

**Bracknell Forest Housing Land Supply (HLS) calculation as at 1<sup>st</sup> April 2024  
(Updated January 2025 following publication of revised National Planning Policy  
Framework, 12 December 2024)**

1. This Housing Land Supply (HLS) document updates the HLS calculation contained in the Bracknell Forest Local Plan (BFLP) which was adopted in March 2024<sup>1</sup>. On adoption of the BFLP, Bracknell Forest Council (BFC) were able to identify a HLS of 5.33 years (based on the position as at 1 April 2023).
2. A revised National Planning Policy Framework (NPPF) was published in December 2024<sup>2</sup>, and dictates a change in approach. Previously, the NPPF set out (para. 76<sup>3</sup>) that following the adoption of a Local Plan there was no requirement to update the HLS where the adopted Plan is less than five years old:

*76. Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met<sup>40</sup>:*  
*a) their adopted plan is less than five years old; and*

*b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.*

3. Following the publication of the revised NPPF, the former para. 76 has been deleted. The requirement to produce a HLS is set out in new para. 78:

*78. ...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. ...*

4. This change to the NPPF means that BFC is required to produce an annual update of the HLS regardless of the age of the local plan.
5. Taking account of the updated NPPF, as at 1 April 2024, BFC can demonstrate a HLS of **5.15 years**. The calculation is set out in **Table 1** of this document.

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<sup>1</sup> Adoption BFLP HLS calculation Appendix 1: <https://consult.bracknell-forest.gov.uk/file/6304536>

<sup>2</sup> Updated NPPF (12<sup>th</sup> December 2024): <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> NPPF (December 2023): <https://webarchive.nationalarchives.gov.uk/ukgwa/20231228093504/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## **Housing requirement**

6. As set out in para. 78 of the revised NPPF, the HLS should be measured against the housing requirement in adopted strategic policies, or against the local housing need where strategic policies are more than five years old.
7. Given that the BFLP was adopted in March 2024, it is less than five years old. Therefore, the BFLP housing requirement of 614dpa (as contained in Policy LP4) should be used within the HLS calculation.

## **Housing Delivery Test (HDT) and application of NPPF 'buffer'**

8. Para. 78 of the revised NPPF also sets out the following:

*78. ...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a. 5% to ensure choice and competition in the market for land; or*
- b. 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c. From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

*Footnote 40: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*

9. The Government introduced the HDT in 2018, with the first results of the HDT being published by the Secretary of State in November 2018. The HDT measures the net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The HDT provides a measure based on the preceding 3 financial years.
10. The current published HDT result relates to the '2023 measurement' (published on 12 December 2024<sup>4</sup>), and covers the period 2020/21, 2021/22 and 2022/23. The data shows that between 2020/21 and 2022/2023, the Council delivered 137% of its housing requirement.
11. As housing delivery in Bracknell Forest was above the nationally set threshold of 85% of the housing requirement over the specified period, the Council is not required to add an additional 20% buffer to its housing supply (as set out in para. 78b of the NPPF).
12. Therefore, in line with para. 78a of the NPPF, a 5% buffer is required.

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<sup>4</sup> Housing Delivery Test 2023 Measurement: [Housing Delivery Test: 2023 measurement - GOV.UK](https://www.gov.uk/government/statistics/housing-delivery-test-2023-measurement)

## **Approach to oversupply**

13. The BFLP Inspectors' report<sup>5</sup> considers the matter of oversupply within the five year HLS in paras. 177 and 178. It was concluded that there is nothing in the NPPF or Planning Practice Guidance (PPG) to suggest that the surplus of completions within the first three years of the plan period cannot be offset against the five year requirement.
14. The previous NPPF text (para. 77) included text in relation to the approach to oversupply – it no longer features in the updated NPPF:

*77. ...National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.*

15. In the Government's response to issues raised to Question 8 of the NPPF consultation<sup>6</sup> in relation to oversupply, the following is referred to:

*The government has considered the range of responses to this question and has concluded that the wording should be removed. This change is intended to simplify the wording of the National Planning Policy Framework and has no bearing on local authorities' ability to account for over-supply – this can continue to be taken into account as it is currently. The government will continue to keep the matter of over-supply under review.*

16. The associated PPG in relation to oversupply (ID ref 68-032-20190722<sup>7</sup>) was not revised as part of the December 2024 updates:

**How can past over-supply of housing completions against planned requirements be addressed?**

Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.

