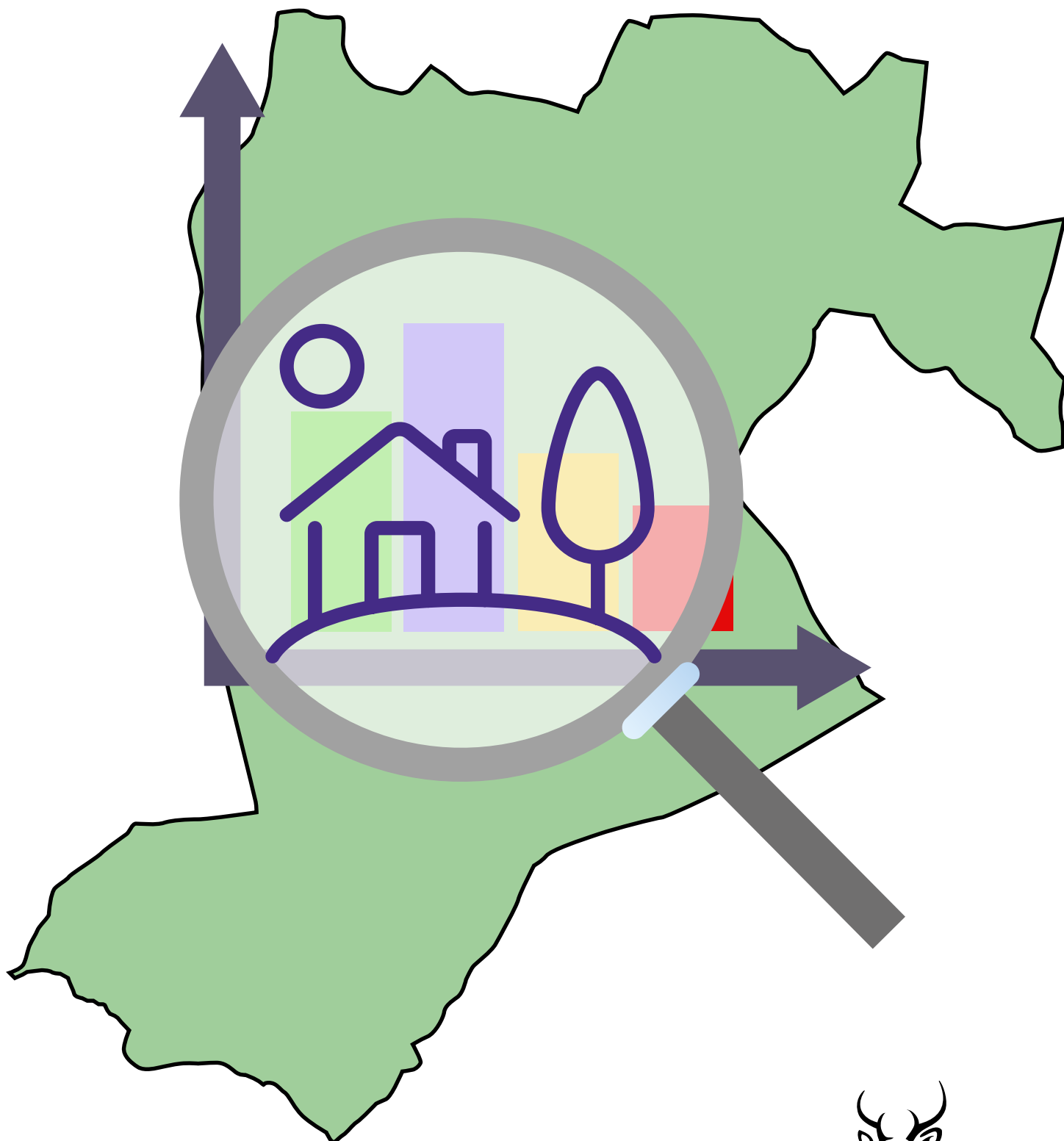


Housing Authority Monitoring Report



November 2025

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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
PPG	Planning Practice Guidance
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)¹. They are produced annually to cover the monitoring period 1st April to 31st 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 legislation² 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 2024³. 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



1.4 The BFLP links to the Council Plan 2023-2027 'growing together, shaping tomorrow'⁴. 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.

¹ 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)

² 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)

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

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

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 2024/25 monitoring year which is from 1st April 2024 to 31st March 2025.
- 2.2 In some cases, more recent information (up to 30th June 2025) 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 classed as '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 only the second 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 and Infrastructure AMRs, and the Planning Commitments for Housing at March 2025.

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 care, groups of up to six people living together as a single household which are excluded from the Houses in Multiple Occupancy definition.
 - **C3 specialist** – retirement living or contemporary sheltered housing (housing with support)
 - **C2** – residential accommodation and care of 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 2024/25 are shown in the diagram below:










4. OVERVIEW OF HOUSING INDICATORS

4.1 **Table 1** provides an overview of the indicators/targets relevant to this AMR. It includes contextual indicators (CON), local indicators (LOC) and BFLP indicators (LP). A 'RAG'⁵ rating for whether or not the relevant BFLP targets have been achieved for the monitoring period has been included.

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 ⁶	











⁵ RAG stands for red, amber and green. It is a method that uses traffic light symbols to show the status of an indicator.

⁶ See indicator for explanation.

Table 1: Overview of housing indicators


Policy	Indicator description	Target description	RAG Score	RAG Progress	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>11</u>
	LOC1: residential gain in floor space through prior approvals	Not applicable			<u>12</u>
LP2 (settlement hierarchy)	Number of permissions granted for major housing development by Tier (1, 2, 3, 4)	Generally, a declining number of permissions by position in hierarchy (with the greatest number being in Tier 1)			<u>15</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>18</u>
LP4 (provision of housing)	Number of dwellings (net) completed each year	In accordance with Housing Trajectory			<u>20</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>23</u>
LP22 (development in Bracknell Town Centre)	Number of dwellings completed each	To meet policy targets on allocated sites in Bracknell Town Centre			<u>27</u>

Policy	Indicator description	Target description	RAG Score	RAG Progress	Page number
	year in Bracknell Town Centre				
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>30</u>
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>35</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>36</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>37</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>38</u>
LP39 (specialist housing)	Number of specialist homes for older people (net) completed each year.	To meet policy targets			<u>43</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>45</u>

Policy	Indicator description	Target description	RAG Score	RAG Progress	Page number
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>48</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>50</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>51</u>
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>52</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			<u>54</u>

Policy	Indicator description	Target description	RAG Score	RAG Progress	Page number
		wheelchair adaptable)			
LP40 (housing mix)	Size and type of dwellings completed each year	No one type or size should form 100% of completions.	★	➡	<u>57</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>60</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>61</u>
LP47 (dwellings for rural workers)	Dwellings for rural workers - number of permissions granted contrary to policy requirements	None	★	■	<u>64</u>
LP48 (occupancy conditions)	Number of occupancy conditions removed contrary to policy requirements	None	●	■	<u>65</u>

5 CONTEXTUAL HOUSING INDICATORS

CON1: Dwelling Stock	
Indicator performance/target	RAG score
Not applicable. There is not a target associated with this contextual indicator.	

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

- 5.1 For monitoring purposes, the Ministry of Housing, Communities and Local Government (MHCLG) uses the dwelling count recorded through the Census as a baseline to calculate the total dwelling stock. The 2021 Census recorded this as being 52,496 dwellings for Bracknell Forest. The net additional dwellings (as reported through the Housing Flow Reconciliation form) are then added each year i.e. new builds, change of use, conversions, other gains/losses offset by demolitions. The dwelling stock figures are published each year around May. As at March 2024, MHCLG estimate the dwelling stock of Bracknell Forest to be 54,561 dwellings.
- 5.2 In addition to a dwelling count, the 2021 Census also recorded the number of households within the borough. This was calculated to be 50,245 households⁷
- 5.3 The difference in the number of households and the number of dwellings could be due to the methodology, impact of Covid-19, vacant dwellings and second homes.

⁷ 2021 Census: [Census - Office for National Statistics](#)

CON2: Average house price	
Indicator performance/target	RAG score
Not applicable. There is no target associated with this contextual indicator.	■

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

5.4 The indicator shows the annual change in house prices in Bracknell Forest, January 2005 to August 2025, compared with the Southeast of England, England and the United Kingdom

5.5 The data used in this indicator and **Figure 2** has been collected and produced by the Office of National Statistics⁸, as of August 2025.

Figure 2: Annual house price inflation (January 2005 to August 2025)



SOURCE: Office for National Statistics (ONS) and HM Land Registry

5.6 The average house price in Bracknell Forest in August 2025 was £404,000 which represents a 2.6% increase on August 2024. The average house price for Bracknell Forest in August 2025 was significantly higher than that for the Southeast of England (£389,000) and the UK (£273,000). However, all three areas experienced inflation in house prices between 2024 and 2025.

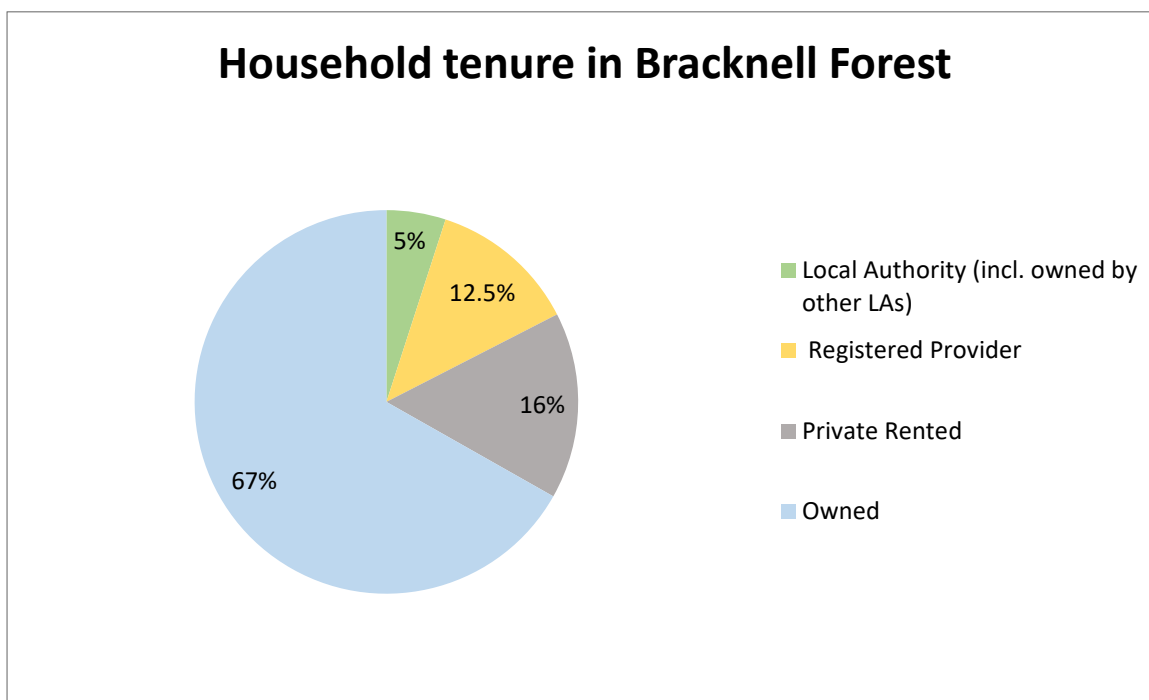
⁸ [Housing prices in Bracknell Forest](#)

CON3: Household tenure	
Indicator performance/target	RAG score
Not applicable. There is no target associated with this contextual indicator.	■

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

5.7 The data for this indicator (**Figure 3**) was gathered from the 2021 Census⁹. In 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 3: Household tenure in Bracknell Forest




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

⁹ 2021 Census: [Census - Office for National Statistics](https://www.census.gov.uk/)

6 LOCAL INDICATORS

LOC1: Gain of residential floor space through prior approval applications.

Indicator performance/target	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.

6.3 Under condition MA.2 (5) Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2025 development must be completed within a period of three years starting from the date prior approval was granted.

6.4 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 plan, such as the BFLP), which are summarised in **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)
(NB: ‘PA’ references in brackets relates to BFC application suffixes)

6.5 Eleven 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. Table 2 also shows that the rate of delivery has declined in recent years. This was acknowledged through the BFLP process by adjusting the windfall allowance for small and medium sites to reflect concern that the contribution from this source might not continue to deliver at previous rates (see para. 3.4.4/page 35 of the BFLP Housing Background Paper¹⁰). However, at a similar time to the adoption of the BFLP, Class MA was changed. For any application submitted on or after 5th March 2024, there is now no limit to the floorspace that can be converted

¹⁰ BFLP Pre-Submission Housing Background Paper, December 2021: <https://consult.bracknell-forest.gov.uk/file/5940507>

or requirement for the building to have been vacant for 3 months under this Class. This may therefore reverse recent trends. It will be necessary to monitor this carefully. Data will be presented in future AMRs.

- 6.6 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.

Table 2: Housing completions (C3 use) from prior approvals (office use to residential schemes) since 2014/15

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
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
Beginning of BFLP plan period				
2020/21	0	69	101	170
2021/22	0	46	76	122
2022/23	2	0	0	2
2023/24	0	0	0	0
2024/25	0	0	0	0
Total completions since the start of the BFLP plan period	2	115	177	294

- 6.7 At 30th June 2025, there were outstanding commitments (i.e. sites where development has not been started or is under construction) for prior approval for 135 dwellings (excluding small sites)¹¹. Once completed, they will be reflected in an updated version of the above table in future AMRs.

- 6.8 150 units at Atrium Court, Bracknell (21/00763/PAC) and 33 units at Lily Hill House (21/00755/PAC) lapsed during the monitoring year as development was not completed in the three-year period from the date when prior approval status was granted.

