>Phase 3, 93 dwellings (15/00163/REM). Complete 2019.</li> <li>Phase 4a, 58 dwellings (15/00647/REM). Complete 2019.</li> <li>Phase 4b, 49 dwellings (16/01123/REM). Complete 2020.</li> <li>Phase 5, 121 dwellings (17/00054/REM). Complete 2020.</li> <li>Phase 6, 80 dwellings (18/00396/REM). Site partially complete, 24 dwellings under construction.</li> <li>Phase 7, 77 dwellings (18/00396/REM). Complete 2022.</li> <li>Phase 8, 42 dwellings (20/00265/REM). Complete 2023.</li> <li>Phase 9, 77 dwellings (20/00265/REM). Complete 2024.</li> <li>Phase 10, 39 dwellings (22/00272/FUL, not part of outline). Under construction.</li> </ul>
Warfield	SA9	Land at Warfield Area 3	Large	454	No current planning applications.

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2023/24)	Progress (as at December 2024)
Warfield	SA9	Land at Warfield Area 4		0	<ul style="list-style-type: none"> <li>Application for 27 dwellings (23/00831/FUL). Complete 2015/16.</li> </ul>
Winkfield	SA3	Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road	1.8	0	<ul style="list-style-type: none"> <li>Allocated for 49 dwellings.</li> <li>Application for 79 (net) dwellings (19/00847/OUT and 21/00772/REM). Under construction.</li> </ul>
Winkfield	SA3	Land at Bog Lane	1.7	40	<ul style="list-style-type: none"> <li>Allocated for 40 dwellings.</li> <li>Current application for 81 dwellings (24/00122/FUL) pending consideration.</li> </ul>
			<b>Total large</b>	<b>1,675</b>	
<b>Medium sites</b>					
Binfield	SA2	Sundial Cottage and Popeswood Post Office, London Road	0.16	0	<ul style="list-style-type: none"> <li>Allocated for 14 dwellings.</li> <li>Application for 10 dwellings (14/00858/FUL). Complete 2016/17.</li> </ul>
Binfield	SA3	Land at Wood Lane	0.55	20	<ul style="list-style-type: none"> <li>Allocated for 20 dwellings.</li> <li>No current planning applications.</li> </ul>
Bracknell	SA1	Albert Road Car Park	0.53	40	<ul style="list-style-type: none"> <li>Allocated for 40 dwellings.</li> <li>No current planning applications.</li> </ul>
Bracknell	SA1	Chiltern House and the Redwood Building, Broad Lane	0.89	0	<ul style="list-style-type: none"> <li>Allocated for 71 dwellings.</li> <li>Application for 99 dwellings (17/010434). Complete 2019/20.</li> </ul>
Bracknell	SA1	Downside, Wildridings Way	0.46	0	<ul style="list-style-type: none"> <li>Allocated for 18 dwellings.</li> <li>Application for 26 dwellings (17/01065/FUL). Site complete 2020/21.</li> </ul>
Bracknell	SA1	Adastron House, Crowthorne Road	0.28	0	<ul style="list-style-type: none"> <li>Allocated for 18 dwellings.</li> <li>Application for 36 (net) dwellings (inc Byways site) (14/00437/FUL) completed 2016/17</li> </ul>
Crowthorne	SA3	White Cairn, Dukes Ride	0.5	16	<ul style="list-style-type: none"> <li>Allocated for 16 dwellings.</li> <li>No current planning applications.</li> </ul>
Warfield	SA1	Land at Battle Bridge House, Warfield House and Garage, Forest Road	0.29	0	<ul style="list-style-type: none"> <li>Site allocated for 10 dwellings.</li> <li>Site forms part of a larger application for 48 dwellings on Warfield Area 1 (Land South of Forest Road Newell Green, 21/00592/FUL). Under construction.</li> </ul>
Winkfield	SA2	152 New Road	0.48	0	<ul style="list-style-type: none"> <li>Allocated for 12 dwellings.</li> <li>Application for 13 (net) dwellings (12/00593/FUL) complete 2017/18.</li> </ul>
			<b>Total medium</b>	<b>76</b>	
			<b>Overall total</b>	<b>1,750</b>	





## Appendix 5 – Permissions relating to affordable housing since the start of the BFLP plan period

- 8.15 **Table 22** sets out the affordable position on qualifying sites granted permission since the start of the BFLP plan period.
- 8.16 It should be noted that permissions secured prior to the adoption of the BFLP (March 2024) relate to thresholds in place at the time the decisions were made i.e. 25% on 15 net dwellings, whereas the new BFLP policy relates to 35% on 10 gross dwellings or more/0.5ha or more site area.