Paragraph: 023 Reference ID: 68-032-20190722

Revision date: 22 07 2019

17. Therefore, in line with the above, oversupply from the first four years of the BFLP plan period is taken into account within the HLS calculation.

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<sup>5</sup> BFLP Inspectors' Report: <https://www.bracknell-forest.gov.uk/sites/default/files/2024-03/inspectors-report-bracknell-forest-local-plan.pdf>

<sup>6</sup> Government response to the proposed reforms to the NPPF consultation: <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation>

<sup>7</sup> PPG, housing supply and delivery: <https://www.gov.uk/guidance/housing-supply-and-delivery>

## **Deliverable supply**

18. All sites contributing to the supply of land over BFLP Plan period 2020/21-2036/37 are set out in the Housing Trajectory<sup>8</sup>. The current version of the trajectory relates to sites which are contained in published Housing Commitments document (i.e. reflecting the position to 31 March 2024, published September 2024). Sites which form part of the five year supply period are summarised in **Table 2** of this document.
19. The Council considers that the sites forming part of the five year HLS are deliverable (as defined by the Glossary to the NPPF), and that there is clear evidence and a realistic prospect that housing completions will begin within five years. Many of the sites were also subject to extensive discussions as part of the BFLP examination process (as set out in the BFLP Inspectors' report).
20. Officers visit all sites in order to obtain building progress data (not started, under construction or completed), liaise with case officers, have regard to planning history (progress on other applications linked to the sites such as approval of conditions) and liaise with developers/agents in order to inform the compilation of the Housing Commitments and Housing Trajectory. Large and medium sites are visited quarterly (end of June, September, December and March), and small sites are visited on an annual basis.
21. In terms of liaising with developers, an initial email is sent at the start of the monitoring year asking how many units are expected to be completed in the next five years.
22. It is considered that the approach taken by the Council accords with advice published in section 3 of the PPG (relating to 'Housing Supply and Delivery')<sup>9</sup> (relevant paragraphs have not been revised with the December 2024 updates). The Council has had regard to the factors listed in the PPG relevant to the trajectory relating to sites.
23. For clarification in relation to the types of sites listed in reference ID 68-007-20190722 of the PPG (types of sites which need further evidence to be considered deliverable), the Council does not include the following sites within the HLS (unless they benefited from a planning permission as at 31 March 2024, and met the definition of 'deliverable'):
  - Sites allocated in a development plan – except for where inclusion within the housing supply period has been endorsed by the BFLP Inspectors.
  - Sites included on the brownfield register
  - Sites listed in the 'Strategic Housing and Economic Land Availability Assessment' (SHELAA)
24. No post 31 March 2024 approvals are included within the housing figures (any such schemes will be reflected in future housing commitments/trajectory).

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<sup>8</sup> BFC Housing Trajectory and Housing Commitments: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring>

<sup>9</sup> PPG, Housing Supply and Delivery: <https://www.gov.uk/guidance/housing-supply-and-delivery>

## **Approach to prior approval applications**

25. Prior approval applications relate to developments which have been granted prior approval change of use from certain uses to residential. The Council is of the view that these prior approvals fall within the definition of being 'deliverable'. Such applications relate to the following:
- 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 for change of use from Class E (where it relates to an office use) to a dwelling house (C3)
  - Agricultural to C3 (PAA) - prior approval for change of use from agricultural use to a dwelling house (C3)
  - Retail to C3 (PAV) - prior approval for change of use from retail shops, including financial and professional services to a dwelling house (C3)
  - Use Class E to C3 (PAE) - prior approval for change of use from Class E (where it does not relate to office use) to a dwelling house (C3)
  - Class B8 to C3 (PAB) - prior approval for change of use from a storage or distribution centre (B8) to a dwelling house (C3)
26. The PPG ('when is permission required'<sup>10</sup>) explains that, "*Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impacts and to protect local amenity*" (reference ID: 13-016-20140306).
27. The above-mentioned 'conditions and limitations' imposed on prior approvals do not include the requirement for development to mitigate against its impacts on the Thames Basin Heaths Special Protection Area (SPA). Instead, this is a separate Regulation outside the GPDO and the Town & Country Planning Act 1990 (as amended) (TCPA). Therefore, planning permission is granted for prior approval developments without limitations under the GPDO.
28. The requirement for SPA mitigation for prior approvals falls entirely under the Habitats Regulations regime, and not the GDPO or the TCPA. Accordingly, any enforcement of SPA mitigation falls under a separate regime to planning regulations in the case of prior approvals.
29. The trigger point for SPA mitigation is prior to the occupation of residential units (this is because the buildings already exist, with internal layout works not normally forming planning development, and therefore the change of use of development is only triggered upon active occupation). It is therefore the case that many developers undertake the internal renovation works prior to the completion of the Section 106 for SPA mitigation, limiting any overall delay.
30. In addition, for prior approvals the required Section 106 agreements are 'single issue', solely to provide mitigation in the form of Suitable Alternative Natural Greenspaces (SANGs) and contributions towards Strategic Access Management and Monitoring (SAMM) measures. There is sufficient SANG capacity available in the Borough, which