¹¹ Planning Commitments for Housing at March 2025, Table 14 'Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (C3 hard commitment) [Planning Commitments for Housing at March 2025](#)

Other types of prior approvals

6.9 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).
- Use Class AA to C3 (PARC) – prior approval for the development of up to two residential storeys on a commercial building class AA
(NB: 'PA' references in brackets relates to BFC application suffixes)

7 BFLP HOUSING INDICATORS

Policy LP2: Settlement hierarchy

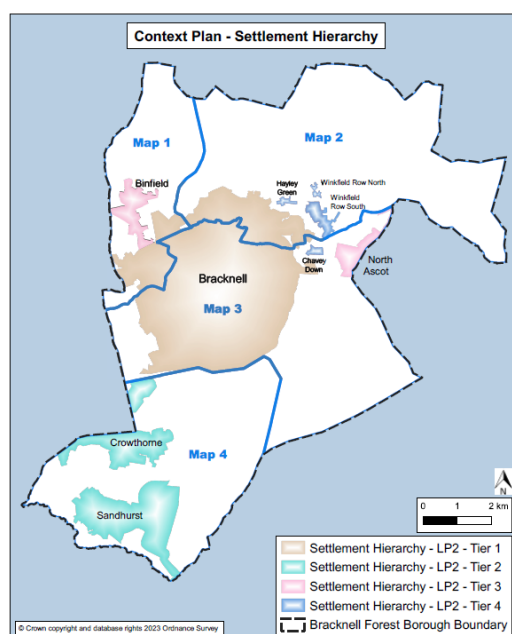
Indicator: Number of permissions granted for major housing development by tier (1, 2, 3, 4)

Indicator performance/target	RAG score	RAG progress
Generally, there was a declining number of permissions by position in the hierarchy, with the greatest number being in Tier 1. Performance has improved in terms of the percentage within Tier 1, compared with the previous monitoring year.	★	↗

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

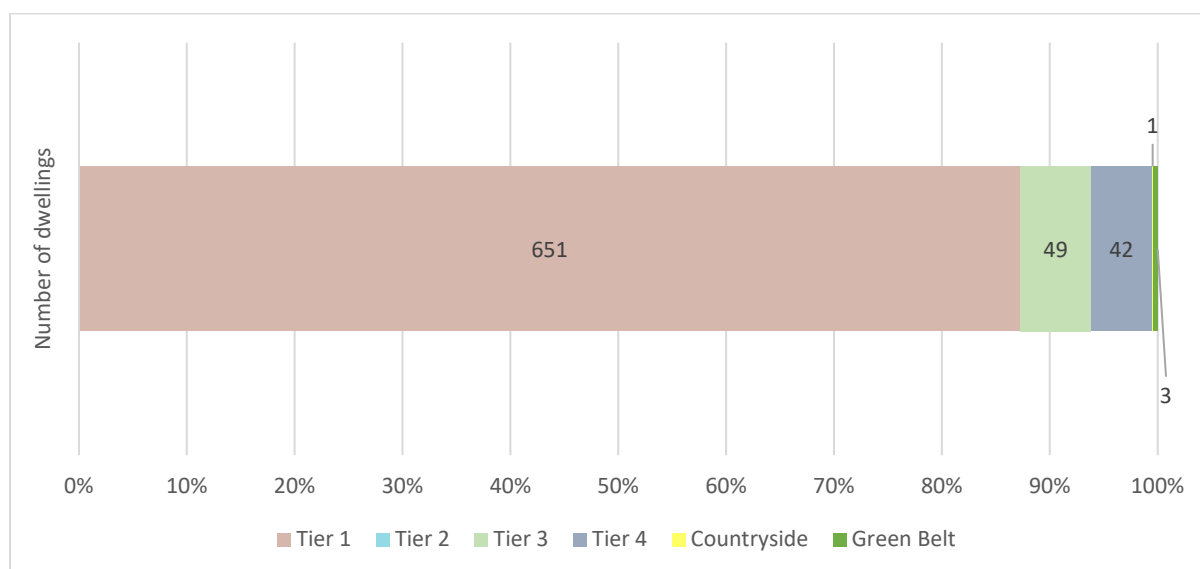
- 7.1 For the purposes of this indicator, reference is made to the list of major housing permissions set out in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)**.
- 7.2 To ensure that principles of sustainable development are achieved across the Borough, **Policy LP2 (settlement 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 4: 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 BFLP¹².

Figure 5: Percentage and number of dwellings permitted on major housing sites (C3 use non-specialist) by settlement tier 2024/25



- 7.4 **Figure 5** shows the distribution of major housing site permissions for 2024/25 by settlement tier. In accordance with Policy LP2, the majority of major housing schemes (87.3%) granted permission were located within Tier 1 Bracknell, with the second highest (6.6%) being located within Tier 3 Binfield and North Ascot. No major housing schemes were granted permission in Tier 2, possibly due to lack of opportunities. Generally, the target for this indicator has been achieved as there was a declining number of permissions approved by position in the hierarchy with the greatest number being in Tier 1. In terms of Tier 1, the performance of this indicator has improved compared with the previous monitoring year when 70% of dwellings approved were located in Tier 1.

- 7.5 During the monitoring year five allocated sites were granted permission:
- Land at junction of Wood Lane and Forest Road, Wood Lane (BFLP Policy LP11 BIN5 – 38 dwellings, Tier 1
 - Beaufort Park, South Road (BFLP Policy LP6 BRA4) – 226 dwellings, Tier 1
 - Land south of A329M and east of Vigar Way (BFLP Policy LP12 and SALP Policy SA2) – 119 dwellings, Tier 1

¹² 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>



- Land at Priory Fields, Newell Green (part of SALP Policy SA9 – Area 1) – 150 dwellings, Tier 1
 - White Gates, Mushroom Castle (BFLP Policy LP14 WINK15) – 42 dwellings, Tier 4
- 7.6 Other sites contributing to Tier 1 permissions relate to prior approval changes of use from offices to residential schemes (such as One The Braccans, 47 units and RSA House, 51 units).
- 7.7 Whilst three sites were granted permission within the Green Belt and countryside, these were PDL sites. Overall, these sites result in an increase of four net dwellings (0.5% of the major site permissions). Further details of these indicators is set out in:
- ***LP3: Cumulative assessment of indicators relating to relevant detailed policies***
 - ***LP34: Number of permissions granted outside the defined settlement within the Green Belt each year which are not in accordance with Policy LP34***
 - ***LP35: Number of permissions granted outside the defined settlement within the countryside each year which are not in accordance with Policy LP35***

Appeal decisions

- 7.8 It is worth noting that during the 2024/25 monitoring period 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

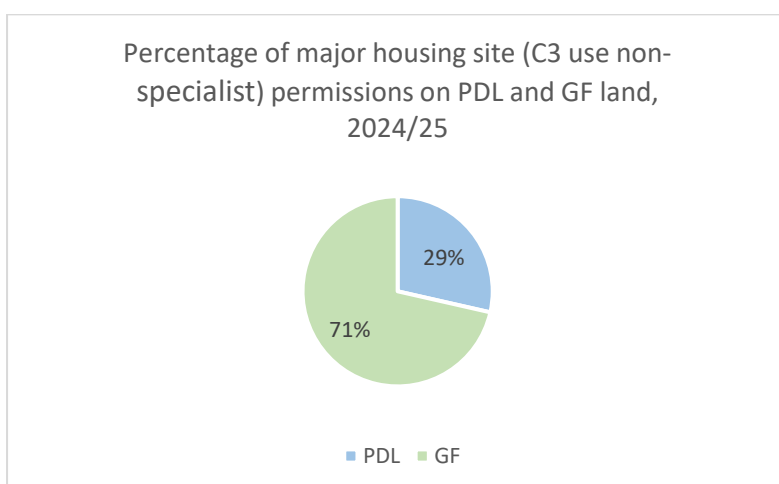
Indicator: Cumulative assessment of indicators relating to relevant detailed policies.

Indicator performance/target	RAG score	RAG progress
Due to the percentage division between major housing site permissions on greenfield land versus PDL, an amber 'RAG' score has been given.		
There has been a decline in the number of permissions granted on PDL compared to the previous monitoring year.		

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

- 7.9 For the purposes of this indicator, only criterion 2 of Policy LP3 has been analysed.
- 7.10 **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.
- 7.11 For the purposes of this indicator, it reference is made to the list of major housing permissions set out in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)**.

Figure 6:Percentage of major (C3 use non-specialist) developments permitted on PDL/GF land





- 7.12 As can be seen from **Figure 6** 29% of permitted major housing sites (213 dwellings) were on PDL, 71% (533 dwellings) were granted on GF sites. This indicator shows a downward trend compared with 2023/24 when the indicator received a green 'RAG' rating (99% of permissions on PDL sites). However, this change can be explained, so there is no cause for concern.
- 7.13 The high level of GF permissions largely reflects sites allocated by the BFLP and the SALP. They are therefore acceptable in principle (as they are also located within the defined settlement boundary). The majority of the major permissions also relates to sites within Tier 1 (as outlined in the indicator relating to **Policy LP2: Settlement hierarchy**). Examples of permissions on allocated GF sites includes:
- 150 units on land at Priory Fields Warfield (Tier 1 settlement),
 - 226 units on land at Beaufort Park (Tier 1 settlement)
 - 119 units on land south of A329M/east of Vigar way (Tier 1 settlement)
- 7.14 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 2024/2025 monitoring year, as shown in **Table 3** below:

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

	PDL %	GF %
Tier 1	20.9%	66.4%
Tier 2	0	0
Tier 3	1.5%	5.1%
Tier 4	5.6%	0
Countryside	0.1%	0
Green Belt	0.4%	0

<p>Policy LP4: Provision of housing</p> <p>Indicator: Number of dwellings (net) completed each year</p>

Indicator performance/target	RAG score	RAG progress
<p>In accordance with Housing Trajectory</p> <p>The progress of this indicator has remained similar to the previous monitoring year.</p>		

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

- 7.15 **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. **Table 4** provides an overview of the completions achieved since the start of the plan period.

Table 4: Housing completions (net) since the start of the BFLP plan period

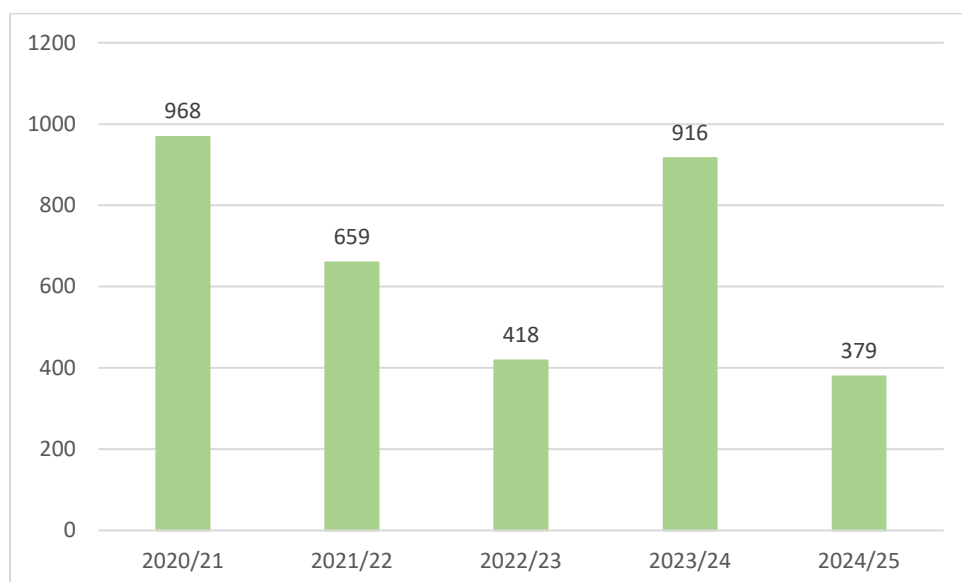
Monitoring year	C3 (non-specialist)	C3 prior approvals	C3 (specialist)	C2 (1.9 ratio applied ¹³)	C2a	Total (net)
2020/21	996	0	0	-23		973
2021/22	689	0	2	88		779
2022/23	452	0	-2	-13		437
2023/24	939	0	-15	0		924
2024/25	399	0	7	-21	31	416
Running total	3,475	0	-8	31	31	3,529

- 7.16 Since the start of the plan period, there have been 3,529 completions. To date, the annual housing requirement contained in Policy LP4 has been achieved, as the requirement for the first five years of the plan period equates to 3,070 dwellings (based on 614dpa).
- 7.17 Commentary specific to C3 (non-specialist) uses is set out below, and within the indicator relating to **Policy LP5: Sites allocated for residential/mixed use development**.
- 7.18 For progress on specialist uses relating to C3 and C2, see indicator relating to **LP17: Number of specialist homes/bed spaces (net)(by Use Class) completed each year**.

¹³ Prior to December 2024, the Council applied a 1.8 ratio to convert bed spaces to a dwelling equivalent. The Housing Delivery Test Rule Book was updated on 12 December 2024 and includes an updated ratio of 1.9. For the monitoring year 2024/25 onwards the 1.9 ratio will applied to completions relating to C2 uses.

- 7.19 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 7: Large and medium C3 use (non-specialist) completions (net) 2020/21-2024/25



- 7.20 **Figure 7** shows the net dwelling completions, by monitoring year, on large and medium C3 use (non-specialist) sites from the start of the BFLP period.
- 7.21 The total number of dwellings (C3 non-specialist uses) completed within the 2024/25 monitoring period was 379 units. This comprises of 390 net completions on large sites and -11 net completions on medium sites.
- 7.22 The Housing Trajectory as at 1 April 2024 (published in January 2025¹⁴) predicted 348 completions (C3 non-specialist uses) across large and medium sites during the 2024/25 monitoring period.
- 7.23 Overall, the medium sites resulted in a net loss. This was largely due to the demolition at Barn Close (-24 units). Once complete, the site will provide 25 (gross) dwellings with the provision of 100% affordable housing. A further three demolitions were counted across three other medium sites. 16 units were counted as complete at 26 High Street, Bracknell (7 units) and Larkfield, Winkfield (9 units).
- 7.24 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 Blue Mountain: 11 units, TRL: 188 units, Warfield Area 1: 46 units, Warfield Area 2: 53 units). For progress on all allocated sites, also see **Table 24** and **Table 25**.



¹⁴ <https://www.bracknell-forest.gov.uk/sites/default/files/2025-01/housing-trajectory-1-april-2024-published-january-2025.pdf>

- 7.25 Given that the annual housing requirement as set out in Policy LP4 has been achieved for the monitoring year, and the completions were broadly in line with the Housing Trajectory as at 1 April 2024¹⁵ (which projected 348 completions for the 2024/25 period) this target has been achieved. The performance of this indicator has remained similar to previous monitoring years. Progress on the completion of housing developments and individual dwellings will continue to be recorded in the Council's annual housing commitments report and monitored through future AMRs.

¹⁵ Housing Trajectory as at 1st April 2024 (published January 2025) <https://www.bracknell-forest.gov.uk/sites/default/files/2025-01/housing-trajectory-1-april-2024-published-january-2025.pdf>

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	RAG score	RAG progress
In accordance with the Housing Trajectory Progress relating to this indicator is similar to the last monitoring year.		

