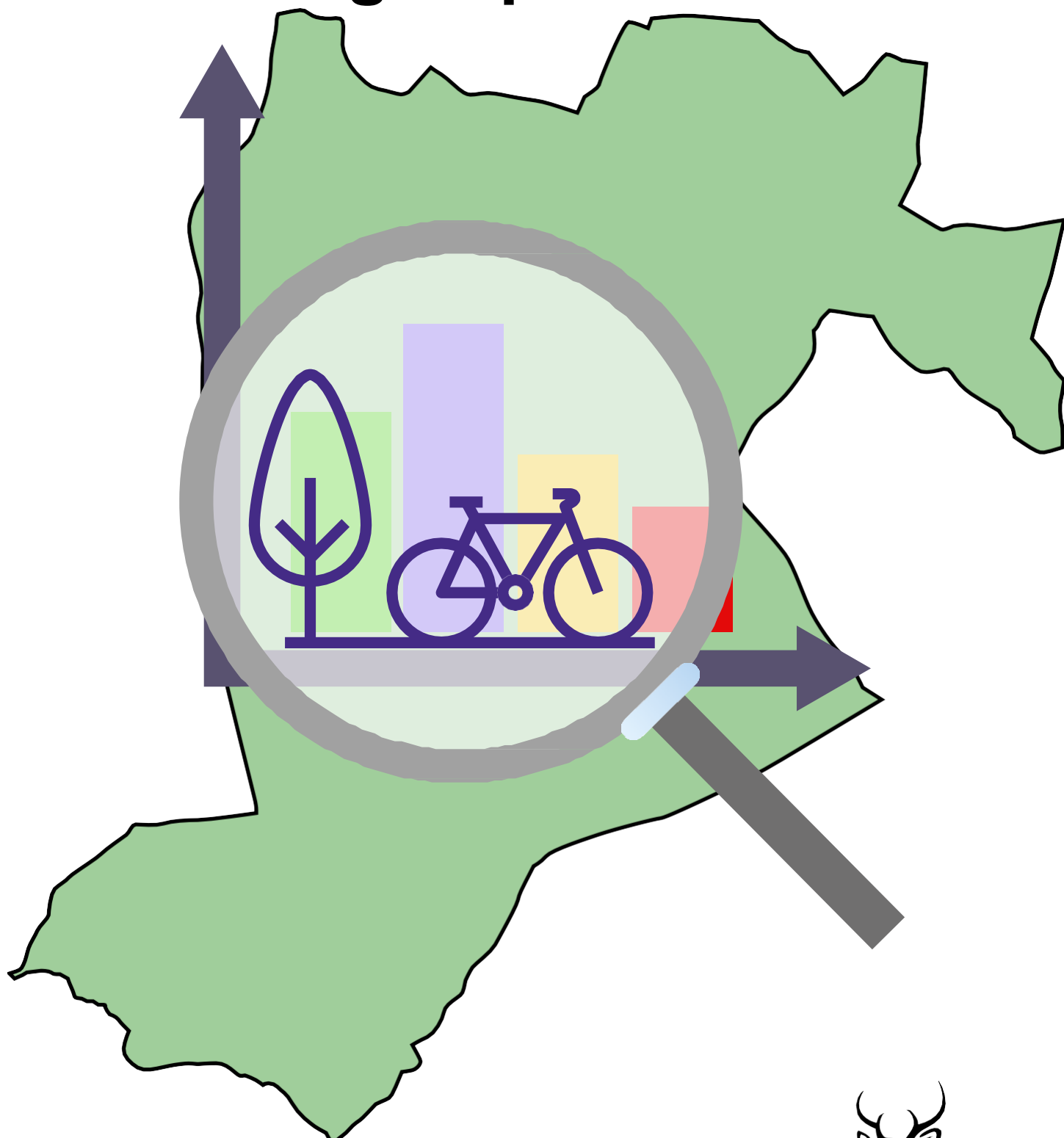


# Environment and Infrastructure Authority Monitoring Report



December 2025

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## ABBREVIATIONS

AMR	Annual Monitoring Report
AQMAs	Air Quality Management Areas
BFLP	Bracknell Forest Local Plan
BNG	Biodiversity Net Gain
BREEAM	Building Research Establishment Environmental Assessment Method
EA	Environment Agency
GF	Green Field
IFS	Infrastructure Funding Statement
LGS	Local Geological Sites
LPA	Local Planning Authority
LWS	Local Wildlife Site
OSPV	Open Space of Public Value
PDL	Previously Developed Land
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative of Natural Green Space
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area
SuDS	Sustainable Drainage Systems

# 1. INTRODUCTION

## Purpose of Authority Monitoring Reports

1.1 Local Authorities are required to produce documents known as 'Authority Monitoring Reports' (AMRs)<sup>1</sup>. They are produced annually to cover the monitoring period 1<sup>st</sup> April to 31<sup>st</sup> March. They set out information relating to the effectiveness of policies contained in adopted Local Plans. As such, they provide an easy reference point for the formal review of a Local Plan which legislation<sup>2</sup> requires a Local Planning Authority to complete within five years of the adoption of the document.

1.2 For Bracknell Forest, the key document is the Bracknell Forest Local Plan (BFLP). This was adopted in March 2024<sup>3</sup>. It covers the plan period 2020/21 to 2036/37. Appendix 2 of the BFLP contains a 'monitoring framework' which sets out a list of indicators and targets to be used in monitoring the policies in the Local Plan.

1.3 For convenience, the AMR for Bracknell Forest is subdivided by topic, as listed below. A separate document is produced for each topic.



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



Economy: covering matters relating to employment use completions.



Environment and Infrastructure: 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'<sup>4</sup>. This sets out what the Council wants to achieve for and with residents, business and partners, which includes three key priorities:

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

<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2713/contents/making)

<sup>2</sup> Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](https://www.legislation.gov.uk/uksi/2012/2713/contents/making)

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

<sup>4</sup> 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 the environment and infrastructure related strategic and development management policies in the BFLP. This document covers the 2024/25 monitoring year which is from 1st April 2023 to 31st March 2024.
- 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 infrastructure being provided in association with allocated sites and relevant appeal decisions. Where this approach has been taken, it is noted in the relevant section.
- 2.3 It should also be noted that whilst a number of the indicators relate to 'major sites', appeal decisions have been referred to even if the appeal proposal was not a classed as a 'major' development. This is because the decisions provide useful commentary on how the BFLP policies are being applied in decision making, and therefore how effective they are.
- 2.4 As this is the second Environment and Infrastructure AMR to be produced since the BFLP was adopted, it has not been possible to score the performance of all policies. This is because a number of the completions, permissions and secured monies referred to were agreed prior to the adoption of the BFLP. Those proposals were assessed against different policy requirements and thresholds. Equally, it has not been possible to produce trend data for all topics so that comparisons can be made with previous performance as the policies and associated indicators are not always comparable with those of previous years.
- 2.5 This document should be read in conjunction with the BFLP, the Economy and Housing AMRs, the Planning Commitments for Housing at March 2025 and the Planning Commitments for Employment at March 2025.

### 3. KEY FINDINGS

3.1 The key findings for the Environment and Infrastructure AMR 2024/25 are shown in the diagram below:










## 4. OVERVIEW OF ENVIRONMENT AND INFRASTRUCTURE INDICATORS

4.1 **Table 1** provides an overview of the indicators/targets relevant to this AMR. It includes contextual indicators (CON) and BFLP indicators (LP). 'RAG'<sup>5</sup> scores have been given according to whether the relevant BFLP targets have been achieved for the monitoring period.

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 is indicated.