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<sup>10</sup> PPG, when is permission required: <https://www.gov.uk/guidance/when-is-permission-required>

can be secured through a Section 106 (normally, in the case of prior approvals, through purchasing SANG capacity from a third party SANG provider).

31. The Council therefore sees no reason why these prior approval developments should not be classed as 'deliverable', and for this reason they form part of the Council's five year HLS.

### **Approach to windfall allowance**

32. The term 'windfall' relates to sites that have not been specifically identified as available through the local plan process. Para. 75 of the revised NPPF states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that it is a reliable source of supply.
33. The Council considers that in line with para. 75, inclusion of a windfall allowance is justified. As part of the BFLP examination, the Council assessed the contribution likely to be made by 'windfall' sites based on sites that have not been allocated but that have come forward and been completed over a ten year period.
34. The approach taken to the windfall allowance within the Housing trajectory is set out in para. 6.15 of the BFLP, i.e.
  - 24 dpa (net) for small sites (less than 5 units/less than 1ha,
  - 77 dpa (net) for medium sites (5+ units/less than 1ha).
35. Small sites with outstanding planning permissions are not listed in the Housing Trajectory – the windfall allowance is relied upon for the number of future completions on small sites.
36. Medium sites with outstanding planning permission are listed in the Housing Trajectory. To avoid double counting, no allowance is included for the first two years of the projected figures and only 50% of the allowance is included for the third year of the projected figures. These assumptions are based on an analysis of the time taken to complete a medium sized site. In relation to large sites, no windfall allowance has been included. If such sites come forward, they will be reported through the monitoring process.
37. This approach was endorsed by the BFLP Inspectors, taking account of Main Modifications to the BFLP (see paras. 45 and 171 of the Inspectors' report).

### **Approach to C2 use bed spaces**

38. Prior to December 2024, the Council had applied a 1.8 ratio to covert bed spaces to a dwelling equivalent for inclusion within the Housing Trajectory (based on the July 2018 HDT Rule Book). The Rule Book<sup>11</sup> was updated on 12 December 2024, and now includes an updated ratio of 1.9. This has been updated to take account of the 2021 Census. For past completions relating to the 2020/21-2023/24 plan period, the 1.8 ratio has been applied. The new ratio will be applied to commitments and completions for the period 2024/25 onwards.

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<sup>11</sup> HDT Rule Book (December 2024): <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

**Table 1: Five year supply as at 1 April 2024**

<b>(a)</b> Housing requirement over the next 5 years (2024/25- 2028/29)	3,070	614 x 5
<b>(b)</b> Requirement up to 31 <sup>st</sup> March 2024, since the base date of the plan (2020/21-2023/24)	2,456	614 x 4
<b>(c)</b> Total completions achieved up to 31 <sup>st</sup> March 2024, since the base date of the plan (2020/21-2023/24)	3,113	2020/21: 973 2021/22: 779 2022/23: 437 2023/24: 924
<b>(d)</b> shortfall/surplus (b-c)	Plus 657	
<b>Total requirement over the next 5 years</b>		
LHN requirement taking account of completions to date	2,413	Requirement over five years minus surplus (a-d)
Plus NPPF buffer	2,534 (rounded)	5% as set out in para. 78a
<i>Annual 5 year HLS requirement over next 5 years</i>	<i>507 (rounded)</i>	<i>2,534/5</i>
<b>Deliverable supply</b> (projected completions 2024/25-2028/29)	2,610	
<b>Five year HLS</b>	5.15 (rounded)	2,610/507 (or 2,610/2,534 x5)
<b>Surplus</b>	+76	2,610-2,534