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

Progress compared to the Housing Trajectory as at 1 April 2024

- 7.26 During the monitoring year, there were 379 completions across 25 large and medium sites (**Table 23**). A summary of the completion information for 2024/25 is provided in **Table 4**. As good progress is being made, this has been given a ‘RAG’ score of green.
- 7.27 **Table 5** lists sites which have over/underdelivered during 2024/25 compared with predicted completions for C3 non-specialist uses in the Housing Trajectory as at 1 April 2024 (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 2024/25

Site	Predicted completions for 2024/25	Completions achieved during 2024/25	Difference/rationale
Land north of Tilehurst Lane and west of South Lodge, Binfield	18	9	-11 Build out rate slower than anticipated, although progress is being made during 2025/26 in relation to the delivery of the site.
The former Beaufort Park Offices, South Road, Bracknell	36	18	-18 Build out rate slower than anticipated. As at June 2025, the site had been completed.
Land at former TRL, Crowthorne	105	188	+83 Build out rate is quicker than anticipated. Phase 3b completed during the 2024/25 monitoring period.

Warfield Area 2 Phase 10	39	29	-10 Build out rate is slower than anticipated. As at June 2025, the site had been completed.
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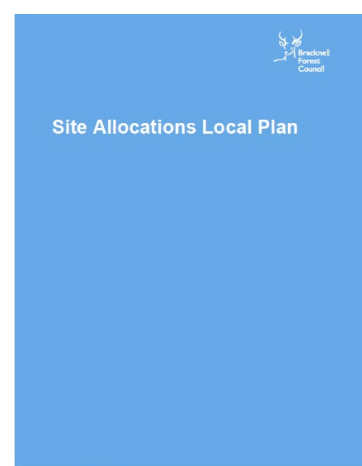
Progress on sites allocated in the BFLP

- 7.28 **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. BFLP sites form part of the housing trajectory.
- 7.29 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 current progress (updated to reflect the position end of June 2025).
- 7.30 As at 30th June 2025, five BFLP sites had been granted permission (sites BIN5, BIN20, BRA4, WINK15 and BIN12), this amounts to 435 dwellings (21% of the 2,080 allocations within the Plan).
- 7.31 The Town Centre SPD was adopted in October 2024. It includes masterplans for the Eastern Gateway (site BRA7) and Southern Gateway (sites BRA 14, BRA15 and BRA17).
- 7.32 Whilst there are no completions as yet from sites allocated in the BFLP, good progress is being made on sites with permission. For example, site preparation works at Beaufort Park (BRA4) and applications for the discharge of conditions have been submitted on the Forest Road site (BIN5).



Progress on sites allocated in the Site Allocations Local Plan (SALP)

- 7.33 The SALP was adopted in July 2023¹⁶. It forms part of the statutory development plan for the Borough.
- 7.34 SALP sites form part of the housing trajectory.
- 7.35 ***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 2025, the outstanding (residual) balance (i.e. without planning permission) was 1,530 dwellings. Therefore 78% of the SALP sites have been secured.
- 7.36 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 1,000 dwellings (Policy SA5). As at 31 March 2025, 757 of these units (75%) had been completed and 144 units were under construction. The larger strategic allocations have taken longer than initially predicted to implement due to the extensive supporting infrastructure required e.g. community hubs, schools, SANG.



Progress on allocated sites – Warfield Neighbourhood Plan (WNP)

- 7.37 The WNP was 'made' by BFC on 21 December 2022¹⁷. It forms part of the statutory Development Plan for Borough.
- 7.38 235 dwellings have been identified in the made WNP under Policy WNP2 (land at Hayley Green) (and forms part of the housing trajectory).
- 7.39 A masterplan for the Hayley Green site was approved in October 2024¹⁸.
- 7.40 An application (24/00718/OUT) was submitted in November 2024 for up to 235 dwellings on this site, which is currently pending.



Warfield Neighbourhood Plan 2013 - 2037



¹⁶ SALP: <https://consult.bracknell-forest.gov.uk/file/6308534>

¹⁷ Warfield Neighbourhood Development Plan: [Warfield Neighbourhood Plan | Bracknell Forest Council](#)

¹⁸ Hayley Green Masterplan: [Hayley Green Masterplan | Bracknell Forest Council](#)

Housing SPD

- 7.41 The Housing Supplementary Planning Document¹⁹ was adopted by Cabinet in March 2025. This document is a material consideration in the determination of planning applications. Section 3.4 of the 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 on when the development is expected to be begin.
 - Development progress reports:
 - progress that has been made/is expected to be made on development (relating to each reporting period).
- 7.42 The information required by condition will take account of any subsequent enabling legislation and guidance issued by the Government. A consultation on build out and development progress was published in May 2025²⁰ by MHCLG which will feed into future legislation. This will help inform progress on sites.

¹⁹ Housing SPD: [Housing Supplementary Planning Document | Bracknell Forest Council](#)

²⁰ MHCLG consultation on measures to improve build out transparency: [Technical consultation on implementing measures to improve Build Out transparency - GOV.UK](#)

<p align="center">Policy LP22: Development in Bracknell Town Centre</p> <p align="center">Indicator: Number of dwellings completed each year in Bracknell Town Centre</p>

Indicator performance/target	RAG score	RAG progress
<p>To meet policy targets on allocated sites in Bracknell Town Centre</p> <p>Progress on this indicator is similar to last year.</p>	★	➡

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

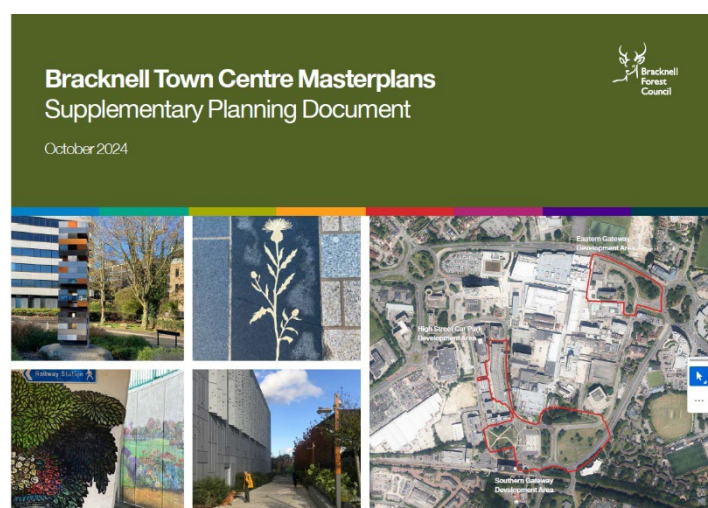
Allocated sites

7.43 **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.

7.44 Within the Town Centre, the BFLP includes two allocations, the location of which are shown in **Figure 9**:

- Policy LP9, Eastern Gateway: 210 residential units
- Policy LP10, Southern Gateway: 600 residential units

7.45 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 2024²¹. The SPD also includes a masterplan for the High Street multi-storey car park for 142 dwellings plus commercial floor space. It is expected that the demolition of the High Street Car park will have taken place by April 2026²².



²¹Bracknell Town Centre SPD: [Bracknell Town Centre Masterplans Supplementary Planning Document | Bracknell Forest Council](#)

²²²² Demolition of High Street car park: [Agenda for Cabinet on Tuesday, 18 March 2025, 6.30 pm | Bracknell Forest Council](#)

Windfall sites – permissions and completions

- 7.46 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. **Table 6** shows the C3 use (non-specialist) permissions within the town centre at March 2025. This includes a scheme for 169 flats along Market Street which involves redevelopment of PDL (also see **Table 22**).

Table 6: Progress on C3 use (non-specialist) windfall permissions in Bracknell Town Centre at March 2025

Site	Application reference	New Build	Demolition	CoU/CONV	Net	Progress
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	Under construction
Atrium Court, The Ring	21/00763/PAC	0	0	150	150	Site lapsed
Abbey House, Grenville Place	21/01090/FUL	6	0	0	6	Not started

*This permission comes under the definition of major developments

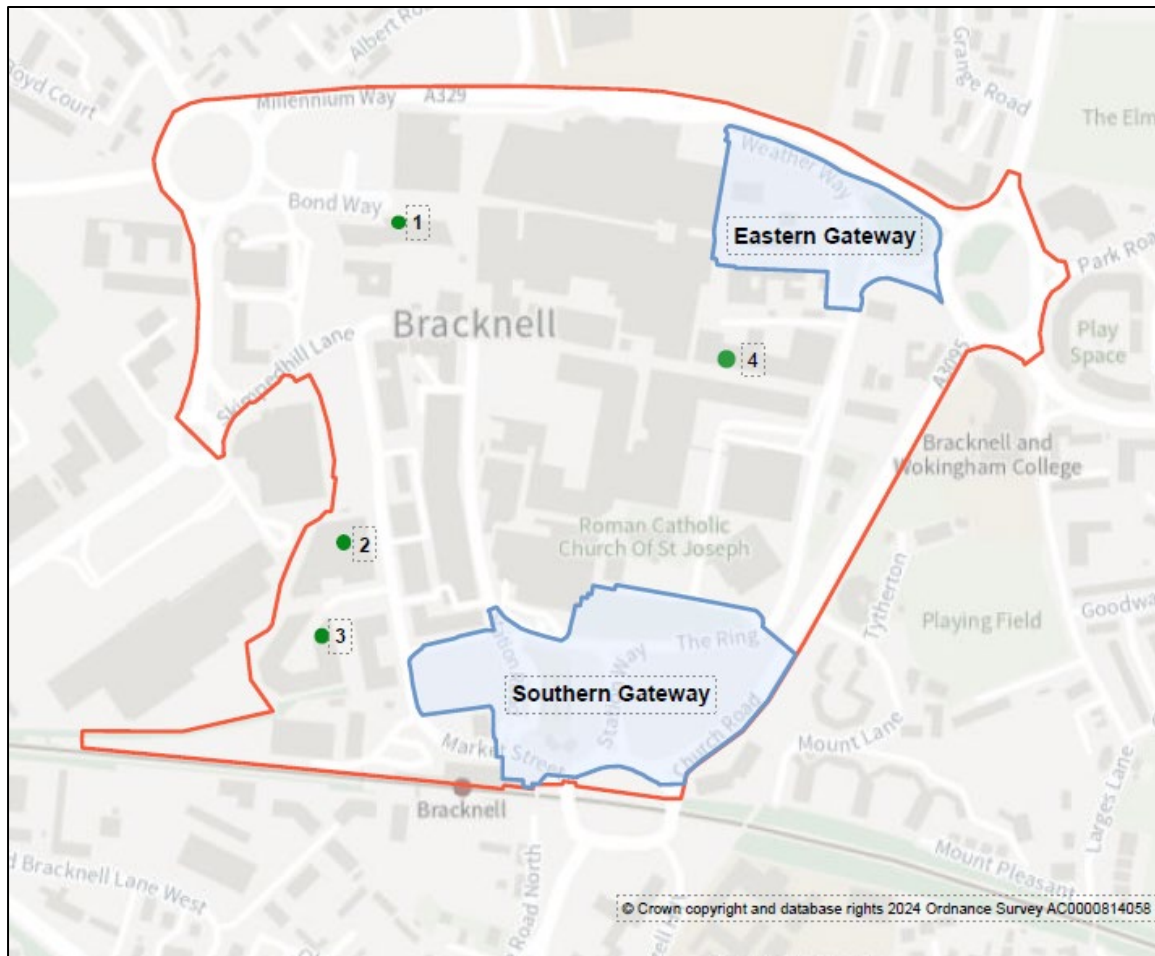
- 7.47 During the 2024/25 monitoring year, 7 units (net) of C3 use (non-specialist) were completed within the boundary of Bracknell Town Centre. This represents a decrease in completions in this location from the previous monitoring year. This is largely due to the previous monitoring year including 432 completions at Amber House and The Grand Exchange. As these developments consisted entirely of flats, the completions were recorded once entire blocks reached completion. This results in a large number of completions in a single monitoring year which skews the completion figures when compared with past and future years.

- 7.48 **Table 7** lists sites which have been completed within Bracknell Town Centre since the start of the Plan period (688 units). The location of the sites is shown on **Figure 8**

Table 7: Wholly completed sites (C3 use class) in Bracknell Town Centre since the start of the BFLP plan period



Site	Application reference	New Build	Demolition	CoU/Conv	Net	Map reference (Figure 10)	Completion year
26 High Street	21/01056/FUL	0	0	7	7	4	2024/25
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 8: Completed dwellings (wholly completed sites)(C3 use class) in Bracknell Town Centre 2020-2025



- 7.49 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 indicator has been given a green RAG rating. Performance has remained similar to the last monitoring year.

<p align="center">Policy LP16: Affordable housing (completions by site)</p> <p align="center">Indicator: Number of affordable homes (net) completed each year by site</p>

Indicator performance/target	RAG score	RAG progress
<p>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)</p> <p>Progress on this indicator is similar to the last monitoring year.</p>		

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

- 7.50 **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.
- 7.51 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 progress, it was possible to give certain emerging policies greater weight in the decision-making process.
- 7.52 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. The delivery of this indicator is likely to change in subsequent monitoring years as more sites assessed against the 35% requirement will reach completion.

Future monitoring

- 7.53 The delivery of affordable housing will continue to be monitored through future AMRs over the course of the plan period.
- 7.54 The Housing Supplementary Planning Document²³ was adopted by Cabinet in March 2025. This document is a material consideration and will be used in the determination of planning applications. Section 4 of the SPD provides guidance on Policy LP16 and includes a requirement to provide an Affordable Housing Statement, which needs to set out details of the affordable housing proposed as part of any scheme. This information will help inform future monitoring, since it will require:
- Confirmation of the percentage and number of affordable homes proposed.

²³ Housing SPD: [Housing Supplementary Planning Document | Bracknell Forest Council](#)

- 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.
- 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

- 7.55 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: 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).
- 7.56 Affordable completions for the 2024/25 period are set out below in **Table 8**. There were 43 affordable homes completed (those secured by a s.106) during the 2024/25 monitoring period across four large and medium sites. Whilst this represents a decrease compared with the previous monitoring period, it is not a cause for concern as it can be justified. During the 2023/24 monitoring period, 190 units at Amber House were completed. The development consisted entirely of flats (with 100% affordable) so the dwellings were only counted as complete once blocks and the site were wholly completed. This resulted in a large number of affordable completions in a single monitoring year which skews the completion figures when compared with past and future years.
- 7.57 An additional 10 units at TRL Phase 4a (Bucklers Park) were completed during the monitoring period. These have not been included in the overall affordable completions data as they were secured privately (not through the Section 106 agreement signed during the planning process). A total of 12 private units have been secured across the phase.