4.3 Directional RAG symbols are used to identify the trend or progress of the indicators, where possible.





















**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 against the previous monitoring year	
Performance is similar to the previous monitoring year	
Performance has deteriorated compared with the previous monitoring year	
Not applicable/neutral rating <sup>6</sup>	

















<sup>5</sup> RAG stands for red, amber and green. It is a method of using traffic light symbols to show the status of an indicator.





<sup>6</sup> See indicator for explanation.

**Table 1: Overview of environmental and infrastructure indicators**

Policy	Indicator performance (target)	Target	RAG score	RAG Progress	Page number
	CON1: Number of cars and vans owned per household	Not applicable			<u>10</u>
	CON2: Modes used to travel to work	Not applicable			<u>11</u>
	CON3: Carbon emissions by sector	Not applicable			<u>12</u>
LP1 (Spatial strategy)	Cumulative assessment of indicators relating to other policies in the plan	Overall, a positive trend in meeting other targets			<u>13</u>
LP3 (Sustainable development principles)	Cumulative assessment of indicators relating to relevant detailed policies	Overall, a positive trend in meeting targets relating to relevant detailed policies			<u>16</u>
LP27 (Climate Change)	Cumulative assessment of other indicators relating to relevant detailed policies.	Overall, a positive trend in meeting relevant detailed targets			<u>20</u>
LP29 (Conservation and enhancement of the historic environment)	Number of permissions granted against technical advice	None			<u>24</u>
LP30 (Green infrastructure)	Number of permissions which do not make provision for green infrastructure where opportunities identified	None			<u>26</u>
LP31 (Designated nature conservation and geological sites)	Change in area of Local Wildlife Sites (LWS) and Local Geological Sites (LGS) each year	Positive trend			<u>28</u>
LP32 (Thames Basin Heaths Special Protection Area)	Financial contribution received and spent on SPA mitigation each year.	In accordance with requirements (Infrastructure Funding Statement)			<u>31</u>

Policy	Indicator performance (target)	Target	RAG score	RAG Progress	Page number
LP33 (Flood risk)	Number of permissions granted contrary to advice from Environment Agency	None			<u>35</u>
LP34 (Development in the 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>38</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>40</u>
LP53 (Biodiversity)	On-site BNG approved each year	To meet minimum 10% requirement			<u>41</u>
LP53 (Biodiversity)	Off-site BNG approved each year	To meet minimum 10% requirement			<u>45</u>
LP54 (Protection and enhancement of trees and hedgerows)	Number of permissions granted contrary to technical advice	None			<u>46</u>
LP55 (Sustainable construction)	Number of new dwellings permitted not meeting the water efficiency standard	None			<u>48</u>
LP55 (Sustainable construction)	Number of non-C3 developments not meeting BREEAM excellent or very good standard (or equivalent)	None			<u>49</u>
LP56 (Renewable and low carbon energy)	Number of planning permissions granted for renewable and low carbon energy schemes each year	Positive trend			<u>51</u>
LP57 (Sustainable Drainage Systems, SuDS)	Number of permissions granted for major development and developments in areas at risk of	None			<u>52</u>

Policy	Indicator performance (target)	Target	RAG score	RAG Progress	Page number
	flooding without SuDS provision				
LP58 (Pollution and hazards)	Number of Air Quality Management Areas	No increase			<u>55</u>
LP58 (Pollution and hazards)	Overall status of surface water bodies in Borough	No deterioration			<u>57</u>
LP59 (Development of land potentially affected by contamination)	Number of sites on Contaminated Land Register under part 2A Environmental Protection Act 1990	None			<u>59</u>
LP24 (Infrastructure) LP25 (Transport principles)	Income and spend of CIL and section 106 financial amounts	Delivery of planned projects in line with development			<u>60</u>
LP26 (Transport infrastructure provision) LP60 (Assessing transport impacts and requirements)	Progress on delivery of transport related infrastructure (through section 106 agreements/CIL/other infrastructure mechanisms and planning conditions)	Delivery of planned projects aligned with completion of relevant proposals			<u>65</u>
LP44 (Protection of community facilities and services)	Number of valued community facilities and services lost	None			<u>67</u>
LP45 (Play, open space and sports provision)	Amount of Open Space of Public Value (OSPV) and Built Sports Facilities secured through section 106 agreements/CIL/other infrastructure funding mechanisms	Positive trend			<u>71</u>
LP46 (Standards for Open Space of Public Value)	Amount of open space of public value and financial contributions secured each year	In accordance with policy requirements			<u>74</u>

Policy	Indicator performance (target)	Target	RAG score	RAG Progress	Page number
LP61 (Travel plans)	Number of permissions secured with a travel plan or which make a financial contribution to the Council to undertake Travel Plan measures on behalf of developers	Positive trend			<u>77</u>
LP62 (Parking)	Number of permissions granted contrary to policy	None			<u>79</u>

## 5. CONTEXTUAL INDICATORS

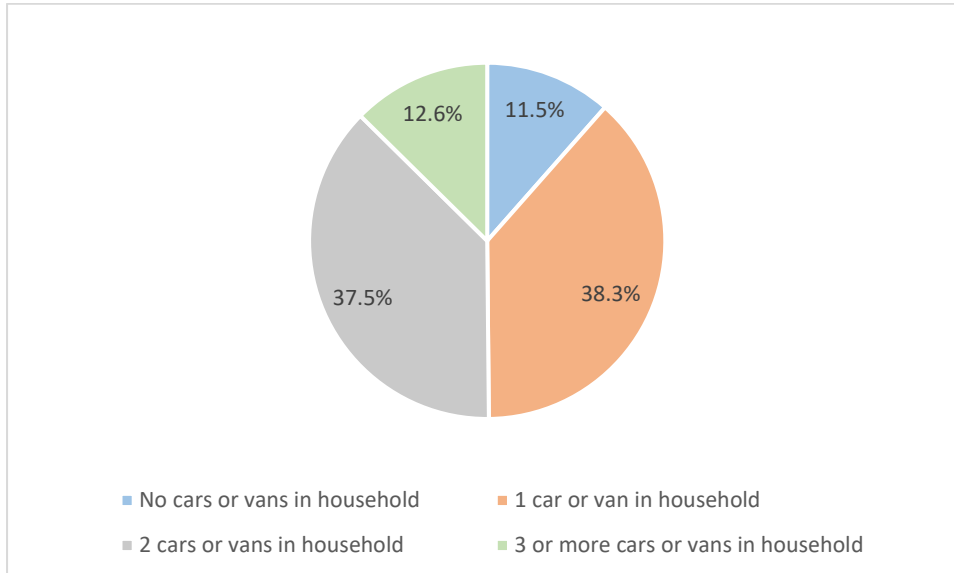
CON1: Number of cars and vans owned per household	
Indicator performance/target	RAG score
Not applicable. There is no target associated with this contextual indicator.	■

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

5.1 The 2021 Census<sup>7</sup> recorded a total of 50,245 households in Bracknell Forest.

5.2 As shown by **Figure 2** 11.5% of the households within the borough do not own a car or van, compared with 12.6% of households that own three or more. The largest percentage (38.3%), own 1 car or van per household. In comparison 16.9% of households in the South East of England do not own a car or van.