**Table 2 – sites contributing towards the five year HLS**

Site address	Application reference/s	No. of bedrooms (C2 use - net)	Projected net completions (April-March)					Total Net	Site status (as at April 2024)
			2024/25	2025/26	2026/27	2027/28	2028/29		
<b>(1 April 2024 position)</b> * = new permission in the 2023/24 monitoring year (+) = a site that based on site area, would be classed as a medium site, but falls within a strategic SALP allocation, so recorded with large sites, for accounting of site balances									UC = under construction NS = not started
<b>C3 USES (NB, this does not include C3 specialist uses relating to senior living/extra care/sheltered accommodation falling within C3 use, see separate table)</b>									
<b>HARD COMMITMENTS (C3 uses: non-specialist)</b>									
<b>Large Sites hard commitments (C3 uses: non-specialist) (site of 1ha or more)</b>									
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA7)	16/00020/OUT (Hybrid) 17/01363/REM (Linden 1) 17/01341/REM (Bloor 1) 18/01089/REM (Linden 2) 18/01010/REM (Bloor 2)		11	0	0	0	0	11	UC
Land north of Tilehurst Lane and west of South Lodge, Binfield (Deanfield Place)	17/01174/OUT (Allowed on Appeal) 21/00507/REM*		18	22	0	0	0	40	UC
Land north of Cain Road, Binfield (SALP SA2)  (For C2 use, see table below)	20/00947/FUL		0	0	25	25	0	50	NS
Norbury, London Road, Binfield (+) (Alexander Gardens)  (Part of Amen Corner South Site, SALP SA8)	19/00767/FUL		0	0	19	0	0	19	UC
The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD		7	2	0	0	0	9	UC
Beaufort Park, South Road, Bracknell (The Evergreens)	17/01123/OUT (Allowed on Appeal) 21/00104/REM		36	0	0	0	0	36	UC
Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	21/00233/FUL		40	0	0	0	0	40	UC
Bracknell Beeches, Old Bracknell Lane West, Bracknell	23/00438/FUL* s.73 21/00701/FUL		0	65	41	106	64	276	NS
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (Buckler's Park)	13/00575/OUT 17/00401/REM (Phase 1) 19/01099/REM (Phase 3a) 19/00791/REM (Phase 1a) 21/00004/REM (Phase 2) 22/00060/REM (Phase 3b) 22/00138/REM (Phase 4a) 22/00913/REM* (Phase 4b) 22/01043/REM* (Phase 5a)		105	158	110	58	0	431	UC
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (Buckler's Park)	22/01051/FUL* (Phase 5b)		0	0	25	55	10	90	NS

Site address	Application reference/s	No. of bedrooms (C2 use - net)	Projected net completions (April-March)					Total Net	Site status (as at April 2024)
			2024/25	2025/26	2026/27	2027/28	2028/29		
Sandhurst Lodge, Wokingham Road, Sandhurst	20/00656/FUL 22/00472/FUL (s.73)		4	0	0	0	0	4	UC
Land north of Harvest Ride and south of Forest Road and east of West End Lane, Warfield. (SALP SA9, Part of Area 2)  NB: Phase 4, Lawrence Court (15/00646/REM) relates to C3: specialist 65 units (see separate table)	13/01007/OUT (Phase 1) 15/00163/REM (Phase 3) 15/00647/REM (Phase 4a) 16/01123/REM (Phase 4b) 17/00054/REM (Phase 5) 18/00396/REM (Phase 6 & 7) 20/00265/REM (Phase 8 & 9)		20	25	0	0	0	45	UC
Land north of Harvest Ride and south of Forest Road and east of West End Lane, Warfield. (SALP SA9, Part of Area 2)	20/00272/FUL (Phase 10)		39	0	0	0	0	39	UC
Land north of Newhurst Gardens, Warfield (Four Horseshoes)	16/01004/OUT (Allowed on appeal) 20/00244/REM 22/01047/FUL*		0	0	5	20	25	50	NS
Land east of Avery Lane and north of Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Orchids Place)	16/01195/FUL 18/01047/FUL		0	0	1	0	0	1	UC
Land to south and west of 2 Fairclough Farm, Watersplash Lane, Warfield (+) (Larkshill Meadow) (SALP Policy SA9, Area 1)	19/00908/FUL		0	7	0	0	0	7	UC
Land east of Old Priory Lane, and west of Maize Lane, Warfield (SALP Policy SA9, Area 1)	20/00214/OUT 22/00314/REM (Parcel 4, 45 units) - Skylarks 22/00578/REM* (Parcel 3, 175 units) - Willow Green		49	73	59	37	0	218	UC
Land south of Forest Road, Newell Green, Warfield (Orchids Court)  (SALP Policy SA9, Area 1)	21/00592/FUL*		-1	8	35	0	0	42	NS
Land adjoining Warfield Park, Long Hill Road, Winkfield (The Paddocks)	15/00383/FUL (Allowed on appeal)		8	10	7	10	10	45	UC
Winkfield Park (Brockhill House, Winkfield Row, Winkfield)	19/00931/FUL		10	0	0	0	0	10	UC
Palmhills Estate, London Road, Winkfield  Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield (SALP SA3)  (Ascot Oaks)	19/00847/OUT (Allowed on appeal) 21/00772/REM		10	41	20	10	0	81	NS (demolition complete)
St Christoper's Care Home, Ascot Priory, Priory Road, Winkfield	20/00503/FUL*		0	0	10	0	0	10	NS
<b>Total Large Sites (C3 uses: non-specialist)</b>			<b>356</b>	<b>411</b>	<b>357</b>	<b>321</b>	<b>109</b>	<b>1554</b>	