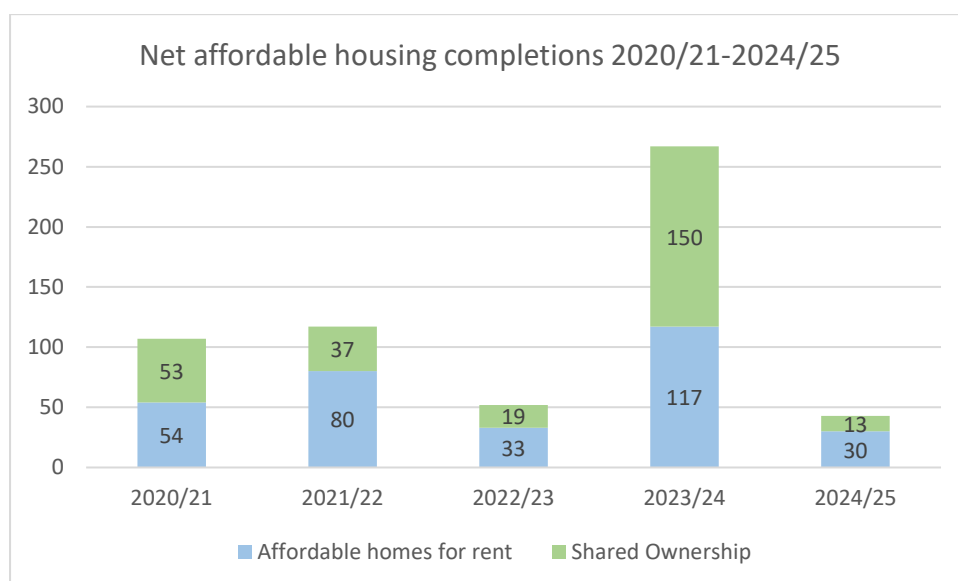
Table 8: Net affordable completions (C3 non-specialist use) by site 2024/25, secured by s.106

+ denotes a site which as at 31 March 2025 was wholly completed

Net affordable completions (C3) by site 2024/25													
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		
+ Coopers Hill, Bracknell	21/00233/FUL	8	0	4	4	0	5	0	5	0	0	13	25% secured/13 units (overall permission for 52 units). 13 complete.
+ TRL Phase 3b (Bucklers Park), Crowthorne	22/00060/REM	9	6	3	0	0	4	4	0	0	0	13	10% secured/13 units (permission for 120 units). The outline permission 13/00575/OUT made provision for not less than 10% on-site affordable and a commuted sum.13 complete.
TRL Phase 4a (Bucklers Park), Crowthorne	22/00138/REM	4	0	0	3	0	1	0	0	1	0	5	10% secured/17 units (permission for 169 units). The outline permission 13/00575/OUT made provision for not less than 10% on-site affordable and a commuted sum.5 complete.
Land west of Maize Lane, Parcel 4, Warfield	22/00314/REM	9	7	2	0	0	3	0	2	1	0	12	26% secured/12 units (overall permission for 45 units). 12 complete.
Total		30	13	9	7	0	13	4	7	2	0	43	

7.58 **Figure 9** 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 difference in affordable completions between 2023/24 and 2024/25 is explained above. The affordable housing completions for the 2024/25 period is at its lowest since the start of the BFLP plan period. It is important to note that completions achieved to date relate to permissions granted against previous thresholds (25% on 15 or more net dwellings). However, progress is being made on sites with on-site affordable housing provision. As at 30 June 2025 there were approximately 237 affordable units under construction across large and medium sites for example at TRL and Warfield allocation sites. This indicates that there will be higher completions rates over the next couple of monitoring years.

Figure 9: Net affordable housing completions 2020/21-2024/25



Affordable housing permissions

7.59 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 26** relates to affordable provision on qualifying sites since the start of the plan period (excluding this current monitoring year). **Table 9** lists relevant sites for the current monitoring period and relates to sites over 0.5 ha or 10 or more gross dwellings. 276 net affordable dwellings were secured through the planning process on qualifying sites. As this relates to sites determined post adoption of the BFLP, they were assessed against the requirements set out in Policy LP16.



7.60 The largest proportion of affordable tenure type secured through Section 106 agreements and through methods beyond the planning process was affordable rent (100 dwellings), followed by shared ownership (54 dwellings) and social rent (49 dwellings).

Table 9: Net affordable dwellings (C3 non-specialist use) secured 2024/25

Parish	Site	Application reference (decision date)	Number of affordable dwellings (net)	Affordable position
Binfield	Land South of A329M and East of Vigar Way (BFLP Policy LP12 and SALP Policy SA2)	21/00856/FUL (March 2025)	42	35% secured (permission for 199 units) In accordance with Policy LP16
Binfield	Land at Junction of Wood Lane and Forest Road, Wood Lane (BFLP Policy LP11)	23/00488/FUL (August 2024)	13	35% secured (permission for 38 units), an additional commuted sum to account for the remaining 0.3 unit. In accordance with Policy LP16
Bracknell	Bay House, Bay Road	22/00276/FUL (December 2024)	32	100% secured (applicant is a Registered Provider) In accordance with Policy LP16
Bracknell	Beaufort Park, Nine Mile Ride, South Road (BFLP Policy LP6)	23/00767/FUL (December 2024)	113	50% secured (permission for 226 units) 35% of units secured through s.106 agreement, in accordance with Policy LP16. The remaining 15% provided by Homes England funding secured through a planning condition.
Warfield	Land west of Maize Lane, Lande Parcel 1 (SALP SA9 – Area 1 Parcel 1)	20/00214/OUT 22/00787/REM (November 2024)	3	25% secured (permission for 12 units) The outline permission to which the reserved matters is related secured the affordable provision and was granted prior to the adoption of the BFLP. Affordable provision accords with the development plan policy at time of outline decision.
Warfield	Land at rear of Warfield Priory, Warfield Street	24/00013/FUL (July 2025)	6	38% secured (permission for 16 units) In accordance with LP16
Winkfield	White Gates, Mushroom Castle, Winkfield Row	19/00009/OUT (November 2024)	15	36% secured (permission for 42 units) In accordance with LP16

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	RAG score	RAG progress
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.

- 7.61 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 standalone schemes for older people, any departure from the full requirement is to be evidenced by a site specific viability assessment.
- 7.62 Affordable housing for C3 non-specialist uses is covered by a separate indicator relating to **Policy LP16: Number of affordable homes (net) completed each year by site**.
- 7.63 Prior to the adoption of the BFLP, BFC relied on national policy in relation to specialist affordable provision.
- 7.64 During the monitoring year there were no new affordable specialist C3 and C2 dwelling completions. At present this is not a cause for concern (as current completions relate to a position when there was no local policy requirement for affordable housing on specialist provision). This will continue to be monitored through future AMRs. As a result, this has been given an amber RAG score.
- 7.65 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	RAG score	RAG progress
<p>To meet local housing needs</p> <p>Progress on this indicator is similar to the last monitoring year.</p>	★	➡



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

- 7.66 An earlier indicator in this document (relating to **Policy LP16: Affordable housing (completions by site)**), stated that 43 affordable units were completed during the current monitoring year, across four medium and large (C3 non-specialist use) sites. The composition of these completions is set out in **Table 8**.
- 7.67 70% of the affordable completions were affordable rent units with the highest proportion having one-bedroom followed by two-bedroom units. The trend towards smaller units is evident in the shared ownership tenure mix with 84% of units having one or two bedrooms. There were 9 three-bedroom units, and no four-bedroom units completed across the Borough during the 2024/25 monitoring period.
- 7.68 This has been given a green RAG score as there has been a range of affordable housing 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	RAG score	RAG progress
<p>Equivalent to on-site value</p> <p>Progress on this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.</p>		

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

- 7.69 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.
- 7.70 The monitoring of this indicator relates to 'permissions on qualifying site, information contained in the Affordable Housing Statement' and how regard has been had to Policy LP16 (2ii). The assessment of this indicator began during the 2024/25 monitoring period. Policy LP16 was adopted in the last month of the 2023/24 monitoring period. During this period, there were no instances of a calculation resulting in a fraction of dwelling.
- 7.71 During the 2024/25 monitoring period, a commuted sum was required for one site: Land at Junction of Wood Lane and Forest Road. An affordable housing contribution of £46,942 was secured through the s.106 agreement in lieu of the 0.3 fraction of the remaining dwelling. As a result, this indicator has received a green RAG score. The progress of this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.

Policy LP17: Provision of specialist housing for older people

Indicator: Number of specialist homes/bed spaces (for older people)(net)(by Use Class) completed each year

Indicator performance/target	RAG score	RAG progress
To meet local housing needs for specialist housing Progress on this indicator has remained similar to the previous monitoring year.		

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

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

- 7.72 **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.
- 7.73 This indicator requires completion information to be recorded by use class. The Council adopted a Housing Supplementary Planning Document²⁴ in March 2025, which provides further guidance on housing related matters. Section 5 of the 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
- 7.74 The above uses and types of specialist housing for older people are referred to in the commentary below.
- 7.75 The publication of the December 2024 Housing Delivery Test Rule Book revised the bedspace to dwelling ratio equivalent, altering the ratio from 1.8 to 1.9. As a result, the number of C2 and C2a dwelling equivalents has fallen. The 1.9 ratio applies from the 2024/25 monitoring period onwards. The 1.8 ratio is still applicable to previous monitoring periods.

Completions

- 7.76 The number of completions of specialist homes for older people since 2019/20 are outlined in **Table 10** and **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).

²⁴ Housing SPD: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents/housing-supplementary-planning-document>

During 2024/25 there were 7 completions due to the conversion of Binfield House resulting in one unit and 6 new build bungalow units. There were no care home bedspace (for the care of older people) (C2 use) completions during 2024/25.

Table 10: Housing with support (C3 use) completions 2019/20-2024/25

Monitoring year	No. dwellings completed	Site
2019/20	74	<ul style="list-style-type: none"> 48-50 Dukes Ride, Crowthorne (17/00627/FUL, 32 units) Jolly Farmer, Yorktown Road, Sandhurst (15/00403/FUL, 42 units)
2020/21	0	
2021/22	2	<ul style="list-style-type: none"> Calcott, Rectory Close, Bracknell (20/01011/FUL)
2022/23	-2	<ul style="list-style-type: none"> Boyd Court, Downshire Way, Bracknell (21/00704/FUL, 1 unit) Binfield House, Terrace Road North, Binfield (21/00023/FUL, -3 units)
2023/24	-15	<ul style="list-style-type: none"> Binfield House, Terrace Road North, Binfield (21/00023/FUL, -15 units through the conversion of Binfield House)
2024/25	7	<ul style="list-style-type: none"> Binfield House, Terrace Road North, Binfield (2100023/FUL, 6 new build, 1 conversion)
TOTAL	66	

Table 11: Care home (C2 uses) completions 2019/20-2024/25

Year	Dwelling ratio ²⁵ (net units) completed	Net bed spaces completed	Site
Completions			
2019/20	43	77	<ul style="list-style-type: none"> Former Birdsgrove Nursing Home, Warfield Road, Bracknell (17/00321/FUL, 77 bedspaces)
2020/21	-23	-41	<ul style="list-style-type: none"> Demolition of Heathlands, Crossfell, Bracknell (19/01040/3, 41 bedspaces)
2021/22	88	158	<ul style="list-style-type: none"> Holly Cottage, London Road, Binfield (18/00662/FUL, 12 bed spaces) Heathlands, Crossfell, Bracknell (19/01040/3, 66 bedspaces) TRL, Nine Mile Ride, Crowthorne (18/01237/REM, 80 bedspaces)
2022/23	-13	-23	<ul style="list-style-type: none"> Heath Hill Road, Crowthorne (21/01052/FUL, -23 bed spaces)
2023/24	0	0	No completions for the monitoring year.
2024/25	0	0	No completions for the monitoring year
TOTAL	74	171	

²⁵ 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 (December 2024).

Allocated sites

- 7.77 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.
- 7.78 Policy LP6 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4) was approved in December 2024 (application 23/00767/FUL for the erection of 226 dwellings). 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

- 7.79 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 plan 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.
- 7.80 **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: Outstanding planning commitments for the future provision of housing with support (C3 use) (at 31 March 2025)

Type of commitment	No. dwellings	Site
With planning permission	7	<ul style="list-style-type: none">Binfield House (-11 units (net) complete 2024/25, 7 units outstanding)
Allocated sites	60	<ul style="list-style-type: none">Broadmoor (SALP soft commitment, 60 units)
Total planning commitments	67	

Table 13: Outstanding planning commitments for the future provision of care homes (C2 use) (as at 31 March 2025)

Type of commitment	Dwelling ratio ²⁶ (net units)	Bed spaces (net)	Site
With planning permission	83	158	<ul style="list-style-type: none"> Land north of Cain Road, Bracknell (20/00947/FUL, 62 bed spaces) <ul style="list-style-type: none"> All units under construction 24/00324/FUL (s.73): application to reduce the number of bedspaces from 68 to 62 (approved January 2025) St David's Nursing Home, Ascot Priory (20/00503/FUL, 16 bedspaces) <ul style="list-style-type: none"> No units started St Christopher's Nursing Home, Ascot Priory (20/00503/FUL, 8 bedspaces) <ul style="list-style-type: none"> No units started St Margaret Clitherow (23/00560/FUL, 72 bedspaces) <ul style="list-style-type: none"> All units under construction
Resolution to approve subject to s.106	0	0	No applications with a resolution to approve subject to s.106
Total planning commitments	83	158	

7.81 Overall, this has been given an amber RAG score as no specialist housing provision was secured on Beaufort Park which will have a consequential impact on the level of affordable housing completion rates, although this was justified as part of the planning balance.

Update on indicative need for specialist housing for older people

7.82 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

7.83 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 of 31 March 2025. 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% (329 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.



²⁶ 1.9 dwelling equivalent ratio applied

Table 14: Update on indicative requirement for specialist housing needs for older people to 2037 (as at 31 March 2025)

	Housing with support (retirement /sheltered) (units) (C3 use)	Housing with care (extra care) (units) (C2 use)	Residential care/nursing (bed spaces) (C2 use) ²⁷
Need over plan period			
a. HNA need over 2019-2036 (17 years) ²⁸ (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 (500 dwelling equivalent)
Updating the indicative requirement to 31 March 2025			
c. Completions (see Table 10 and Table 11)	(66)	(0)	(171 bedspaces: 95 dwelling equivalent)
2019/20	74	0	77 bedspaces
2020/21:	0	0	-41 bedspaces
2021/22:	2	0	158 bedspaces
2022/23:	-2	0	-23 bedspaces
2023/24:	-15	0	0
2024/25:	7	0	0
d. Adjusted need to take account of completions 2019/20-2024/25 (b-c)	646	551	778
e. Planning commitments as at 31 March 2025 (see Table 12 and Table 13)	67	0	158 (83 dwelling equivalent)
f. Outstanding indicative requirement at 31 March 2025 (d-e)	579	551	620 (322 dwelling equivalent)

²⁷ 1.8 dwelling equivalent for completions applied from 2019/20-2023/24. 1.9 dwelling equivalent ratio applied from 2024/25 for completions and outstanding commitments.