**Figure 2: Number of cars and vans owned per household as recorded in the 2021 Census**



Source: Office for National Statistics

<sup>7</sup> [Census - Office for National Statistics](#)

**CON2: Modes of travel to work**

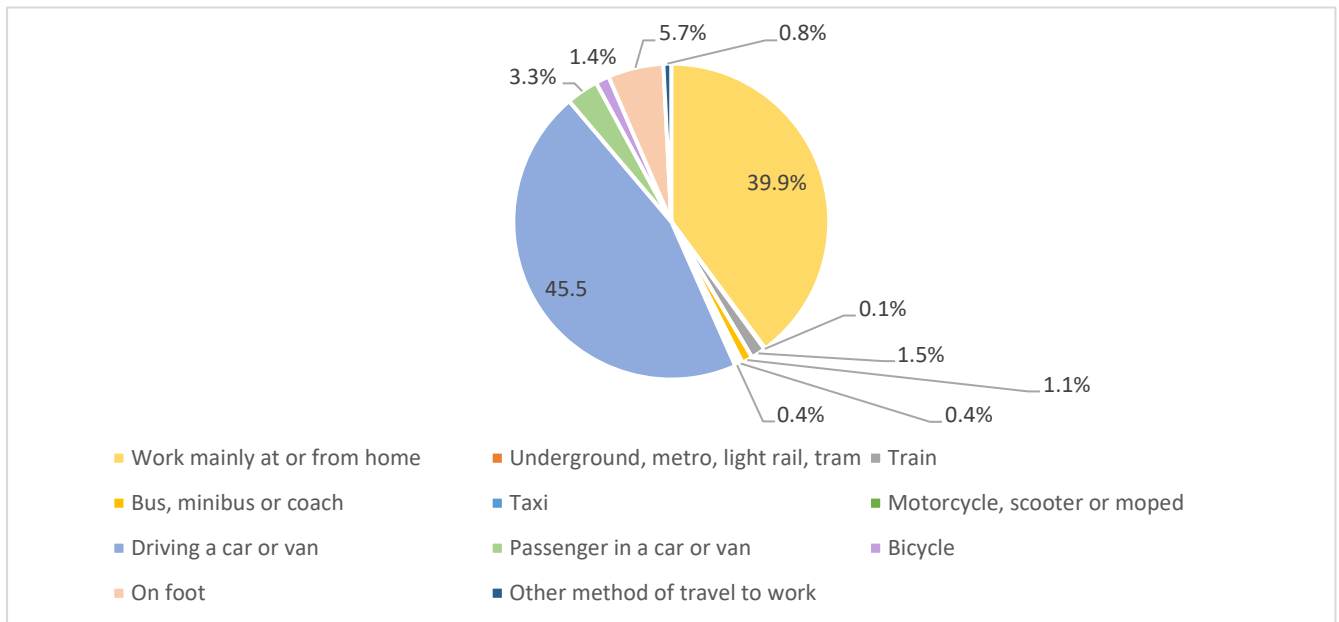
Indicator performance/target	RAG score
Not applicable. There is no target associated with this contextual indicator.	■

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

5.3 The source of this data is the 2021 Census.

5.4 **Figure 3** shows the modes of travel to work by residents in Bracknell Forest. 66,396 residents, aged 16 years and over who were in employment the week before the Census, were sampled. The largest share of residents (45.5%) drove either a car or van to get to their place of employment. Out of the residents sampled 39.9% were working mainly at or from home. This has significantly increased since the previous Census in 2011<sup>8</sup> when only 11.1% residents were mainly working from home. The shift in working practices was primarily due to lockdown and restrictions placed on movement due to the COVID-19 pandemic. Whilst many companies have accepted a hybrid working pattern where workers work mostly from home, and sometimes from their usual place of work, others are requiring their workers to attend the office more frequently. It is still difficult to predict what will happen in future.

**Figure 3: Modes used to travel to work 2021**



Source: Office for National Statistics

<sup>8</sup> [2011 Census - Office for National Statistics](#)

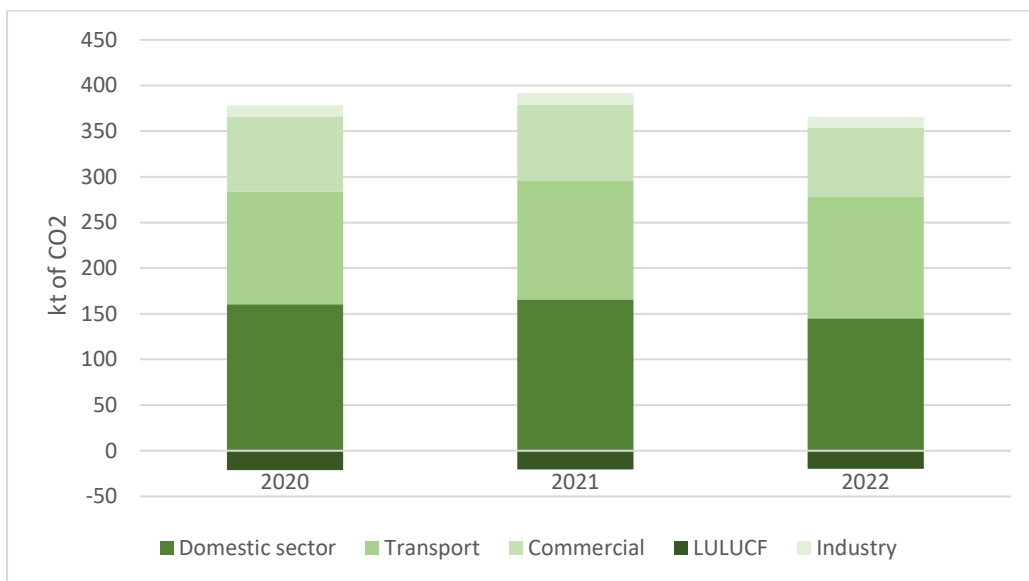
**CON3: Carbon emissions by sector**

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, it has been given a neutral ‘RAG’ score.**

5.5 **Figure 4** shows the carbon emission by sector in Bracknell Forest from 2020-2022. This data is collected by the Department for Business, Energy and Industrial Strategy (BEIS). The total carbon emissions decreased by 11.6kt (kiloton) between 2020 and 2022. However, in 2021 the amount of emissions increased by 0.4kt compared to the previous year. The domestic sector was the primary contributor to carbon emissions over the course of the period with the transport sector being a close second.

**Figure 4: Carbon emissions by sector 2020-2022<sup>9</sup>**





Source: BEIS

<sup>9</sup> LULUCF ‘Land Use, Land Use Change and Forestry’

## 6. BFLP OVERARCHING INDICATORS

<p><b>Policy LP1: Spatial Strategy</b></p> <p><b>Indicator: Cumulative assessment of indicators relating to other policies in the plan</b></p>
--

Indicator performance/target	RAG score	RAG progress
The target for this indicator seeks to achieve a positive trend overall, in meeting other targets.		

**This BFLP indicator has been given a green ‘RAG’ score, following the assessment of associated policies, and the monitoring results set out in the Housing and Economy AMRs, as explained below.**

6.1 This indicator relates to **Policy LP1 Spatial Strategy** in the BFLP.

6.2 The spatial strategy generally takes account of the size, character, facilities and services available in existing settlements in order to achieve sustainable development in the Borough. The key aims of the strategy are to meet future housing needs, stimulate economic growth, and deliver further infrastructure where needed whilst mitigating and adapting to climate change and protecting the natural and historic environment.

6.3 As set out in Policy LP1, in order to contribute towards the delivery of sustainable development and meet the vision and objectives set out in the BFLP, growth is to be accommodated as set out below, reflecting:

- i. the need to deliver homes and jobs during the plan period and beyond,
- ii. the need to mitigate and adapt to climate change,
- iii. the need to maintain or enhance existing local services and facilities, including community facilities,
- iv. the capacity of existing infrastructure within the defined settlements and the timescale required for any necessary investment and improvement,
- v. the settlement’s role, character and setting, and,
- vi. environmental and policy constraints.