Site address	Application reference/s	No. of bedrooms (C2 use - net)	Projected net completions						
			(April-March)						
			2024/25	2025/26	2026/27	2027/28	2028/29	Total Net	Site status (as at April 2024)
Medium Sites hard commitments (C3 uses: non-specialist) (sites less than 1ha with 5+ dwellings)									
Land to the south east side of Turnpike Road (former 3M recreational land), Binfield	22/01008/FUL*		0	0	16	17	0	33	NS
Land adj. Birch Hill Medical Centre, Leppington, Bracknell	09/00141/FUL 12/00492/EXT		0	0	0	0	0	0	UC
Burford House, Leppington, Bracknell	20/00823/FUL*		0	0	12	0	0	12	NS
Racal House, Eastern Road, Bracknell (SALP SA1, part of Eastern Rd allocation)	16/00626/FUL 18/00557/FUL 22/00952/LDC*		0	0	0	0	0	0	UC (Demolition complete)
26 High Street, Bracknell (Old Peacocks building)	21/01056/FUL* (first floor - 7 units) 21/01038/PAE* (ground floor - 2 units)		0	9	0	0	0	9	NS
Former Bus Station, Market Street	21/00707/OUT*		0	0	29	52	88	169	NS
Continuity House, Bracknell	20/01083/FUL		0	0	20	0	0	20	NS
Abbey House, Grenville Place, Bracknell	21/01090/FUL* (allowed on appeal)		0	0	0	6	0	6	NS
Barn Close, Bracknell	22/00317/FUL*		-24	0	25	0	0	1	NS
18 Heath Hill Road, Crowthorne  (For C2 losses, see table below)	21/01052/FUL		8	0	0	0	0	8	UC (demolition of C2 complete)
Parkfield House, Cambridge Road, Crowthorne	21/00317/PARC (allowed on appeal)		0	0	5	0	0	5	NS
186-188 High Street, Crowthorne	20/01087/FUL*		0	0	8	0	0	8	NS
The Royal Hunt, 177 New Road, Winkfield	20/00001/FUL		0	8	0	0	0	8	UC
Larkfield, Chavey Down Road, Winkfield (Eastcote)	20/00607/FUL (Allowed on appeal)		9	0	0	0	0	9	UC (demolition complete)
Squirrels, North Street, Winkfield	21/00157/FUL		0	7	0	0	0	7	NS (demolition complete)
Longcroft, Long Hill Road, Winkfield	22/00302/FUL (allowed on appeal)		0	0	5	0	0	5	NS
Westwood House, Swinley Road, Winkfield	22/00116/FUL* (allowed on appeal)		-1	10	10	0	0	19	NS (demolition in progress)
Total Medium Sites (C3 uses: non-specialist)			-8	34	130	75	88	319	
Total Small site completions (C3 uses: non-specialist) (For small windfall allowance, see below)			0	0	0	0	0	0	
Total Large, medium and small sites hard commitments (excludes windfall allowance)			348	445	487	396	197	1873	