²⁸ Housing Needs Assessment, Icení 2021. See paras. 10.23 and 10.27 of document LP/EV/2g: consult.bracknell-forest.gov.uk/file/5819854

Policy LP39: Specialist housing		
Indicator: Number of specialist homes (net) completed each year		
Indicator performance/target	RAG score	RAG progress
<p>To meet policy targets</p> <p>Performance has improved compared with the previous monitoring year.</p>		

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

- 7.84 The Indicator for **Policy LP17: 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.
- 7.85 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

- 7.86 There were 31 units (59 bedspaces) net completed during the 2024/25 monitoring period for C2a use at the Old College, Royal Military Academy, Sandhurst. Use class C2a covers secure residential institutional developments. Application 22/00726/FUL was granted in October 2023 for the erection of two accommodation blocks providing 119 bedspaces, following the demolition of an existing building providing 60 bedspaces. Both the demolition and new build were counted during the same monitoring period.

Table 15: Specialist housing (C2a use) completions 2024/25

Year	Dwelling ratio ²⁹ (net units) completed	Net bed spaces completed	Site
Completions			
2024/25	31	59	<ul style="list-style-type: none"> Old College, Royal Military Academy, Sandhurst (22/00726/FUL), 59 bedspaces (net), demolition and new build counted in the same monitoring year) <ul style="list-style-type: none"> - Demolition: -60 bedspaces New build: 119 bedspaces
TOTAL	31	59	

²⁹ Dwellings ratio relates to converting the number of bedspaces to a dwelling equivalent. A 1.9 ratio has been applied to bed spaces to derive an equivalent number of dwellings in line within the Housing Delivery Rule Book (December 2024).

- 7.87 There were -21 dwelling equivalent extra care units (not for the care of older people) completed during 2024/25 at the former Ladybank (Bridgewell Centre), Bracknell. The loss was recorded due to the demolition of the existing short term care home. Once completed, this development will provide 4 apartments for 20 residents with learning disabilities. This is set out in further detail under **Policy LP37: Protection of existing housing stock and land (net losses)**. The overall loss is not a concern as the building is currently being replaced with an upgraded supported living facility for 20 residents.

Table 16: Care home (not for the care of older people) (C2 uses) completions 2024/25

Year	Dwelling ratio ³⁰ (net units) completed	Net bed spaces completed	Site
Completions			
2024/25	-21	-40	<ul style="list-style-type: none"> The former Ladybank (Bridgewell Centre), Bracknell (23/00359/3 -40 bedspaces)
TOTAL	-21	-40	

- 7.88 The total number of completed bedspaces for C2 and C2a (not for the care of older people) have resulted in an overall gain of specialist accommodation for the 2024/25 period. As such, this indicator has been given a green 'RAG' score.

Windfall site permissions

- 7.89 During 2024/25 there were no applications which were granted permission relating to specialist accommodation which was not for older people.
- 7.90 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

- 7.91 For this 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.

³⁰ Dwellings ratio relates to converting the number of bedspaces to a dwelling equivalent. A 1.9 ratio has been applied to bed spaces to derive an equivalent number of dwellings in line within the Housing Delivery Rule Book (December 2024).

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	RAG score	RAG progress
<p>To meet policy requirements for specific allocated sites</p> <p>Progress on this indicator has remained similar to the previous monitoring year.</p>		

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

- 7.92 This indicator relates to **Policies LP40, 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**.
- 7.93 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 that the occupiers have taken on an active role in procuring, designing and building their own home. Whereas custom build generally means that the eventual occupiers have taken on a ‘project management role’.

Allocated sites

- 7.94 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.
- 7.95 Policy LP6 Land at Beaufort Park, Nine Mile Ride, Bracknell (BRA4) was approved in December 2024 (23/00767/FUL for the erection of 226 dwellings). This permission fails to accord with Policy LP6 (ii) which requires 5% of dwellings to be offered as serviced plots. This is due to the permission 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.
- 7.96 There is currently no application relating to Policy LP7 (Derby Field).
- 7.97 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, this has remained the same compared to the previous monitoring year.

Self-build register

7.98 The Council maintains a register of those individuals/associations who have registered an interest in self-build. **Figure 10**, **Figure 11** and **Figure 12** show the composition of interest for those on the self-build register.

Figure 10: Interest in number of bedrooms registered 2024/25

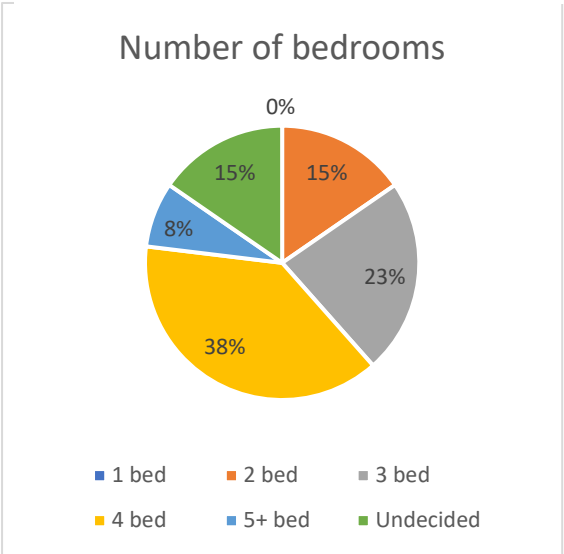


Figure 11: Interest in build type registered 2024/25

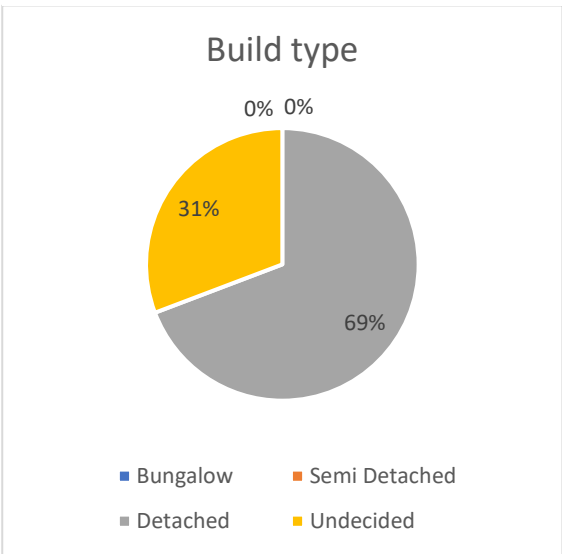
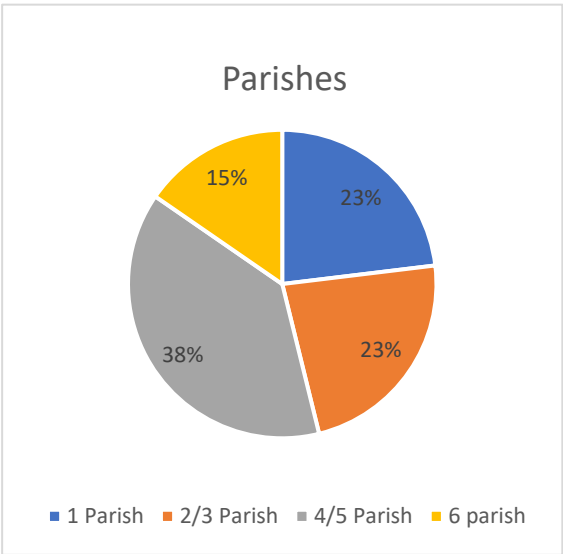


Figure 12: Interest in parishes registered 2024/25



- 7.99 As can be seen, the preference of individuals/associations registered is for detached housing (69%), and for 3 bedroomed properties (38%).
- 7.100 As at June 2025, 188 individuals/associations were listed on the register.

Windfall site permissions

- 7.101 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 SPD³¹.
- 7.102 During the monitoring year one self-build dwelling was completed on land between The Mulberry and The Acre (20/010181/REM) for the erection of two 4-bedroom dwellings pursuant to permission 20/00252/OUT and was granted CIL self-build relief in 2021/22.

Community Infrastructure Levy exemption sites



- 7.103 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. **Appendix 6 – Sites granted CIL self-build exemption since the start of the plan period** lists the sites granted a CIL self-build exemption since the start of the plan period. During the monitoring year, two sites totalling two dwellings were granted a CIL self-build exemption (**Table 17**).
- 7.104 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 and custom build need. Progress on the delivery of self and custom build housing will be monitored through future AMRs throughout the plan period.

Table 17: Sites granted self-build and custom exemption 2024/25

Parish	Site	Application reference	Description of development
Winkfield	Land adjacent to Pine Acrea, Birch Lane, Ascot	23/00047/FUL	Erection 1 x 4-bed detached dwelling and garage
Bracknell	Pincecroft, Old Wokingham Road, Wokingham	21/00206/FUL	Change of use of existing stable block and associated land to Class C3 (Dwelling House) to create a 2 bedroom bungalow

³¹ [Housing Supplementary Planning Document | Bracknell Forest Council](#)

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	RAG score	RAG progress
None (i.e. no applications granted contrary to policy) Progress on this indicator has remained similar to the previous monitoring year.		

Whilst there is no specific target for this policy, given that there were no permissions during 2024/25 which were in conflict with national Green Belt policy, a green ‘RAG’ score has been given.

- 7.105 **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.
- 7.106 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)**. Specifically, permissions located within the Green Belt (which are identified under the ‘settlement tier’ column).
- 7.107 It should be noted that the sites referred to below relate to permissions which have been determined in line with Policy LP34 which refers to applications being determined in accordance with relevant national Green Belt policy (which is currently the NPPF).
- 7.108 The NPPF was updated in December 2024. The revised NPPF introduced policy on grey belt land within the Green Belt. For the purpose of plan-making and decision-making, this classification includes land within the Green Belt comprising previously development land and/or any other land which does not strongly contribute to any of purposes (a), (b), or (d) of the Green Belt³². Any applications or appeals which are granted having regard to the new grey belt policy will be reported in future AMRs.

Applications granted in the monitoring year

- 7.109 Two ‘major’ Green Belt housing sites were granted permission during 2024/25. It was determined that the proposals did not constitute inappropriate development and therefore were approved. Due to this, an overall green ‘RAG’ score has been given.
- 7.110 One permission relates to a replacement dwelling at The Vale, Winkfield 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 dwellings is not materially larger than the existing).

³² NPPF (December 2024) page 42:

https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

The proposed replacement dwelling was not considered to be materially larger and therefore deemed to be appropriate development. As such the proposal complied with policy LP36 and policies within the NPPF and was subsequently approved in April 2024.



- 7.111 The other permission relates to the partial conversion of a guest house to provide two residential dwellings at Bluebell House, Winkfield. It was determined that the change of use and intensification of use would not impact the openness of the Green Belt. The application was granted permission in November 2024.

Appeal decisions

- 7.112 For the monitoring period (2024/25), it is worth noting that there have been appeal decisions which support 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 limited infilling in villages and would therefore be inappropriate development in the Green Belt.
 - 23/00665/FUL, Blackthorn Cottage, Chawridge Lane, Winkfield. Allowed January 2025. The development proposed the demolition of an existing dwelling house, annexe and outbuildings and the erection of one four-bedroom dwelling. It was determined that the proposed development would not be regarded as inappropriate and therefore accorded with Policy LP34.
 - 23/00247/FUL, Mount Apollo, Mounts Hill, Winkfield. Dismissed February 2025. The application proposed the redevelopment of a builder's yard to provide four dwellings with the change of use of paddock land to residential curtilage. It was determined that the proposed development would cause harm to the openness of the Green Belt and would be contrary to Policy LP34.

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	RAG score	RAG progress
<p>None (i.e. no applications granted contrary to policy)</p> <p>Progress on this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.</p>		

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

- 7.113 **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).
- 7.114 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)**. Specifically, it relates to permissions located within the countryside (which is identified under the 'settlement tier' column).



Applications granted in the monitoring year

- 7.115 One 'major' countryside housing site was granted permission during 2024/25.
- 7.116 Land adjoining Pine Acres, Winkfield, relates to the erection of one self-build detached dwellings and is included in the 'major' sites list due to being over 0.5ha. Policy LP35 criterion 1(iib) allows development within the countryside for the re-use or conversion of redundant or dis-used buildings of permanent and substantial construction, whilst having regard to Policy LP35 criterion 2. The site is comprised of PDL due to the existing outbuilding. Therefore, criterion 1 (iia) allows for conversion of the existing outbuilding into a residential dwelling. The proposal was determined to accord with the Development Plan and was granted in November 2024.
- 7.117 As the approval of land adjoining Pine Acres accords with Policy LP35, a green 'RAG' rating has been given.

Appeal decisions

- 7.118 For the 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 dwellings for rural workers or result in the conversion of disused buildings or replacement dwellings).

<p align="center">Policy LP36: Landscape character outside of defined settlements</p> <p align="center">Indicator: Number of permissions granted which are not in accordance with Policy LP36</p>		
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Indicator performance/target	RAG score	RAG progress
<p>None (i.e. no applications granted contrary to policy)</p> <p>Progress on this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.</p>		

This indicator has been given a green '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. in the countryside and Green Belt), which is identified under the 'settlement tier' column) as this is where Policy LP36 applies.

Applications granted in the monitoring year

- 7.121 Three 'major' housing permissions that are within the countryside and Green Belt were granted in 2024/25. The two Green Belt sites did not refer to Policy LP36 or landscape character, but did take account of the character and appearance of the surrounding areas, and one included a landscape condition. As these proposals related to a replacement building and conversion of an existing building, it is presumed that there were no landscape character issues arising. The other application related to a site in the countryside and reference was made to Policy LP36. Landscape conditions were included.
- 7.122 This indicator has been awarded a green RAG rating, as where Policy LP36 applied, planning conditions were attached to the permissions to mitigate any impacts on the landscape.

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	RAG score	RAG progress
<p>No net losses</p> <p>The performance of this indicator has improved compared to the previous monitoring year.</p>		

This indicator been given a green ‘RAG’ score, as explained below.

- 7.123 **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

- 7.124 For the purposes 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)**.
- 7.125 For the monitoring year, there has been an overall net gain in C3 (non-specialist) use completions. However, four sites recorded a loss of existing properties. Barn Close relates to a scheme involving the redevelopment of 24 derelict flats. The scheme will ultimately provide 25 residential units (100% affordable housing). Westwood House relates to the redevelopment of a property where the proposal will ultimately result in a net increase of 18 units. Two units have been demolished as part of this scheme, one having been counted during the previous monitoring year. Highveld relates to the demolition of one residential unit to provide a building containing 6 units, resulting in a net gain of 5. Longcroft also relates to the demolition of one unit and the provision of 6, resulting in a net increase of 5. All gains will be achieved in later monitoring years, so will be reflected in future AMRs.
- 7.126 The data does not give rise to concerns about the protection of the housing stock in relation to C3 (non-specialist) uses as an overall net gain was recorded for the 2024/25 period.