6.4 The principal settlement in the Borough is Bracknell, which is the most sustainable settlement. Whilst the scale of provision of services and facilities is less in Crowthorne and Sandhurst, these settlements provide access to employment, retail, education, health, public transport and other community facilities. Binfield and North Ascot fulfil an important role in providing for the everyday needs of local residents and supporting other villages, hamlets and isolated developments. The limited services and facilities provided

by Hayley Green, Winkfield Row and Chavey Down help meet the needs of residents in these settlements. Land located within the countryside and land within the Green Belt are subject to further development restrictions.

6.5 The spatial strategy outlined above is pursued in the determination of planning applications by applying the locational elements of the strategic policies, particularly Policy LP2 ‘Settlement hierarchy’. The Housing and Economy AMRs provide additional information on Policy LP2. **Appendix 1 – Major permissions granted, 2024/25** gives details of the settlement tier for each permission in addition to whether the site is green field (GF) or PDL.

6.6 The assessment of Policy LP1 is dependent on the cumulative assessment of other policies in the BFLP. The criteria set out in Policy LP1 has been assessed against the other relevant associated policies which have been divided across the three AMRs, Housing, Economy, and Environment and Infrastructure. This is demonstrated in **Table 2**. The policies formatted in bold italics are featured in this Environment and Infrastructure AMR.

**Table 2: Cumulative assessment of Policy LP1**



Policy LP1 criterion	Associated policy	Explanation	RAG score received
LP1 (i)	Policy LP4: Provision of housing	The annual housing requirement contained in Policy LP4 has been achieved. The requirement for the first four years equates to 2,456 dwellings. To date, 3,529 dwellings have been completed.	Green  (further explanation in the Housing AMR)
LP1 (i)	Policy LP18: Definition and protection of designated employment areas  Policy LP20: Sites allocated for employment development/mixed use	LP18: For the monitoring year no floorspace was lost to non-BIDS uses in the designated Employment Areas.  LP20: Progress has been made on achieving the target for this indicator due to adoption of the Bracknell Town Centre Masterplan and the vacation of units at The Point.	LP18: Green  LP20: Green  (further explanation in the Economy AMR)
LP1 (ii)	Policy LP27: Climate Change	The cumulative assessment of policies associated with Policy LP27 has resulted in a green RAG score.	Green
LP1 (iii)	Policy LP44: Protection of community facilities and services	Buckler’s Park Community Hub opened in Spring 2025 on Phase 3b on the former TRL site (Buckler’s Park).  Progress is being made on two other facilities on sites allocated in the SALP.	Green
LP1 (iv)	Policy LP24: Infrastructure & Policy LP25: Transport principles	Existing infrastructure has been improved/provided in accordance with permissions and legal agreements for sites completed during the year e.g. phases within the Warfield development..	Green

Policy LP1 criterion	Associated policy	Explanation	RAG score received
LP1 (v)	Policy LP36: Landscape character outside of defined settlements	Where Policy LP36 applied, planning conditions were attached to permissions to mitigate any associated landscape impacts.	Green  (further explanation in the Housing AMR)
LP1 (vi)	Policy LP27: Climate Change	The cumulative assessment of policies associated with Policy LP27 has resulted in a green RAG score.	Green

6.7 The majority of policies included in the cumulative assessment were awarded a green RAG score. It therefore follows that a green RAG score should be awarded to Policy LP1. The performance of this indicator has remained similar to the previous monitoring year.

### Policy LP3: Sustainable Development Principles

Indicator: Cumulative assessment of indicators relating to relevant detailed policies

Indicator performance/target	RAG score	RAG progress
The target for this indicator seeks to achieve an overall positive trend in meeting targets relating to relevant detailed policies.		

This indicator relates to **Policy LP3 Sustainable development principles** in the BFLP.

**This BFLP indicator has been given a green ‘RAG’ score, following consideration of the cumulative assessment of associated policies, and the monitoring results set out in the Housing and Economy AMRs, as explained below.**

6.8 Policy LP3 sets out the sustainable development principles. As appropriate to their nature, proposals for development will be permitted that:

1. provide suitable land/buildings to help meet development needs,
2. make efficient use of land/buildings, particularly suitable previously developed land,
3. create a high-quality built environment, enhance and maintain local character and landscapes, and reduce and prevent crime,
4. protect and enhance the natural environment and conserve and enhance the significance of heritage assets,
5. minimise the use of natural resources, minimise and manage waste and respond to climate change,
6. protect existing and provide necessary new infrastructure, services and facilities, and enhance the green infrastructure network,
7. promote healthy lifestyle and maximise health and wellbeing,
8. are located as so to reduce the need to travel, and,
9. offer a choice of modes of travel with minimal reliance on the private car.

6.9 **Table 3** below summaries how the sustainable development principles have been addressed by the associated relevant policies. Results of monitoring in the Housing<sup>10</sup> and Economy<sup>11</sup> AMRs have summarised principle 2 in detail. The policies formatted in bold italics are featured in this Environment and Infrastructure AMR.

<sup>10</sup> [Housing Authority Monitoring Report \(2023/24\)](#)

<sup>11</sup> [Economy Authority Monitoring Report \(2023/24\)](#)

**Table 3: Policies contributing to the assessment of Policy LP3**

Principle	Associated policy	Explanation	RAG score received
LP3(1)	Policy LP2: Settlement Hierarchy (description of policy in the Housing and Economy AMRs)	<p>To ensure that the principles of sustainable development are achieved across the Borough, Policy LP2 sets out the classification of settlements within a development hierarchy based on both existing characteristics and their future role throughout the plan period.</p> <p>In terms of results set out in the Housing AMR, the majority of major housing schemes granted permission (87.3%) were located within Tier 1, with the second highest (6.6%) being located in Tier 3 Binfield and North Ascot. No major permissions were granted in Tier 2. Consequently, a green 'RAG' score was awarded</p> <p>As detailed in the Economy AMR, there were nine major non-residential permissions granted within Tier 1 (96% of the total floorspace), and one permission granted outside the settlement tiers in the Green Belt (4% of the total floorspace). Consequently, a green 'RAG' score was awarded</p>	<p>Housing AMR: Green</p> <p>Economy AMR: Green</p>
LP3(2)	Principle (summarised in the Housing and Economy AMRs)	<p>Policy LP3(2) has been assessed in the Housing and Economy AMRs in relation to encouraging development to make effective use of previously developed land (PDL).</p> <p>93% of major non-residential floorspace was permitted on PDL and the remaining 7% was granted on green field land. Therefore, a green RAG score was awarded to Policy LP3 in the Economy AMR.</p> <p>71% of major residential developments were permitted on green field sites. This reflects the nature of sites that had to be allocated through the BFLP and SALP, in spite of prioritising PDL. An amber RAG score was awarded to the performance of Policy LP3 in the Housing AMR</p>	<p>Housing AMR: Amber</p> <p>Economy AMR: Green</p>
LP3(3)	Policy LP28: Design Principles (summarised in the Housing AMR)	<p>Building for Healthy Life (BHL) is a way of assessing 'high quality' as prescribed in the BFLP. The criteria assess the quality of built environment and character.</p> <p>For the monitoring year, no site, when assessed against the criteria, received a 'red' score. This accords with the target for Policy LP28</p>	Green
LP3(4)	Policy LP29: Conservation and enhancement of the historic environment	<p>All proposals affecting the significance of heritage assets and their settings must exhibit sympathetic design. The impact of proposed development on the significance of the heritage assets is considered in accordance with case law, legislation, and national policy.</p> <p>For the monitoring year, an amber RAG score has been awarded as one permission was allowed at appeal after being refused by the Council for being contrary to the technical advice received from the Heritage Officer.</p>	Amber