**Table 22: Affordable dwellings (C3 non-specialist use) permissions 2020/21-2022/23**

Parish	Site	Application reference	Number of affordable dwellings (net)	Affordable position
<b>2020/21</b>				
Bracknell	Winchester House	18/01060/FUL	4	15% secured (permission for 27 units). (Lesser amount due to viability)
<b>2021/22</b>				
Binfield	Norbury, London Road	19/00767/FUL	6	28% secured (permission for 20 net units). Minor increase on provision in accordance with policies prior to the adoption of BFLP.
Binfield	Land adjoining Coppid Beech House, London Road (Part of SALP SA8)	19/01118/FUL	13	24% secured (permission for 54 units).  Deemed in accordance with policies prior to the adoption of BFLP.
Bracknell	Coopers Hill, Crowthorne Road North	21/00233/FUL	13	25% secured (permission for 52 units). In accordance with policies prior to the adoption of BFLP.
Warfield	Land east of Old Priory Lane and west of Maize Lane (Part of SALP SA9)	20/00214/OUT	76	25% secured (permission for up to 305 units). In accordance with policies prior to the adoption of BFLP.
<b>2022/23</b>				
Bracknell	Bracknell Beeches, Old Bracknell Land West	21/00701/FUL	43	12% secured (permission for 349 units)  Assessed against policies prior to the adoption of BFLP.  Lesser amount secured on grounds of viability. However s.106 includes a viability review mechanism linked to affordable housing.
Bracknell	Continuity House	20/01083/FUL	0	0% secured (permission for 20 units).  Assessed against policies prior to the adoption of BFLP.  No affordable on grounds of viability. However s.106 includes a viability review mechanism linked to affordable housing.

Parish	Site	Application reference	Number of affordable dwellings (net)	Affordable position
Crowthorne	TRL, Phase 3B (Part of SALP SA5)	22/00060/REM	13	10% secured (permission for 120 units). The outline application 13/00575/OUT made provision for not less than 10% on-site affordable and a commuted sum.
Crowthorne	Land at former TRL, Phase 4A (Part of SALP SA5)	22/00138/REM	17	10% secured (permission for 169 units). The outline application 13/00575/OUT made provision for not less than 10% on-site affordable and a commuted sum.
Warfield	Warfield Area 2, Phase 10 (Part of SALP Policy SA9)	22/00272/FUL	10	25% secured (permission for 39 units). In accordance with policies prior to the adoption of BFLP.
Warfield	Land west of Maize Lane, Parcel 4 (Part of SALP SA9, Warfield Area 1)	22/00314/REM	12	26% secured (permission for 45 units). NB: this relates to outline application 20/00214/OUT.

## Appendix 6 – Sites granted CIL self-build exemption since the start of the plan period

8.17 The Council began implementing Community Infrastructure Levy (CIL) charging in April 2015. Under the regulations self-build plots are exempt from the levy. For an individual to benefit from this, he/she must own the property and occupy it as a principal residence for a minimum of 3 years after the work has completed. This must be applied for, before development has commenced.

8.18 **Table 23** sets out the permissions which have been granted a CIL exemption since the start of the plan period. **Table 15** lists the sites that have been granted an exemption for the 2023/24 monitoring year.