C3 (specialist), C2a and C2 uses

- 7.127 As previously summarised in **LP17: Number of specialist homes/bed spaces (net)(by Use Class) completed each year** there was a total of -17 net completions on a development involving C2, C2a and C3 specialist use classes. This is summarised in **Table 19**. As detailed in an earlier indicator, the -21 unit loss at the former Ladybank (Bridgewell Centre) has not created cause for concern as it was closed a while ago due to being unfit for purpose. Once complete, the development will help meet the Borough’s housing care needs.



Table 18: Summary for C3 specialist, C2 and C2a completions

Use class	Net completions
C2 (not for the care of older people)	-21
C2a	31
C3 Specialist	7

- 7.128 Whilst data for the monitoring year shows a net loss of C2 uses, this is not a cause for concern given future commitments (as outlined in **Table 18**). A net gain for all other uses classes (C3, C3 specialist and C2) has been recorded, therefore a Green 'RAG' score has been given. The performance of this indicator has improved compared with the previous monitoring year as there was an overall loss recorded for non-C3 use developments. Completions and losses will continue to be monitored through future AMRs.

Policy LP38: Accessible and adaptable dwellings

Indicator: Number of accessible and adaptable dwellings completed each year on qualifying sites

Indicator performance/target	RAG score	RAG progress
<p>To meet policy requirements:</p> <ul style="list-style-type: none"> • Clause 1 of the policy relates to M4(2) category 2: Accessible and adaptable dwellings. This is now a compulsory requirement for new dwellings under the Building Regulations so is not monitored here. • Clause 2 of the policy relates to M4(3) category 3: 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"> - at least 5% of all dwellings will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings, - where evidence from the Council's Housing Register points to a current local need, affordable schemes will include provision for Part M4(3)(2)(b) wheelchair accessible dwellings - 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. <p>Progress on this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.</p>		

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

7.129 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.

7.130 This indicator relates to completions rather than to the number of new permissions granted, and applies to new build dwellings. It does not take account of any completions relating to park/mobile homes.

C3 (non-specialist) use

7.131 As this policy is new to the Development Plan, none of the dwellings completed during this monitoring period were on sites assessed against the criteria set out in Policy LP38. However, some units had been previously secured and have since been

completed. During the 2024/25 monitoring period there five affordable wheelchair accessible dwellings completed, as set out below (**Table 20**) (information relates to the applications listed in **Table 8**).

Table 19: Affordable accessible and adaptable dwelling completions 2024/25

Site	Application reference	Number of wheelchair accessible units
Coopers Hill, Bracknell	21/00233/FUL	4 x three-bedroom flats
Warfield Area 1, Parcel 4, Warfield	22/00314/REM	1 x one-bedroom flat

7.132 However, it useful to consider new permissions, as these will result in completions which will be recorded in future AMRs. It is important to note that not all of the new permissions listed in **Appendix 1 – List of major housing permissions (C3 use, non-specialist)** relate to qualifying sites against Policy LP38. This is because the policy only relates to new build dwellings, and for part of the policy there is a threshold of 10 or more (gross) new build dwellings.

7.133 The following sites relate to conversions (or prior approvals), and therefore Policy LP38 did not apply:

- Fines Bayliwick House (22/00504/FUL)
- One The Braccans (24/00141/PAE)
- One The Braccans (24/00163/PARC)
- RSA House (24/00792/PAE)
- Bluebell House (24/00515/FUL)

7.134 **Table 21** lists what was secured in relation to Policy LP38 for qualifying major housing sites (C3 non-specialist).

Table 20: Accessible and adaptable dwellings permission 2024/25

Site address	Permission reference	Total number of dwellings (gross)	All new buildings to be constructed in accordance with Part M4 (2) (Policy LP38.1)	Number of wheelchair accessible/adaptable dwellings (Policy LP38.2)
Land at junction of Wood Lane and Forest Road, Binfield	23/00488/FUL	38	Secured by planning condition	1 accessible, secured by planning condition Scheme considered to be policy compliant
Land south of A329M and east of Vigar Way, Binfield	21/00856/FUL	119	Secured by planning condition	2 accessible 3 adaptable Scheme considered to be policy compliant
Beaufort Park, South Road, Bracknell (BFLP Policy LP6 BRA4)	23/00767/FUL	226	Secured by planning condition	4 adaptable (relates to provision of affordable housing)

Site address	Permission reference	Total number of dwellings (gross)	All new buildings to be constructed in accordance with Part M4 (2) (Policy LP38.1)	Number of wheelchair accessible/adaptable dwellings (Policy LP38.2)
Bay House, Bracknell	22/00276/FUL	32	Secured by planning condition	1 accessible All other units accord with requirement M4 (2) 'accessible and adaptable dwellings'
Land at Priory Fields, Warfield (Part of SALP Policy SA9 - Area 1)	22/00150/OUT	150	Secured by planning condition	Policy and details to be considered in the reserved matter applications
Whitegates, Mushroom Castle, Winkfield (BFLP Policy LP14 WINK15)	19/00009/OUT	42	Policy and details to be considered in the reserved matter applications	Policy and details to be considered in the reserved matter applications
Land adjoining Pine acres, Winkfield	23/00047/FUL	1	Secured by planning condition	n/a
The Vale, Winkfield	23/00524/FUL	1	Secured by planning condition	n/a



Specialist housing

- 7.135 Policy LP38 2.iii requires 100% of self-contained units for specialist housing to meet part M4(3)(2)(a) standard for wheelchair adaptable dwellings.
- 7.136 During the monitoring year there were no new permissions for self-contained units for specialist housing. There were completions at Binfield House, however this permission was granted prior to the adoption of the BFLP. Therefore, there was no requirement to include the provision for accessible and adaptable housing.
- 7.137 This indicator has been given a green 'RAG' rating due to current completions, and permissions during the 2024/25 monitoring year.
- 7.138 Additional guidance on Policy LP38 is set out in the Housing Supplementary Planning Document³³, which was adopted by Cabinet in March 2025 and which is a material consideration in the determination of planning applications.

³³ 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	RAG score	RAG progress
No one type or size should form 100% of completions. Progress on this indicator has remained similar to the previous monitoring year.		

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

- 7.139 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.
- 7.140 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 (C3 use) completions**. 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
- 7.141 Warfield Area 2 Phase 9 ³⁴ has 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 units completed was provided for the Phase. Therefore, the dwelling mix for those completed during the monitoring period cannot be identified.
- 7.142 It is important to note that the completions listed in Appendix 2 relate to permissions which were secured prior to the adoption of the BFLP. However, at the time, a mix of dwelling types would have been required in relation to the previous policy. Neither the previous or current policies prescribe a specific percentage mix by type or size of property. Therefore, current completions information has been assessed against Policy LP40.

³⁴ [Planning Commitments for Housing at March 2024](#)

Figure 13: Completions by dwelling type (C3 use class) 2024/25 (gross)

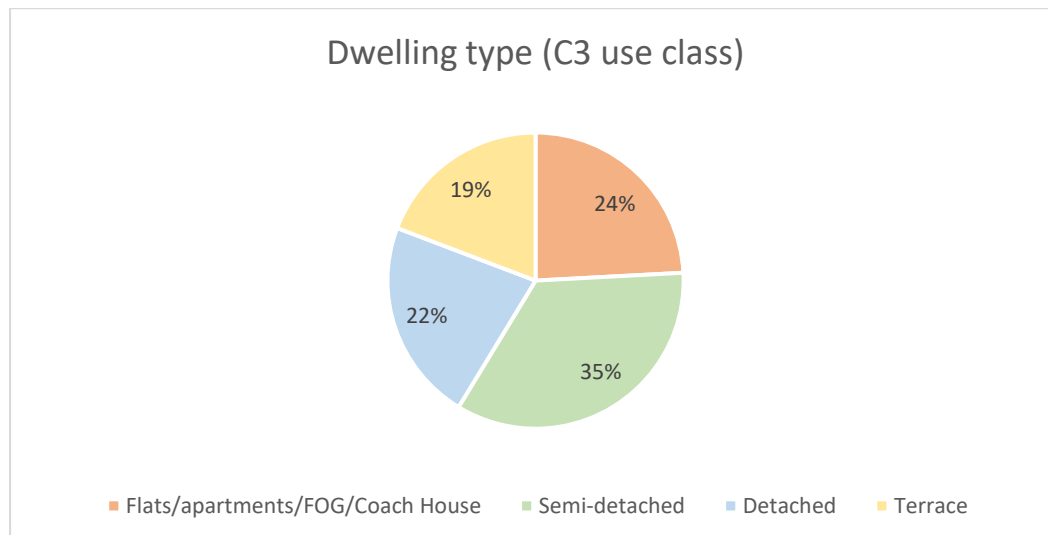
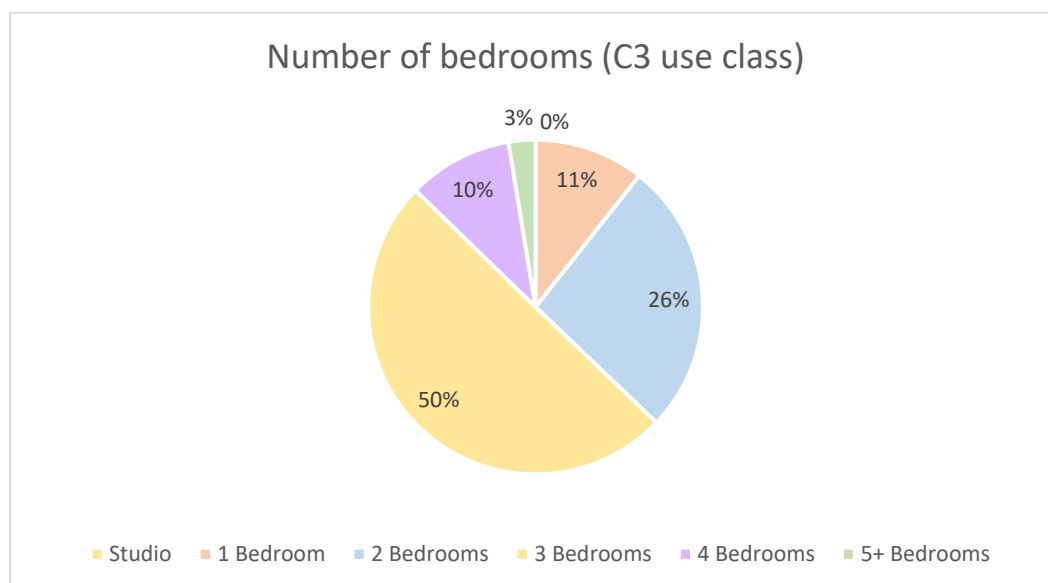


Figure 14: Completions by number of bedrooms (use class C3) 2024/25 (gross)



7.143 For the monitoring year, as can be seen from **Figure 13** and **Figure 14**, 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.



7.144 As evidenced by **Figure 14**, the majority of completed dwellings during 2024/25 were three-bedroom properties (50%) followed by two-bedroom properties (26%). This represents a change compared with the previous monitoring year when 77% of completed dwellings were one and two bedroom properties. This was largely due to the completion of Amber House and The Grand Exchange in Bracknell Town Centre.

These two developments were composed entirely of flats, and completions were only counted once a whole block was complete.

- 7.145 35% of completions relate to semi-detached dwellings. Flats were the second most common dwelling type completed during the monitoring period with a 24% share in the overall completions, followed by detached (22%) and terraced (19%).
- 7.146 The combined majority share of detached and semi-detached dwellings (57%) can be attributed to the completion of family housing on allocated sites at the former TRL and Warfield Areas 1 and 2. These sites are located outside Bracknell Town Centre, and reflect the approach in Policy LP40(1.i).
- 7.147 Having regard to new permissions (Appendix 1), there is expected to be variety of dwelling types in future years. At present the full mix is not known as some sites relate to outline permissions, and therefore details will be secured at reserved matters stage (such as Priory Fields, Warfield and Whites Gates, Mushroom Castle, Winkfield). There have also been a number of prior approval permissions which involve flatted developments with one and two bedroom units. These will need to be completed within 3 years of the date of the permissions (such as One The Braccans and RSA House). Family housing and larger bedroom units (3+ bedrooms) have been granted permission on sites outside Bracknell Town Centre. These relate to allocated sites at Beaufort Park (BFLP Policy LP6), Forest Road, Binfield (BFLP Policy LP11). The mix of housing will continue to be monitored through future AMRs.

Policy LP41: Gypsies, travellers and travelling showpeople

Indicator: Number of pitches and plots completed each year

Indicator performance/target	RAG score	RAG progress
To meet local pitch/plot needs for the travelling community The performance of this indicator has remained similar to the previous monitoring year.		

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



- 7.148 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. This indicator remains the same as at the end of the previous monitoring year.
- 7.149 The Council's Gypsy and Traveller Accommodation Assessment 2022 (GTAA)³⁵ 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 in the GTAA). 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.
- 7.150 Whilst there were no new pitch or plot completions for the 2024/25 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.
- 7.151 The GTAA 2022 found a need for 5 Travelling Showperson plots during the BFLP plan period³⁶, however the GTAA suggests that this need can be met through the intensification of Travelling Showperson plots at Hazelwood Lane and bringing vacant plots back into use.

³⁵ GTAA: [Gypsy and Travelling Showpeople Accommodation Assessment 2022](#)

³⁶ 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	RAG score	RAG progress
<p>No scheme with 'red' score for any criteria</p> <p>The performance of this indicator has remained similar to the previous monitoring year.</p>		

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

- 7.152 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 21**.
- 7.153 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.
- 7.154 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.
- 7.155 For the 2024/25 monitoring period, five wholly completed sites were assessed.
- 7.156 Four sites scored 100% green, meaning these developments have met the BHL criteria. As a result, 80% of the 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, Coopers Hill was given one amber score. This was due to the location of the refuse storage for several terraced dwellings in the front garden. Whilst the storage is screened by a hedge, it is not seen as an ideal design characteristic when assessed against the criteria.
- 7.157 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. The performance of this indicator has remained similar to the previous monitoring year.

Appeal decisions

- 7.158 For the monitoring period (2024/25) it is worth noting that there have been appeal decisions which support 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.
 - 23/00247/FUL, Mount Apollo, Mounts Hill, Winkfield. The proposal relates to the redevelopment of a builders yard to provide four dwellings including the change of use of paddock land to residential curtilage. The proposal was deemed to conflict with Policy LP28 as it would cause harm to the character and appearance of the area. The proposal was dismissed at appeal. In addition, the proposal did not satisfy Policy LP34 and Policy W1 of the Winkfield Neighbourhood Plan.