Principle	Associated policy	Explanation	RAG score received
LP3(4)	Policy LP31: Designated nature Conservation and Geological Site	<p>Any proposals affecting a designated nature conservation or geological site must ensure that these sites are safeguarded from development impacts and enhanced where possible. Proposals must also have regard to the national or local status of the designated site.</p> <p>During the monitoring year an additional 265.01ha was designated as a LWS due to the designation of Buttersteep Forest. There was no change in the designation of LGS. The target for the indicator associated with Policy LP31 has been met.</p>	Green
LP3(5)	Policy LP55: Sustainable construction (water efficiency)	Policy LP55 criterion ii requires new dwellings to meet the water efficiency standard of 110 litres per person per day. This standard pre dates the adoption of the BFLP. Conditions are attached to C3 use class permissions requiring compliance with Policy LP55 criterion ii	Green
LP3(5)	Policy LP55: Sustainable construction (BREEAM)	<p>The Building Research Establishment Environmental Assessment Method (BREEAM) is an international method of assessing, rating and certifying the sustainability of buildings. Qualifying proposals granted prior to the adoption of the BFLP were required to meet the 'very good standard'. Proposals granted post adoption are required to meet 'excellent' or 'very good'.</p> <p>A green score has been awarded as all but one qualifying site achieved a score of 'excellent' with the remainder achieving a score of 'very good'</p>	Green
LP3(6)	Policy LP30: Green infrastructure	<p>Policy LP30 seeks to protect and enhance green infrastructure by maximising opportunities that arise through development proposals.</p> <p>A green score was awarded to Policy LP30 as where applicable, green infrastructure has been considered in the assessment of relevant major permissions listed in Appendix 1, particularly in combination with other policies dealing with specific assets such as trees, hedgerows, water and open space.</p>	Green
LP3(7)	Policy LP28: Design Principles (Summarised in the Housing AMR)	<p>Building for Healthy Life (BHL) is a way of assessing 'high quality' as prescribed in the BFLP. The criteria that development proposals are scored against, contribute to resident wellbeing.</p> <p>For the monitoring year, no site, when assessed against the criteria, received a 'red' score. This accords with the target for Policy LP28.</p>	Green
LP3(8)	Policy LP2: Settlement Hierarchy (description of policy in the Housing and Economy AMRs)	<p>To ensure that the principles of sustainable development are achieved across the Borough, Policy LP2 sets out the classification of settlements within a development hierarchy based on both existing characteristics and their future role throughout the plan period. Developments located in existing settlements have access to existing public transport and additional facilities. The degree of the provision will vary between settlements.</p> <p>In terms of the results in the Housing AMR, the majority of major housing schemes granted</p>	<p>Housing AMR: Green</p> <p>Economy AMR: Amber</p>



Principle	Associated policy	Explanation	RAG score received
		<p>(87.3%) were located within Tier 1, with the second highest (6.6%) being located in Tier 3 Binfield and North Ascot. Therefore, the target for this indicator has been met.</p> <p>As detailed in the Economy AMR, there were nine major non-residential permissions granted within Tier 1 (96% of the total floorspace), and one permission granted outside settlements in the Green Belt (4% of the total floorspace). Consequently, a green 'RAG' score was awarded</p>	
LP3(9)	Policy LP61: Travel plans	<p>Travel Plans are expected to actively promote sustainable travel modes, whilst reducing the need to travel.</p> <p>Due to the value of the travel plans secured during the monitoring year, the indicator for Policy LP61 has met it's target.</p>	Green

6.10 Further information on the policies used to assess the effectiveness of Policy LP3 can be found under the relevant indicators.

6.11 As the majority of associated policies received a green RAG score when assessed against their individual criteria for the 2024/25 monitoring year, Policy LP3 has achieved an overall green RAG score. The performance of this indicator is similar to the previous monitoring year.

## 7. BFLP ENVIRONMENT INDICATORS

<p><b>Policy LP27: Climate Change</b></p> <p><b>Indicator: An overall positive trend in meeting relevant detailed targets</b></p>
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Indicator performance/target	RAG score	RAG progress
The target for this indicator seeks to achieve an overall positive trend in meeting relevant detailed targets.		

This indicator relates to policy **LP27 Climate change** in the BFLP.

**This BFLP indicator has been given a green ‘RAG’ score, following consideration of the assessment of associated policies, as explained below.**

7.1 Policy LP27 sets out the overall approach of policies concerned with tackling climate change to make Bracknell Forest more environmentally sustainable and net-zero carbon by 2050. This ambition will be achieved by reducing greenhouse gas emissions and increasing local resilience to the impact of a changing climate through sustainable development.

7.2 Depending on the scale of development, proposals should demonstrate a proactive approach to mitigating risks and maximising adaptive measures. Relevant proposals may need to be supported by a Climate Change Assessment which would demonstrate how the principles in LP27 have been considered.

7.3 The principles set out in Policy LP27 include:

- i. taking opportunities to reduce the need to travel and maximise the use of sustainable transport modes,
- ii. using innovative approaches to design and optimising site layout, orientation and building form to reduce carbon emissions and improve resilience to climate change,
- iii. incorporating multifunction green infrastructure and a minimum of 10% biodiversity net gain,
- iv. incorporating tree planting and shelter to provide cooling and enhance carbon sequestration,
- v. applying a sequential approach to the location of development taking into account all sources of flooding and the current and future impacts of climate change,
- vi. using sustainable construction techniques,
- vii. applying stringent water use standards, maximising the use of energy from renewable or low carbon sources, and
- viii. avoiding or minimising light, water, air, and noise pollution and improving or maintaining water quality.

**Table 4: Policies contributing to the assessment of Policy LP27**

Policy LP27 criterion	Associated policy	Explanation	RAG score received
LP27(i)	Policy LP61: Travel plans	<p>Travel Plans are expected to actively promote sustainable travel modes, whilst reducing the need to travel.</p> <p>Due to the value of the travel plans secured during the monitoring year the target for the indicator relating to Policy LP61 has been met.</p>	Green
LP27(iii)	<p>Policy LP53: Biodiversity (on-site)</p> <p>Policy LP53: Biodiversity (off-site)</p>	<p>The mandatory BNG condition has been applied to qualifying developments since 12<sup>th</sup> February 2024. Prior to this, the Council was operating a non-mandatory BNG based on interim guidance from paragraphs 8 and 174d in the superseded NPPF (2018).</p> <p>For the monitoring year, on-site and off-site contributions secured through section 106 agreements attached to the applicable permissions were in line with the requirements set out in Policy LP53 and the national requirements.</p>	Green
LP27 (iii)	Policy LP30: Green infrastructure	<p>Policy LP30 seeks to protect and enhance green infrastructure by maximising opportunities that arise through development proposals.</p> <p>A green score was awarded to Policy LP30 as where applicable, green infrastructure has been considered in the assessment of relevant major permissions listed in Appendix 1, particularly in combination with other policies dealing with specific assets such as trees, hedgerows, water and open space.</p>	Green
LP27 (iv)	Policy LP54: Protection and enhancement of trees and hedgerows	<p>Proposals should seek to secure the sustainable retention and enhancement of trees and native hedgerows of value wherever possible. The retention and enhancement of trees and hedgerows can provide shelter for cooling and enhance carbon sequestration.</p> <p>During the monitoring year, no major permissions were granted contrary to technical advice provided by the Tree Service.</p>	Green
LP27(v)	Policy LP33: Flood risk	<p>Policy LP33 requires that a Flood Risk Assessment is conducted for development in areas which have been identified in the latest Strategic Flood Risk Assessment (SFRA). During the determination of these proposals the Environment Agency (EA) is consulted.</p> <p>During the monitoring year, no permissions were granted by the Council contrary to advice from the Environment Agency (EA) or where the EA sustained an objection to the proposed development.</p>	Green
LP27(v)	Policy LP57: Sustainable Drainage Systems (SuDs)	<p>Policy LP57 is concerned with developments located in areas at risk of flooding. Sustainable Drainage Systems (SuDs) are used to manage the level of surface water in order to reduce the risk of</p>	Green