Site address	Application reference/s	No. of bedrooms (C2 use - net)	Projected net completions					Total Net	Site status (as at April 2024)
			(April-March)						
			2024/25	2025/26	2026/27	2027/28	2028/29		
Medium Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation (C3 uses)									
Atrium Court, The Ring, Bracknell	21/00763/PAC		0	50	100	0	0	150	UC
Lily Hill House, Lily Hill Road, Bracknell	21/00755/PAC		0	33	0	0	0	33	NS
Total Medium Prior Approval sites			0	83	100	0	0	183	
TOTAL Prior Approval sites, subject to s.106 (C3 uses: non-specialist)			0	83	100	0	0	183	
TOTAL HARD COMMITMENTS (C3 uses: non-specialist) (Large, Medium, Small & PAC s.106, excludes windfall allowance)			348	528	587	396	197	2056	
SOFT COMMITMENTS (C3 USES: NON-SPECIALIST)									
Windfall Allowance									
Medium Windfall Allowance (C3 uses) (net)			0	0	37	77	77	191	
Small Sites Completions/Windfall Allowance (C3 uses) (net)			24	24	24	24	24	120	
Total windfall allowance			24	24	61	101	101	311	
BRACKNELL FOREST LOCAL PLAN SITES (C3 uses: non-specialist) (Residual balance, adjusted to take account of the position relating to commitments as at 31 March 2024)									
Local Plan Large sites (sites of 1 ha or more) (C3 uses)									
Land south of Forest Road and east of Cheney Close, Binfield (BIN5) (BFLP Policy LP11)			0	0	20	20	0	40	NS
Land previously reserved for Park & Ride, Peacock Lane, Bracknell (BIN20) (BFLP Policy LP12)			0	0	30	35	35	100	NS
Total Large Local Plan sites			0	0	50	55	35	140	
Local Plan medium sites (sites less than 1ha with 5+ dwellings) (C3 uses)									
Land south of London Road (Eastern Field), Binfield (BIN12) (BFLP Policy LP15)			0	0	10	0	0	10	NS
Total medium Local Plan sites			0	0	10	0	0	10	
TOTAL large and medium BFLP sites (C3 use)			0	0	60	55	35	150	
TOTAL SOFT COMMITMENTS (C3 uses: non-specialist) (windfall & BFLP sites)			24	24	121	156	136	461	

Site address	Application reference/s	No. of bedrooms (C2 use - net)	Projected net completions (April-March)					Total Net	Site status (as at April 2024)
			2024/25	2025/26	2026/27	2027/28	2028/29		
<b>GRAND TOTAL (C3 uses: non - specialist)</b>  <b>Completions (Large, Medium and Small Sites)</b>  <b>Projections (Small Sites windfall allowance, Medium Site Windfall Allowance, PAC s. 106, s.106, SALP, WNP, BFLP)</b>			372	552	708	552	333	2517	
<b>SPECIALIST HOUSING FOR OLDER PEOPLE</b>									
<b>C3 SPECIALIST USES (housing with support within C3 use)</b>									
<b>HARD COMMITMENTS (C3 specialist)</b>									
Binfield House, Terrace Road North, Binfield	21/00023/FUL		14	0	0	0	0	14	UC
<b>TOTAL C3 SPECIALIST USES: Hard Commitments</b>			14	0	0	0	0	14	
<b>HARD COMMITMENTS (residential care and nursing home bedspaces in C2 use)</b> (NB: for C2 uses, in line with the Housing Delivery Rule Book (December 2024), a ratio of 1.9 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total) for projected completions for 2024/25 onwards. Completions prior to 2024/25 are based on the previous ratio (July 2018) of 1.8)									
Land north of Cain Road, Binfield (SALP SA2)  (For C3 uses, see table above)	20/00947/FUL	68	0	36	0	0	0	36	UC
St David's Nursing Home, Ascot Priory, Ascot Priory Road, Winkfield	20/00503/FUL*	16	0	0	8	0	0	8	NS
St Christopher's Care Home, Ascot Priory, Ascot Priory Road, Winkfield	20/00503/FUL*	8	0	0	4	0	0	4	NS
<b>TOTAL C2 Hard Commitments (care/nursing home)</b>		92	0	36	12	0	0	48	
<b>OVERALL TOTAL C2 &amp; C3 SPECIALIST USES FOR OLDER PEOPLE</b>			14	36	12	0	0	62	
<b>OTHER SPECIALIST RESIDENTIAL USE in C2 use</b>									
Old College, Royal Military Academy, Sandhurst	22/00726/FUL*	59	0	0	31	0	0	31	NS
<b>TOTAL OTHER SPECIALIST USES</b>			0	0	31	0	0	31	
<b>OVERALL TRAJECTORY TOTAL (TOTAL C3, specialist housing for older people and other specialist uses)</b>			386	588	751	552	333	2610	