Table 21: Building for Healthy Life analysis

Size	Parish	Site	Application ref	Total completions (net)	N/A	Red	Amber	Green
Large	Binfield	Blue Mountain, Phase B1 (SALP SA7)	17/01363/REM	74	0	0	0	12
Large	Binfield	Blue Mountain, Phase B4 (SALP SA7)	18/01010/REM	215	0	0	0	12
Large	Bracknell	Coopers Hill	21/00233/FUL	52	0	0	1	11
Large	Crowthorne	TRL Phase 3b (Bucklers Park) (SALP SA5)	22/00060/REM	120	0	0	0	12
Large	Warfield	Warfield Area 1, Phase 9	20/00265/REM	77	0	0	0	12

Policy LP47: Dwellings for rural workers

Indicator: Number of permissions granted contrary to policy requirements



Indicator performance/target	RAG score	RAG progress
<p>None (i.e. no applications granted contrary to policy)</p> <p>Progress on this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.</p>		

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

- 7.159 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.
- 7.160 During the monitoring year, 1 dwelling for a rural worker has been approved.
- 7.161 An application (2400575/FUL) was granted permission in January 2025 at Dutch Barn, Billingbear Farm, Billingbear Lane, Binfield. It involves the change of use and conversion of an agricultural dutch barn into three two-bedroom agricultural workers dwellings. Condition No.3 limits the occupation of the dwellings to a person solely or mainly employed in connection with the agricultural use of Billingbear Farm, or a widow or widower of such person and any resident dependents.
- 7.162 A green 'RAG' score has been given as the application was assessed in accordance with Policy LP47 and an occupancy restriction was imposed through Condition No.3.
- 7.163 Future monitoring will continue to 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	RAG score	RAG progress
<p>None (i.e. no applications granted contrary to policy)</p> <p>Progress on this indicator cannot be assessed as a 'not applicable' RAG score was given for the 2023/24 period.</p>		

As there is no specific target for this indicator and there are no relevant permissions for 2024/25, this has been given an amber 'RAG' score.

- 7.164 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. There is a need to be able to demonstrate that a property has been marketed for sale or rent for a minimum of 12 months at a realistic price to reflect the occupancy condition.
- 7.165 Two permissions were granted during the 2024/25 monitoring year although these related to Lawful Development Certificates that are legal documents that confirmed the lawfulness of the use of the buildings due to the fact that there had been non-compliance with occupancy conditions over a minimum of ten years prior to the applications.
- 7.166 A Certificate of Lawfulness was issued for Willow Farm, Bottle Lane, Warfield under 24/00408/LDC. Based on the evidence provided, it was determined that non-compliance with Condition No.3 on planning permission 02/00917 had taken place for more than ten years. It was demonstrated that the occupant (applicant) had not been limited to solely or mainly farming in agricultural, forestry, or equestrian activities for a period of more than ten years. Therefore, the non-compliance was deemed lawful.
- 7.167 A Certificate of lawfulness was issued for Thistledown Farm, Garsons Lane, Warfield under 24/00604/LDC. Based on the evidence provided, it was determined that non-compliance with Condition No.5 on planning permission 61917 had taken place for more than ten years. It was demonstrated that the occupant (applicant) had not been limited to solely or mainly farming in agricultural, forestry, or equestrian activities for a period of more than ten years. Therefore, the non-compliance was deemed lawful.
- 7.168 As these permissions sought to establish the continued lawful use of the two dwellings an amber 'RAG' has been given as both properties had not been occupied by an agricultural/forestry/equestrian worker for more than 10 years

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

- 8.1 The following table (**Table 22**) relates to major housing site permissions in C3 use (**paragraph 2.5**) for the 2024/25 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 2024/25 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 22: Number of permissions granted for major housing (C3 use), 2024/25

Parish	Site	Application number (decision date)	Site size	Total number of dwellings (gross)	Settlement tier	PDL/GF
Binfield	Land at junction of Wood Lane and Forest Road, Wood Lane (BFLP Policy LP11 BIN5)	23/00488/FUL (August 2024)	1.85	38	T3	GF
Binfield	Fines Bayliwick House Hotel, London Road	22/00504/FUL (February 2024)	0.217	11	T3	PDL
Binfield	Land south of A329M and east of Vigar Way (BFLP Policy LP12 and SALP Policy SA2)	21/00856/FUL (March 2025)	2.7	119	T1	GF
Bracknell	One The Braccans, London Road	24/00141/PAE (April 2024)	0.35	47	T1	PDL
Bracknell	One The Braccans, London Road	24/00163/PARC (June 2024)	0.35	26	T1	PDL
Bracknell	Beaufort Park, South Road (BFLP Policy LP6 BRA4)	23/00767/FUL (December 2024)	31.18	226	T1	GF
Bracknell	RSA House, Western Road	24/00792/PAE (February 2024)	0.13	51	T1	PDL

Parish	Site	Application number (decision date)	Site size	Total number of dwellings (gross)	Settlement tier	PDL/GF
Bracknell	Bay House, Bay Road	22/00276/FUL (December 2024)	0.27	32	T1	PDL
Warfield	Land at Priory Fields, Newell Green,	22/00150/OUT (March 2025)	6.06	150	T1	GF
Winkfield	White Gates, Mushroom Castle, Winkfield Row (BFLP Policy LP14 WINK15)	19/00009/OUT (November 2024)	1.98	42	T4	PDL
Winkfield	Land adjoining Pine Acres, Birch Lane	23/00047/FUL (November 2024)	0.64	1	Countryside	PDL
Winkfield	Bluebell House, Lovell Lane	24/00515/FUL (November 2024)	0.963	2	Green Belt	PDL
Winkfield	The Vale, Woodside Lane	23/00524/FUL (April 2024)	1.02	1	Green Belt	PDL
Total				746		

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

- 8.3 The following table (**Table 23**) relates to large and medium housing site completions in C3 use (paragraph 2.5) for the 2024/25 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 23: List of large and medium housing (C3 use) completions, 2024/25

Parish	Site	Application no.	No. of completed dwellings (net) (during monitoring period) + denotes site/land parcel wholly completed during monitoring year
Medium sites			
Bracknell	Barn Close	22/00317/FUL	-24
Bracknell	26 High Street (former Peacocks)	21/01056/FUL	7 +
Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	9 +
Winkfield	Westwood House, Swinley Road	22/00116/FUL	-1
Winkfield	Highveld, Coronation Road	23/00278/FUL	-1
Winkfield	Longcroft, Long Hill Road	22/00302/FUL	-1
Medium total			-11
Large sites			
Binfield	Blue Mountain, Phase B1 (SALP SA7)	17/01363/REM	1 +
Binfield	Blue Mountain, Phase B4 (SALP SA7)	18/01010/REM	10 +
Binfield	Land north of Tilehurst Lane and west of South Lodge	21/00507/REM	9

Parish	Site	Application no.	No. of completed dwellings (net) (during monitoring period) + denotes site/land parcel wholly completed during monitoring year
Bracknell	The former Beaufort Park Offices (The Evergreens)	17/01123/OUT	18
Bracknell	Coopers Hill	21/00233/FUL	40 +
Bracknell	The Hideout	18/01053/CLUPD	1
Crowthorne	TRL Phase 3b (Bucklers Park) (SALP SA5)	22/00060/REM	95 +
Crowthorne	TRL Phase 4a (Bucklers Park) (SALP SA5)	22/00138/REM	57
Crowthorne	TRL Phase 4b (Bucklers Park) (SALP SA5)	22/00913/REM	28
Crowthorne	TRL Phase 5a (Bucklers Park) (SALP SA5)	22/01043/REM	8
Sandhurst	Sandhurst Lodge, Wokingham Road	23/00645/FUL)	4 +
Warfield	Warfield Area 1, Parcel 3 (Maize Gardens) (SALP SA9 – Area 1)	22/00314/REM	10
Warfield	Warfield Area 1, Parcel 4 (Skylarks) (SALP SA9 – Area 1)	22/00314/REM	36
Warfield	Warfield Area 2, Phase 6 (SALP SA9 - Area 2)	18/00396/REM	4
Warfield	Warfield Area 2, Phase 9 (SALP SA9 – Area 2)	20/00265/REM	20 +
Warfield	Warfield Area 2, Phase 10 (SALP SA9 – Area 2)	20/00272/FUL	29
Warfield	Land south of Forest Road, Newell Green (Orchids Court) (SALP SA1)	21/00592/FUL	7
Winkfield	Winkfield Park (Brockhill House)	19/00931/FUL	10 +
Winkfield	The former Palm Hills Estate, London Road (SALP SA3)	21/00772/REM	3
Large total			390
Overall total			379

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

- 8.7 The following table (**Table 24**) 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 The developments listed are either ‘hard’ or ‘soft’ commitments. ‘Soft’ commitments are sites that do 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. A site becomes a ‘hard’ commitment once formal planning permission is 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 30th June 2025.

Table 24: Developments that have been identified in an Adopted Local Plan (Bracknell Forest Local Plan) (adjusted to take account of Hard and Soft Commitments)

Parish	BFLP Policy	Address	Site size (ha)	Plan period residual allocation balance (adjusted to take account of hard and soft commitments at 2024/25)	Progress (June2025)
Large sites					
Binfield	Policy LP 11	Land south of Forest Road and east of Cheney Close (BIN5)	1.85	0	23/00488/FUL: 38 dwellings. The site was granted permission in February 2025.

Parish	BFLP Policy	Address	Site size (ha)	Plan period residual allocation balance (adjusted to take account of hard and soft commitments at 2024/25)	Progress (June2025)
Binfield	Policy LP 12	Land previously reserved for Park and Ride, Peacock Farm (BIN20)	2.66	0	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). The site was granted permission in March 2025.
Bracknell	LP 6	Land at Beaufort Park, Nine Mile Ride (South Road) (BRA4)	32.47	0	The site was granted permission in December 2024 (23/00767/FUL) for 226 dwellings. Preparation works have commenced.
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	19/00009/OUT: up to 42 dwellings. This site was granted outline permission in November 2024.
			Large total	1660	
Medium sites					

Parish	BFLP Policy	Address	Site size (ha)	Plan period residual allocation balance (adjusted to take account of hard and soft commitments at 2024/25)	Progress (June2025)
Binfield	LP 15	Land south of London Road (Eastern Field) (BIN12)	0.31	0	23/00762/OUT: development of up to 10 dwellings and associated infrastructure. The site was granted outline permission in May 2025
			Medium total	0	
			Overall total	1660	

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

- 8.11 The following table (**Table 25**) lists sites that have been identified in the Site Allocations Local Plan (SALP).
- 8.12 The developments listed are either ‘hard’ or ‘soft’ commitments. ‘Soft’ commitments are sites that do 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. A site becomes a ‘hard’ commitment once formal planning permission is granted.
- 8.13 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.
- 8.14 The following table provides current information at 30th June 2025.

Table 25: Developments which have been identified in an Adopted Local Plan (Site Allocations Local Plan) (adjusted to take account of Hard and Soft Commitments)

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2024/25)	Progress (as at June 2025)
Large sites					
Binfield	SA2	Land north of Peacock Lane (residual)	2.6	0	<ul style="list-style-type: none"> Allocated for 182 dwellings. 623523 (1998) – Outline permission for up to 1,500 dwellings. SA2 site is included as part of the outline site. 13/00783/REM – reserved matters for 128 dwelling. Complete 2020/21. 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), granted March 2025.
Binfield	SA2	Land north of Cain Road	1.88	0	<ul style="list-style-type: none"> Allocated for 75 dwellings. Application for 50 dwellings and 68 bedspace (38 ratio equivalent) Use Class C2 care home (20/0094/FUL). Approved 2022. Under construction.
Binfield	SA3	Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage		0	<ul style="list-style-type: none"> Allocated for 67 dwellings. Application for 67 dwellings (11/00682/OUT, 13/00784/REM) complete 2016/17.
Binfield	SA3	Land at junction of Forest Road and Foxley Lane		0	<ul style="list-style-type: none"> Allocated for 26 dwellings. Application for 13 (net) dwellings (12/00911/FUL) complete 2014/15.
Binfield	SA8	Land at Amen Corner (South) (residual)	Large	349	<p>Estimated total SA3 capacity: 725 dwellings.</p> <ul style="list-style-type: none"> Norbury, London Road (19/00767/FUL) – 21 (20 net) dwellings. Under construction. Land Adjoining Coppid Beech House, south of London Road (19/01118/FUL) – 54 dwellings. Complete 2023/24. Land at Amen Corner South (18/00242/OUT) – up to 302 dwellings (soft commitment subject to the completion of a s.106 agreement).
Binfield	SA6	Amen Corner North, Binfield	Large	0	<ul style="list-style-type: none"> 14/00315/OUT – up to 377 dwellings and primary school, approved March 2015. 15/00873/REM – reserved matters for 277 dwellings. Complete 2021. 19/00135/REM – reserved matters for further 3 dwellings. Complete 2021. Primary school (15/00872/REM), complete.
Binfield	SA7	Blue Mountain	Large	0	<ul style="list-style-type: none"> 16/00020/OUT – mixed use development for up to 400 dwellings, approved June 2016. Demolition of 3 dwellings completed March 2019. Phase 1, 74 dwellings (17/01363/REM). Complete June 2024. Phase 2, 46 dwellings (17/01341/REM). Complete December 2022. Phase 3, 68 dwellings (18/01089/REM), Complete September 2022. Phase 4, 215 dwellings (18/01010/REM). Complete June 2024.
Binfield	SA1	Farley Hall, London Road	2.28	0	<ul style="list-style-type: none"> Site was allocated for 65 dwellings. Applications for 73 dwellings (13/01072/OUT, 14/01010/REM) complete 2016/17.
Binfield	SA1	Binfield Nursery, Terrace Road	1.31	0	<ul style="list-style-type: none"> Site was allocated for 33 dwellings. Application for 24 dwellings, inc 6 specialist (13/00966/FUL) complete 2018/19.
Bracknell	SA1	Garth Hill School, Sandy Lane	1.99	0	<ul style="list-style-type: none"> Allocated for 100 dwellings. Application for 65 dwellings (13/00074/FUL) complete 2015/16.