Policy LP27 criterion	Associated policy	Explanation	RAG score received
	(permissions at risk without SuDs)	<p>flooding. Planning conditions are normally attached to permissions to secure the detailed design, implementation and maintenance of SuDS. However, in some circumstances, where the SuDS are comprehensive or complex in nature, or where there is an increased risk of failure or non-compliance over the lifetime of the development, the Council will require that the long-term management and maintenance of privately maintained SuDS features are secured by S106 planning obligations. The Council will also seek a financial contribution to monitor the long-term SuDS features throughout the lifetime of the development. In some instances, the Council may accept the transfer of SuDS features, for example when they are included in open space or SANG land to be transferred to the Council. In such instances, the Council will expect to be paid a negotiated commuted sum for future maintenance and operation of the SuDS for the agreed maintenance period.</p> <p>A green score was awarded as the Council has received SuDS contributions in line with Policy LP57 over the monitoring period.</p>	
LP27 (vi)	Policy LP55: Sustainable construction (BREEAM)	<p>The Building Research Establishment Environmental Assessment Method (BREEAM) is an international method of assessing, rating and certifying the sustainability of buildings. Qualifying proposals granted prior to the adoption of the BFLP were required to meet the 'very good standard'. Proposals granted post adoption are required to meet 'excellent' or 'very good'.</p> <p>A green score has been awarded as all but one qualifying site achieved a score of 'excellent' with the remainder achieving a score of 'very good'</p>	Green
LP27 (vii)	Policy LP55: Sustainable construction (water efficiency)	<p>Policy LP55 criterion ii requires new dwellings to meet the water efficiency standard of 110 litres per person per day. The target for this indicator has been met as conditions have been attached to all C3 use class permissions requiring this standard.</p>	Green
LP27 (vii)	Policy LP56: Renewable and low carbon energy	<p>Local Planning Authorities are responsible for developments of 100 megawatts or less installed capacity although there are some variations depending on the technology.</p> <p>For the monitoring year, one major permission was granted which incorporates renewable and low carbon energy generation.</p>	Green
LP27 (viii)	Policy LP58: Pollution and Hazards (water bodies)	<p>The purpose of Policy LP58 is to minimise and reduce pollution and hazards from new and existing developments. This policy monitors the overall status of the waterbodies located within Bracknell Forest.</p> <p>For the monitoring year, it has not been possible to assess Policy LP58 as the indicator relies on data published by the Environment Agency – this was last updated in 2022.</p>	Neutral

Policy LP27 criterion	Associated policy	Explanation	RAG score received
LP27 (viii)	Policy LP58: Pollution and Hazards (AQMAS)	<p>Policy LP58 uses Air Quality Management Areas (AQMAS) to assess whether the consequences of development are having a cumulative negative impact on air quality in the Borough.</p> <p>There has been no increase in the number of Air Quality Management Areas, consequently a green RAG score has been awarded.</p>	Green



7.4 Whilst it has not been possible to fully assess Policy LP27 and the detailed criteria due to data limitations, the majority of relevant policies used to assess the criteria received a green RAG score. Therefore, for the 2024/25 monitoring year, Policy LP27 has been awarded with an overall green RAG score. The performance of this indicator has remained similar to the previous monitoring year.

### **Future publication**

7.5 The Council is currently preparing Sustainable Design and Construction Planning Guidance. This will provide guidance on the requirements for new development to contribute to climate change mitigation and adaptation. The guidance will be applicable borough wide. It is hoped to finalise this in Winter 2026. Whilst the production of this document does not affect the 2024/25 monitoring year, it will be relevant for future AMRs and, once adopted, the guidance will become a consideration in determining planning applications

**Policy LP29: Conservation and enhancement of the historic environment**

**Indicator: Number of permissions granted against technical advice**

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

This indicator relates to Policy **LP29: Conservation and enhancement of the historic environment** in the BFLP.

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

- 7.6 Policy LP29 seeks to avoid harm to, sustain, and where possible enhance heritage assets and their settings. All proposals affecting the significance of heritage assets, and their settings must exhibit sympathetic design. The impact of the proposed development on the significance of the heritage assets will be considered in accordance with case law, legislation, and national policy.
- 7.7 Appendix 8 of the BFLP defines heritages assets as “*a building, monument, site, place, area, or landscape identified as having a degree of significance meriting considerations in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*”<sup>12</sup>. In recognition of the significance of these in the planning process, the Council has adopted the ‘Local List’<sup>13</sup> which has been drawn up in consultation with parish councils and local and national amenity bodies.
- 7.8 There are six conservation areas in Bracknell Forest. The details of each can be viewed on the Council’s website<sup>14</sup>.
- 7.9 During the monitoring year, a proposal (outline application for the erection two self-build dwellings with all matters reserved other than access, layout and scale) on Land at South of Lambrook, Chavey Down Road, Winkfield was refused for various reasons including impact on the setting of Ronans, a Grade II listed building, in line with the Council’s Heritage Officer’s advice. However, the applicant subsequently lodged an appeal against the Council’s decision (23/00843/OUT) (appeal reference APP/R0335/W/25/3365026). At appeal, the Inspector determined that the harm to the setting of the listed building would be less than substantial. He referred to the NPPF which states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The Inspector referred to the benefits of the delivery of two new dwellings in terms of boosting the Council’s housing supply and improving the shortfall of the provision of self-build units. This benefit was given

<sup>12</sup> Appendix 8: Glossary [Bracknell Forest Local Plan to 2037](#)

<sup>13</sup> [Local List](#)



<sup>14</sup> [Conservation areas in Bracknell Forest | Bracknell Forest Council](#)

substantial weight. The employment and ongoing economic benefits during and after construction were given moderate weight. On balance, the public benefits of the proposed development were considered to outweigh the harm to the significance of the heritage asset. The appeal was allowed.

- 7.10 As this proposal has been allowed on appeal, the indicator has been given an amber RAG score for the 2024/25 monitoring year. The Inspector came to a different conclusion to the Council. However, the matter involves a subjective judgement. The Council will continue to monitor the effectiveness of Policy LP29 and be alert to any further appeal decisions. The target in respect of this indicator has not been met due to this case – this is similar to the position at the end of the previous monitoring year when an application was refused due to being contrary to Policy LP29 but subsequently allowed by an Inspector on appeal.

**Policy LP30: Green infrastructure**

**Indicator: Number of permissions which do not make provision for green infrastructure where opportunities identified**

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

This indicator relates to Policy **LP30 Green infrastructure** in the BFLP.

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

7.11 Policy LP30 seeks to protect and enhance green infrastructure by maximising opportunities that arise through development proposals. Green infrastructure, as defined in Appendix 8 of the BFLP, is “*a network of multi-functional green space in both urban and rural locations, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*”<sup>15</sup>. The provision of green infrastructure should be included in proposals at an early stage of the design process.

7.12 Green infrastructure can serve the following functions:

- access and recreation,
- ecological networks of wildlife corridors and stepping stones for biodiversity,
- connecting urban and rural areas,
- landscape and amenity benefits,
- providing cooling and shading in urban areas,
- surface water management,
- absorbing and storing carbon, providing mitigation for climate change,
- food production, and,
- water and flood management.