**Table 23: Sites granted CIL self-build exemption since the start of the plan period**

Year	Parish	Site	Application reference	Description of development
2019/20	Winkfield	White Gates, Mushroom castle, Winkfield Row	19/00913/REM	The erection of 1 dwelling with detached garage, pursuant to permission 17/00318/OUT
2019/20	Winkfield	Orchard Lodge, Chavey Down Road	18/00991/FUL	Erection 1 five-bedroom dwelling (Plot 2)
2019/20	Crowthorne	Land adjacent to Foresters Cottages, Nine Mile Ride	19/00429/REM	Erection of 1 detached four-bedroom dwelling, pursuant to permission 16/0112/OUT
2019/20	Sandhurst	The Dukes Head, 45 High Street	18/00262/FUL	Erection of 1 four-bedroom dwelling following the partial demolition of a single storey side extension
2019/20	Warfield	Trelabe Farm, Bishops Lane	16/00767/FUL	Erection of 1 2-bedroom dwelling for an agricultural worker
2019/20	Winkfield	Land At Rear of 174 New Road	19/00585/FUL	Erection of 1 three-bedroom dwelling with internal garage
2020/21	Warfield	Brockhill Stables, Bracknell Road	20/00408/FUL	Erection of 1 four-bedroom dwelling following the demolition of a barn
2020/21	Binfield	Elm Lodge, Spinning Wheel Lane	20/00119/FUL	Subdivision of site, conversion of outbuilding into separate dwellinghouse
2020/21	Winkfield	Fox Cottage, Tally Ho Farm, Crouch Lane	20/00447/REM	Erection of 1 three-bedroom dwelling for an equestrian worker following the demolition of existing dwelling, pursuant to permission 18/00372/OUT
2021/22	Warfield	Derryquin, 8A Priory Lane	21/00808/FUL	Erection 2 detached dwellings (1 three-bed and 1 4-bed) following the demolition of existing dwelling.
2021/22	Winkfield	Land between Mulberry and The Acre, Crouch Lane	20/01018/REM	Erection of 2 detached dwellings (2 four-bed), pursuant to permission 20/00252/OUT
2021/22	Winkfield	Land at Towsbourne, Winkfield Lane	21/00299/FUL	Erection of a detached four-bedroom dwelling
2021/22	Crowthorne	25 Sandhurst Road	20/01077/FUL	Erection 1 4-bedroom dwelling following demolition of existing buildings with light business use (previous use class B1)
2021/22	Crowthorne	Woodbury, 28 Sandhurst Road	21/00626/FUL	Erection of a replacement detached five-bedroom dwelling following the demolition of the existing dwelling.
2021/22	Crowthorne	Oaklands, Nine Mile Ride	19/00648/FUL	Erection of 1 four-bedroom dwellings following the removal of existing mobile home

2021/22	Warfield	Brooklyn, Forest Road, Newell Green	17/01351/FUL	Erection of 1 five-bedroom dwelling following demolition of existing barn/office
2022/23	Binfield	Land south of Foxley Lane and west of Murrell Hill Lane	20/00585/FUL	Erection of 1 four-bedroom dwelling
2022/23	Sandhurst	Land to the rear of 147 Yorktown Road	20/00015/FUL	Erection of 1 two-bedroom detached bungalow
2022/23	Winkfield	The Methodist Church, Winkfield Row	22/00040/FUL	Conversion and change of use of vacant church (F1 use) to 1 one-bedroom dwelling (C3 use)
2022/23	Winkfield	Land adjacent to Merrymead, Birch Lane	20/00848/FUL	Erection of 1 four-bedroom dwellinghouse with detached garage.

## Appendix 7 – Dwelling Mix (C3 completions)

- 8.19 The sites listed in **Table 24** relate to the list of large and medium housing completions (C3 use) as set in **Appendix 2 – List of large and medium housing completions** (C3 use, non-specialist) . The dwelling mix referred to in this policy does not apply to developments of specialist housing and completions relating to park/mobile homes.
- 8.20 A ‘completion’ is taken as a unit capable of being lived in, even if it is not yet occupied/sold (unless specified differently in enabling legislation).
- 8.21 Warfield Area 2 permissions<sup>29</sup> have been excluded from this analysis. The overall completions data was supplied by the developer and did not include the plot numbers of the completed units. As a result, the Council is unable to determine the housing mix for 2023/24 completions.