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2024/25)	Progress (as at June 2025)
					<ul style="list-style-type: none"> Application 17/01087/FUL for 89 dwellings covering part of the allocated site (17/01087/FUL) completed 2021/22.
Bracknell	SA1	Commercial Centre (Depot), Bracknell Lane West	1.7	115	<ul style="list-style-type: none"> No current planning application for housing
Bracknell	SA1	Old Bracknell Lane West (residual)	2.51	0	<ul style="list-style-type: none"> Allocated with an estimated capacity of 203 dwellings Photon House: application for 72 dwellings (16/00494/FUL). Complete 2017/18. Bracknell Beeches: application for 349 dwellings (21/00701/FUL). Approved 2023. Under construction.
Bracknell	SA1	Land north of Eastern Road (residual)	1.98	188	<ul style="list-style-type: none"> Allocated with an estimated capacity of 432 dwellings Avoncrop: application for 14 dwellings (12/00483/FUL). Complete 2019/20. Foundation House: application for 123 dwellings (15/00362/FUL). Complete 2017/18. Hayley House: application for 19 dwellings (16/0079/PAC). Complete 2018/19. Apex House: application for 28 dwellings (16/00639/PAC). Complete 2018/19. Racal House: application for 60 dwellings (16/00626/FUL). 22/00952/LDC confirmed implementation of permission (issued January 2023). No progress since LDC.
Bracknell	SA2	The Football Ground, Larges Lane	1.26	0	<ul style="list-style-type: none"> Allocated for 102 dwellings. Land at Larges Lane 14 dwellings (16/00102/FUL). Complete March 2019 Outline application for 117 dwellings (21/00250/OUT). Approved by Committee 2022 subject to S.106 agreement (extension of time agreed until April 2024) Alternative application for 88 dwellings (23/00031/OUT). Resolution to approve subject to S.106 agreement (decided April 2024).
Crowthorne	SA4	Land at Broadmoor Hospital	Large	210	<ul style="list-style-type: none"> No current planning applications for housing. New hospital was complete in 2019 (11/00743/FUL) New access road from Foresters Way complete.
Crowthorne	SA2	Land at Cricket Field Grove (residual)	2.9	0	<ul style="list-style-type: none"> Allocated for 145 dwellings. Application for 130 dwellings (16/00914/FUL). Complete 2020/21.
Crowthorne	SA3	Land south of Dukes Ride	1.61	0	<ul style="list-style-type: none"> Allocated for 23 dwellings. Application for 36 dwellings (15/00366/FUL). Complete 2018/19.
Crowthorne	SA5	Land at former Transport Research Laboratory (TRL)	Large	0	<ul style="list-style-type: none"> 13/00575/OUT – mixed use development for 1,000 dwellings, approved January 2015. Demolition complete SANG complete (16/01075/REM) Primary school approved 2019 (19/00065/REM) Community hub approved 2019 (19/00195/REM) Care home, 80 bed spaces (18/01237/REM). Complete 2021. Phase 1, 207 dwellings (17/00401/REM). Complete March 2022. Phase 1a, 7 dwellings (19/00791/REM). Complete March 2024. Phase 2, 198 dwellings (17/01380/REM). Complete March 2024. Phase 3a, 125 dwellings (19/01099/REM). Complete September 2023. Phase 3b, 120 dwellings (22/00060/REM). Approved 2022. Complete December 2024

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2024/25)	Progress (as at June 2025)
					<ul style="list-style-type: none"> Phase 4a, 169 dwellings (22/00138/REM). Approved 2022. Under construction, with completions. Phase 4b, 63 dwellings (22/00913/REM). Approved 2023. Under construction, with completions. Phase 5a, 111 dwellings (22/01043/REM). Approved 2023. Under construction, with completions. Phase 5b 90 dwellings (22/01051/FUL, not part of outline). Approved December 2023. Not started. (NB: this is additional to the 1,000 dwellings permitted in 2015),
Sandhurst	SA3	Land west of Alford Close	7.7	0	<ul style="list-style-type: none"> Allocated for 120 dwellings. Application for 108 dwellings (16/00372/FUL). Complete 2021/22.
Warfield	SA9	Land at Warfield Area 1 (Masterplan February 2015)	Large	73	<p>Estimated capacity in SALP: 814 dwellings</p> <ul style="list-style-type: none"> Land at Watersplash Lane, 42 (net) dwellings (16/01274/FUL). Complete 2020/21. Land East of Avery Lane and North of Watersplash Lane, 116 dwellings (16/01195/FUL). 115 dwellings complete 2022/23. Land south of Fairclough Farm, Newell Green, 52 dwellings (16/01253/FUL). Complete 2022/23. Land East Of Old Priory Lane and West Of Maize Lane, 305 dwellings (20/00214/OUT). <ul style="list-style-type: none"> Parcel 3, 175 dwellings (22/00578/REM). Under construction. Parcel 4, 45 dwellings (22/00314/REM). Parcel complete June 2025. Parcel 1, 12 dwellings (22/00787/REM). Not started. Parcel 2 (pending permission) for 27 dwellings Barn at Watersplash Lane, 1 net dwelling (20/00057/FUL) Abbey Place, 9 net dwellings (19/00327/FUL). Complete 2022. Land to south and west of 2 Fairclough Farm, Watersplash Lane, 7 dwellings (19/00908/FUL). Under construction. Land south of Forest Road, 42 dwellings (21/00592/FUL). Under construction. Watersplash Lane, 1 dwelling (22/00883/FUL) The garage of the remaining unit is being used as a site office. 22/00150/OUT – outline application for 150 dwellings at Priory Fields, granted March 2025. 24/00013/FUL – 16 dwellings on land to rear of Warfield Priory. Approved subject to completion of a s.106 at November 2024 Planning Committee.
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"> Phase 1, 87 dwellings. Complete 2017, Phase 3, 93 dwellings (15/00163/REM). Complete 2019. Phase 4a, 58 dwellings (15/00647/REM). Complete 2019. Phase 4b, 49 dwellings (16/01123/REM). Complete 2020. Phase 5, 121 dwellings (17/00054/REM). Complete 2020. Phase 6, 80 dwellings (18/00396/REM). Site partially complete, 6 dwellings under construction. Phase 7, 77 dwellings (18/00396/REM). Complete 2022.

Parish	SALP Policy	Address	Site size (ha)	Residual balance of allocation (adjusted to take account of hard and soft commitments at 2024/25)	Progress (as at June 2025)
					<ul style="list-style-type: none"> Phase 8, 42 dwellings (20/00265/REM). Complete 2023. Phase 9, 77 dwellings (20/00265/REM). Complete 2024. Phase 10, 39 dwellings (22/00272/FUL, not part of outline). Complete June 2025.
Warfield	SA9	Land at Warfield Area 3	Large	454	<ul style="list-style-type: none"> No current planning applications.
Warfield	SA9	Land at Warfield Area 4		0	<ul style="list-style-type: none"> Application for 27 dwellings (23/00831/FUL). Complete 2015/16.
Winkfield	SA3	Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road	1.8	0	<ul style="list-style-type: none"> Allocated for 49 dwellings. Application for 79 (net) dwellings (19/00847/OUT and 21/00772/REM). Under construction with completions.
Winkfield	SA3	Land at Bog Lane	1.7	40	<ul style="list-style-type: none"> Allocated for 40 dwellings. Current application for 81 dwellings (24/00122/FUL) pending consideration.
			Total large	1454	
Medium sites					
Binfield	SA2	Sundial Cottage and Popeswood Post Office, London Road	0.16	0	<ul style="list-style-type: none"> Allocated for 14 dwellings. Application for 10 dwellings (14/00858/FUL). Complete 2016/17.
Binfield	SA3	Land at Wood Lane	0.55	20	<ul style="list-style-type: none"> Allocated for 20 dwellings. No current planning applications.
Bracknell	SA1	Albert Road Car Park	0.53	40	<ul style="list-style-type: none"> Allocated for 40 dwellings. No current planning applications.
Bracknell	SA1	Chiltern House and the Redwood Building, Broad Lane	0.89	0	<ul style="list-style-type: none"> Allocated for 71 dwellings. Application for 99 dwellings (17/010434). Complete 2019/20.
Bracknell	SA1	Downside, Wildridings Way	0.46	0	<ul style="list-style-type: none"> Allocated for 18 dwellings. Application for 26 dwellings (17/01065/FUL). Site complete 2020/21.
Bracknell	SA1	Adastron House, Crowthorne Road	0.28	0	<ul style="list-style-type: none"> Allocated for 18 dwellings. Application for 36 (net) dwellings (inc Byways site) (14/00437/FUL) completed 2016/17
Crowthorne	SA3	White Cairn, Dukes Ride	0.5	16	<ul style="list-style-type: none"> Allocated for 16 dwellings. No current planning applications.
Warfield	SA1	Land at Battle Bridge House, Warfield House and Garage, Forest Road	0.29	0	<ul style="list-style-type: none"> Site allocated for 10 dwellings. 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.
Winkfield	SA2	152 New Road	0.48	0	<ul style="list-style-type: none"> Allocated for 12 dwellings. Application for 13 (net) dwellings (12/00593/FUL) complete 2017/18.
			Total medium	76	
			Overall total	1530	

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

8.15 **Table 26** 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 26: Affordable dwellings (C3 non-specialist use) permissions 2020/21-2024/25

Parish	Site	Application reference	Number of affordable dwellings (net)	Affordable position
2020/21				
Bracknell	Winchester House	18/01060/FUL	4	15% secured (permission for 27 units). (Lesser amount due to viability)
2021/22				
Binfield	Norbury, London Road	19/00767/FUL	6	28% secured (permission for 20 net units). 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). 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.

Parish	Site	Application reference	Number of affordable dwellings (net)	Affordable position
2022/23				
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.
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 to be 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.

Parish	Site	Application reference	Number of affordable dwellings (net)	Affordable position
2023/24				
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 affordable units on-site)
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.

Parish	Site	Application reference	Number of affordable dwellings (net)	Affordable position
Winkfield	Westwood House Swinley Road	22/00116/FUL (allowed on appeal, October 2023)	5	<p>Original permission secured 5 dwellings equivalent to 25% (permission for 18 net units). In accordance with policies prior to the adoption of BFLP.</p> <p>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 this site. This is reflected in the 2024/25 housing commitments/AMR.</p>

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 been completed. This must be applied for, before development has commenced.
- 8.18 **Table 27** sets out the permissions which have been granted a CIL exemption since the start of the plan period. **Table 17** lists the sites that have been granted an exemption for the 2024/25 monitoring year.

Table 27: 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,	20/00447/REM	Erection of 1 three-bedroom dwelling for an equestrian worker following the

		Crouch Lane		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.
2023/24	Winkfield	Land to the rear of Eggleton Cottage and Poplar Cottage	22/00846/FUL	Erection of 1 detached three-bedroom dwelling
2023/24	Winkfield	Goaters Hill Cottage, 21 Asher Drive	22/00978/FUL	Proposed redevelopment of site to provide 1 three-bedroom dwelling
2023/24	Winkfield	Oak Tree Nursery, Bracknell Road	23/00371/REM	Erection of 1 rural workers dwelling
2023/24	Winkfield	North Street Garage,	22/00960/FUL	Erection of 1 four-bedroom dwelling

		North Street		
2023/24	Binfield	Land south of Foxley Lane and west of Murrell Hill Lane	23/00409/FUL	Erection of 1 four-bedroom dwelling

Appendix 7 – Dwelling Mix (C3 completions)

- 8.19 The sites listed in **Table 28** relate to the list of large and medium housing completions (C3 use) as set in **Appendix 2 – List of large and medium housing completions**. 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). Sites where demolition only has completed during the monitoring period have been excluded from the table.
- 8.21 Development at Warfield Area 2 Phase 9³⁷ has 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 2024/25 completions.

Table 28: Dwelling mix (C3 use class completions)

				Number of bedrooms							Dwelling type			
Parish	Site	Application number	Number of completions (2024/25) (gross)	Studio	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms		Flats/apartments /FOG/Coach House	Semi-detached	Detached	Terrace
Medium sites														
Bracknell	26 High Street	21/01056/FUL	7	0	4	2	1	0	0		7	0	0	0
Winkfield	Larkfield, Chavey Down	20/00607/FUL	10	0	0	0	2	8	0		0	0	10	0
Large sites														
Binfield	Blue Mountain, Phase B1 (SALP SA7)	17/01363/REM	1	0	0	0	1	0	0		0	0	1	0
Binfield	Blue Mountain Phase B4 (SALP SA7)	18/01010/REM	10	0	0	0	7	3	0		0	6	4	0
Binfield	Land north of Tilehurst Lane and west of South Lodge	21/00507/REM	9	0	0	2	7	0	0		0	4	5	0
Bracknell	The former Beaufort Park Offices (The Evergreen)	17/01123/OUT 21/00104/REM	18	0	0	3	15	0	0		0	12	1	5
Bracknell	Coopers Hill	21/00233/FUL	40	0	0	24	16	0	0	18	4	1	17	

Warfield³⁷ [Planning Commitments for Housing at March 2024](#)

Crowthorne	TRL Phase 3b (Bucklers Park) (SALP S59)	13/00575/OUT 22/00060/REM	95	0	22	39	34	0	0		40	30	4	21
Crowthorne	TRL Phase 4a (Bucklers Park) (SALP SA5)	13/00575/OUT 22/00138/REM	57	0	4	6	41	5	1		7	33	10	7
Crowthorne	TRL Phase 4b (Bucklers Park) (SALP SA5)	13/00575/OUT 22/00913/REM	28	0	0	9	6	12	1		0	3	13	12
Crowthorne	TEL Phase 5a (Bucklers Park) (SALP SA5)	13/00575/OUT 22/0104/REM	8	0	0	2	5	1	0		0	4	4	0
Sandhurst	Sandhurst Lodge, Wokingham Road	23/00645/FUL	4	0	0	0	4	0	0		0	0	0	4
Warfield	Warfield Area 1, Parcel 3 (Maize Gardens) (SALP SA9 – Area 1)	22/00578/REM	10	0	0	0	6	4	0		0	4	6	0
Warfield	Warfield Area 1, Parcel 4 (Skylarks) (SALP SA9 – Area 1)	22/00314/REM	36	0	7	3	22	0	4		10	18	8	0
Warfield	Warfield Area 2, Phase 6 (SALP SA9 – Area 2)	18/00396/REM	4	0	0	0	3	1	0		0	1	0	3
Warfield	Warfield Area 2, Phase 10 (SALP SA9 – Area 2)	20/00272/FUL	29	0	2	4	19	0	4		1	14	9	5
Warfield	Land south of Forest Road, Newell Green (Orchids Court) (SALP SA1)	21/00592/FUL	7	0	0	0	5	2	0		0	0	7	0
Winkfield	Winkfield Park (Brockhill House)	19/00931/FUL	9	0	0	1	8	0	0		9	0	0	0
Winkfield	The former Palm Hills Estate, London Road (SALP SA3)	19/00847/OUT 21/00772/REM	3	0	0	0	0	3	0		0	0	3	0
Totals			385	0	41	102	193	39	10		93	133	85	74