7.13 Green infrastructure assets include:

- parks and gardens,
- amenity space,
- natural and semi-natural greenspace,
- blue infrastructure (i.e. watercourse, flood zones, ponds),
- allotments, churchyards, and cemeteries,
- other green features (i.e. hedgerows, verges, trees), and,
- corridors (i.e. paths, cycles ways).

7.14 Further information on the types and functions of green infrastructure assets can be found in the Council’s Green Infrastructure Review (2017)<sup>16</sup>.

<sup>15</sup> Appendix 8: Glossary [Bracknell Forest Local Plan to 2037](#)

<sup>16</sup> [Green Infrastructure Review 2017](#)



7.15 For the purpose of this indicator, the major sites set out in **Appendix 1 – Major permissions granted, 2024/25**, have been assessed against this policy. Certain permissions listed were determined through the prior approval process (24/00141/PAE 2400263/PARC, 24/00792/PAE and 24/00795/PAS) where green infrastructure is not a consideration. Where applicable (for example, those permissions relating to allocated sites, namely. 23/00488/FUL and 21/00856/FUL, green infrastructure has been considered in the assessment of relevant listed major permissions, particularly in combination with other policies dealing with specific assets such as trees, hedgerows, water and open space. Therefore, a green 'RAG' score has been given in terms of the effectiveness of Policy LP30.

### **Appeal decisions**

- 7.16 For the monitoring period (2025/26), it is worth noting that there has been an appeal decision which supports Policy LP30:
- 22/00715/FUL, Winkfield Park, Winkfield Row involving the proposed erection of a two-storey dwellinghouse (C3) and associated external works and landscaping. The Council's decision notice stated that 'it has not been demonstrated that the proposed development and new more intensive use will not weaken a north-south green link by the activities of associated occupiers of the development seeking more amenity space and better access to daylight/sunlight by pruning the remaining trees and other vegetation'. The applicant appealed against the decision and the Inspector agreed (amongst other matters) that the proposal would conflict with BFLP policies LP30 and LP53 which require development to protect, enhance and buffer ecological features and green infrastructure, including corridors. proposed development was found to be in conflict with Policy LP30 as it would harm part of an ecological corridor and dark corridor which would have further ecological consequences. The appeal was dismissed in December 2024.

**Policy LP31: Designated nature Conservation and Geological Site**

**Indicator: Change in area of Local Wildlife Sites (LWS) and Local Geological Sites (LGS) each year**

Indicator performance/target	RAG score	RAG progress
A positive trend in the area of sites designated has been achieved for both LWS and LGS sites. This target has been met for the monitoring year.		

This indicator relates to Policy **LP31 Designated Nature Conservation and Geological Site** in the BFLP.

**This BFLP indicator has been met and has been given a green ‘RAG’ score, as explained below.**

7.17 Any proposals affecting a designated nature conservation or geological site must ensure that these sites are safeguarded from development impacts and enhanced where possible. Proposals must also have regard to the national or local status of the designated site. The BFLP Policies Map<sup>17</sup> defines the sites within the Borough that have been designated a Local Wildlife Site (LWS) or a Local Geological Site (LGS).

7.18 For the purpose of this indicator, the information used has been gathered by the Thames Valley Environmental Records Centre (TVERC) on behalf of Bracknell Forest Council, and, published in the Biodiversity AMR 2023/24<sup>18</sup>. Whilst the Biodiversity AMR is published in business years (i.e. 2024/25) the TVERC have recorded the changes in land designated as LWS and LGS in annual years (i.e. 2024, 2025)

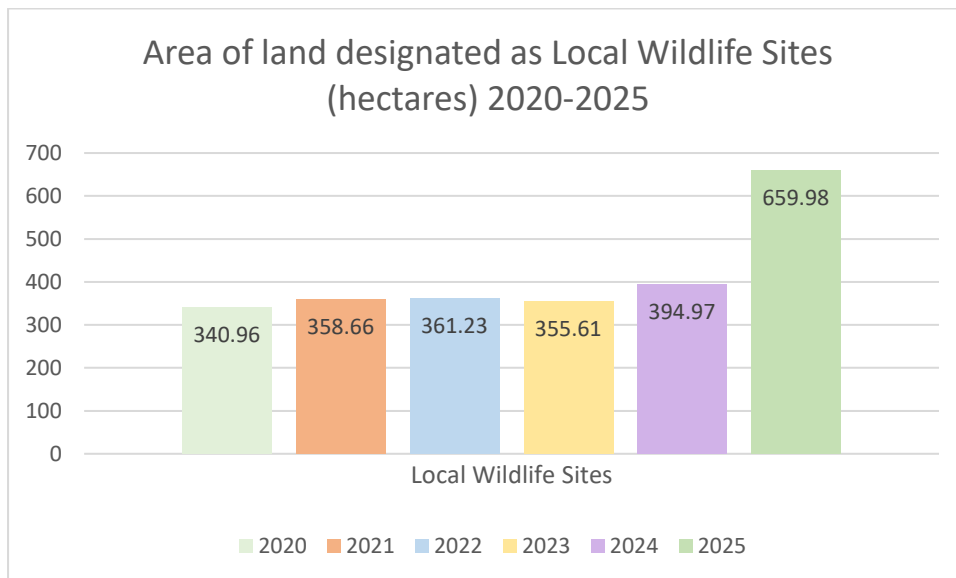
**Local Wildlife Sites**

7.19 **Figure 5** below demonstrates the change in area designation (in hectares) of LWSs in Bracknell Forest since the start of the plan period. For the monitoring period there were 53 LWSs designated within the Borough totalling 659.98 hectares. This represents a 265.01ha increase from 2024. Since the start of the plan period the total area designated as LWSs increased by 93.56% (319.02 ha).

<sup>17</sup> [Bracknell Forest policies map | Bracknell Forest Council](#)

<sup>18</sup> [Biodiversity AMR 2024-2025 \(TVERC\)](#)

**Figure 5: Area of land designated as Local Wildlife Sites (hectares) 2020-2025**



Source: TVERC

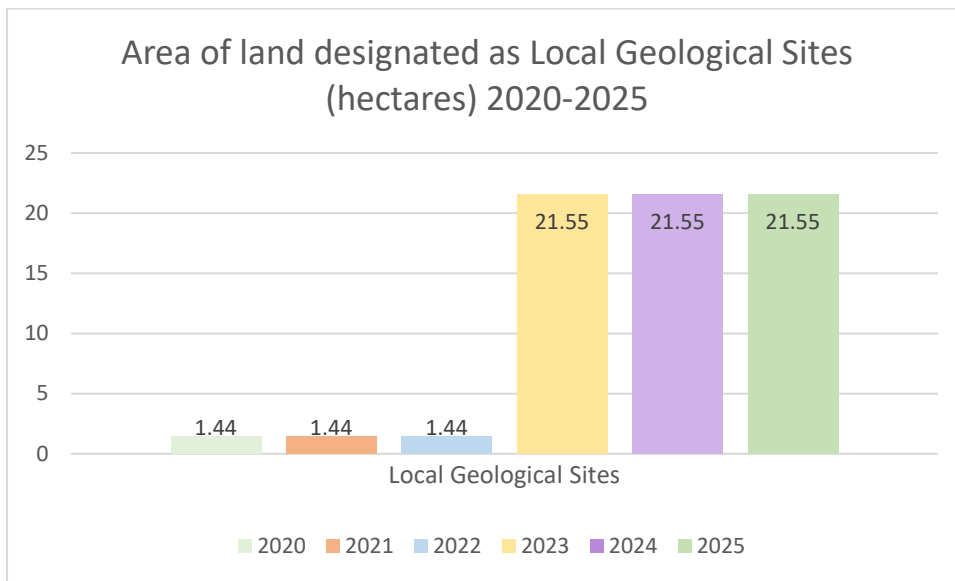
7.20 The change in the area of LWSs between the 2024 and 2025 periods is due to the new designation of Buttersteep Forest which forms part of the Crown Estate

7.21 Any changes to the extent and designation of Local Wildlife Sites after March 2024 will not be reflected on the BFLP Policies Map, as the map reflects the designated sites at the point of the BFLP adoption (March 2024).