**Table 24: Dwelling mix (C3 use class completions)**

Parish	Site	Application number	Number of completions (2023/24) (gross)	Number of bedrooms						Dwelling type			
				Studio	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Flats/apartments /FOG/Coach House	Semi-detached	Detached	Terrace
Binfield	Norbury, London Road (SALP Policy SA8) (Alexandra Gardens)	19/00767/FUL	2	0	0	0	2	0	0	0	2	0	0
Binfield	Land at Tilehurst Lane (Tilehurst Green)	18/00758/FUL 15/00452/OUT	22	0	8	10	4	0	0	8	8	0	6
Binfield	Land at Blue Mountain, Wood Lane Phase B4 (SALP SA7)	18/01010/REM	36	0	0	0	18	18	0	0	14	22	0
Binfield	Land adjoining Coppid Beech House, South of London Road (SALP policy SA8)	19/01118/FUL	32	0	6	5	13	7	1	11	14	1	6
Bracknell	Amber House & Northgate House, Market Street	15/01035/FUL	190	0	72	118	0	0	0	190	0	0	0
Bracknell	Bus Depot and Offices, Coldborough House,	18/00964/FUL 22/00122/FUL	242	8	136	98	0	0	0	242	0	0	0

<sup>29</sup> [Planning Commitments for Housing at March 2024](#)

	Market Street (The Grand Exchange)													
Bracknell	Land at East Lodge, Great Hollands Road (access via Aysgarth, Ringmead)	23/00716/FUL	9	0	3	6	0	0	0		9	0	0	0
Bracknell	Blocks A, B,C Christine Ingram Gardens, Folders Lane	18/00620/FUL	6	0	2	4	0	0	0		6	0	0	0
Bracknell	Beaufort Park, South Road (The Evergreens)	17/01123/OUT 21/00104/REM	30	0	4	16	7	0	3		20	4	3	3
Bracknell	Coopers Hill Youth and Community Centre	21/00233/FUL	12	0	0	6	6	0	0		0	6	1	5
Bracknell	Land east of Sparrowhawk Way	14/00488/REM	25	0	16	9	0	0	0		21	0	0	4
Sandhurst	Land to R/O 92 College Road	21/00837/FUL 17/00754/FUL	4	0	0	0	4	0	0		0	4	0	0
Crowthorne	Phase 1A (adjoining restaurant) Land at former TRL, Nine Mile Ride (SALP SA5)	19/00791/REM	7	0	0	7	0	0	0		0	7	0	0
Crowthorne	Phase 2 (Hatch Green) Land at former TRL, Nine Mile Ride (SALP SA5)	21/00004/REM	39	0	12	8	13	3	2		15	9	8	6
Crowthorne	Phase 3a (Goodwood Crescent) Land at former TRL, Nine Mile Ride (SALP SA5)	19/01099/REM	66	0	6	40	11	7	2		33	8	10	15
Crowthorne	Phase 3b (Neighbourhood Centre) Land at former TRL, Nine Mile Ride (SALP SA5)	22/00060/REM	25	0	0	14	11	0	0		4	8	5	8

Crowthorne	Phase 4A Land at former TRL, Nine Mile Ride (SALP SA5)	22/00138/REM	7	0	0	0	1	6	0		0	7	0	0
Warfield	North Lodge Farm (Kings Hart View)	17/00656/OUT 21/00440/REM	19	0	0	6	11	2	0		0	8	11	0
Warfield	Land at South West of Abbey Place (Abbey Place Mews) (Area 1) (SALP SA9)	19/00327/FUL	9	0	2	4	2	1	0		6	0	3	0
Warfield	Land west of Maize Lane and east of Old Priory Lane (Land Parcel 4) (Skylarks) (SALP SA9)	22/00314/REM	2	0	0	0	2	0	0		0	2	0	0
Winkfield	Orchard House. Priory Road	20/00862/FUL 22/00388/FUL	7	0	0	7	0	0	0		7	0	0	0
Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	1	0	0	0	1	0	0		0	0	1	0
Winkfield	White Gates, Long Hill Road	18/00336/FUL	11	0	0	0	3	8	0		0	0	11	0
Winkfield	Winkfield Manor, Forest Road	21/00780/FUL	18	0	0	2	15	1	0		4	2	1	11
<b>Totals</b>			820	8	267	360	124	53	8		576	103	77	64