### **Local Geological Sites (LGS)**

7.22 **Figure 6** shows the change in area designation (in hectares) since the start of the plan period for LGSs. There are four LGSs located within the Borough. Between 2022 and 2023 the amount of designated land increased by 20.11 hectares. This was due to the designation of Swinley Brick Pits. The area of land designated as LGSs has not changed since 2023.

**Figure 6: Area of land designated as Local Geological Sites (hectares) 2020-2025**



Source: TVERC

7.23 This indicator has met the target of an overall positive trend in the area of sites designated as Local Wildlife Sites and Local Geological Sites and has therefore achieved a RAG score of green. Indicator performance has remained similar to the previous monitoring year due to the continued increase in the designation of Local Wildlife Sites.

**Policy LP32: Thames Basin Heaths Special Protection Area**

**Indicator: Financial contributions received and spent on SPA mitigation each year**

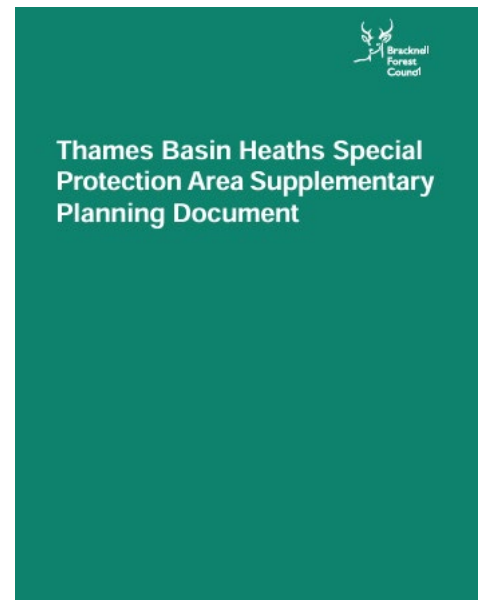
Indicator performance/target	RAG score	RAG progress
<p>The target for this indicator has been met since data shows that required contributions have been secured and received from qualifying sites (further detail is set out in the Infrastructure Funding Statement (IFS).</p> <p>Performance remains comparable to the previous monitoring year.</p>	★	➡

This indicator relates to Policy **LP32 Thames Basin Heaths Special Protection Area** in the BFLP.

**This BFLP indicator has been met and has been given a green ‘RAG’ score, as explained below.**

7.24 The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that provide habitats for wildlife. Two of these sites are located within the boundary of Bracknell Forest and cover over 1,300 hectares. There are three zones of influence or SPA buffer zones which set out the likelihood of mitigating the adverse impacts caused by development, these are:

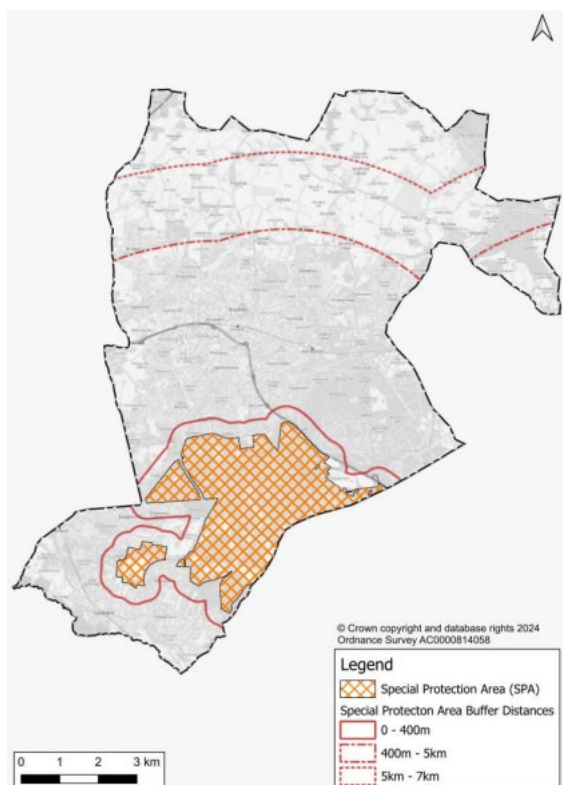
- Zone A – From 0m to 400m straight line distance from the SPA
  - In Zone A it is not possible to conclude no adverse effect on the integrity of the SPA
- Zone B – From 400m to 5km straight line distance from the SPA
  - In Zone B development can be permitted and mitigation measures should be applied. The majority of new residential development in Bracknell Forest up to 2034 will be located in Zone B
- Zone C – From 5km to 7km straight line distance from the SPA
  - In Zone C applications for residential development will be assessed on a case by case basis in agreement with Natural England



7.25 **Figure 7** below illustrates the zones set out in the Thames Basin Heaths Special Protection Area SPD 2025<sup>19</sup>.

<sup>19</sup> [Thames Basin Heaths Special Protection Area Supplementary Planning Document](#)

**Figure 7:Thames Basin Heaths SPA and SPA Buffer Zones**



Source: BFC

7.26 For residential developments which result in a net increase in the number of dwellings between 400m and 5km of the SPA the provision of Suitable Alternative Natural Greenspace (SANG) and a financial contribution towards the Strategic Access Management and Monitoring (SAMM) is required.

### **Suitable Alternative Natural Greenspace (SANG)**

7.27 In order to mitigate any adverse impacts of new development, the provision of alternative recreational land is required to attract residents away from the SPA in the form of SANG contributions. Policy LP32 sets out the standard and arrangements for the provision of SANG. As stated in Policy LP32 (4)(iv), small developments (as set out in the policy's supporting guidance) will be required to provide developer contributions towards strategic SANG facilitated by the Council subject to available SANG capacity, unless there are other material considerations. Large developments (Policy LP32 (4)(v)) may be expected to provide bespoke SANG. The provision of SANG contributions are secured through a Section 106 agreement.

7.28 The method for calculating SANG contributions is set out in Table 5, Table 6 and Table 7 in the Thames Basin Heaths SPA SPD 2025<sup>20</sup>. The term 'secured' relates to amounts agreed in a signed legal agreement whereas received is when the money is actually paid (often as a result of a trigger e.g. commencement).

<sup>20</sup> [Thames Basin Heaths Special Protection Area Supplementary Planning Document](#)

7.29 **Table 5** sets out the amount of SANG contributions received, secured and spent in 2024/25.

**Table 5: SANG contributions secured, received and spent in 2024/25**

	Amount
SANG contributions secured in 2024/25	£1,999,774.13
SANG contributions received in 2024/25	£2,001,488.00
SANG contributions spent in 2024/25	£1,003,312.94

Source: BFC

### **Strategic Access Management and Monitoring (SAMM)**

7.30 A second mitigation measure is the SAMM contribution. A contribution towards the SAMM is required from all new residential developments regardless of the SANG contribution. Chapter 5 of the Thames Basin Heaths SPD sets out the purpose and aims of the SAMM project.

7.31 **Table 6** shows the amount of SAMM contributions secured, received and spent in 2024/25.

**Table 6: SAMM contributions secured, received and spent in 2024/25**

	Amount
SAMM contributions secured in 2024/25*	£381,325.00
SAMM contributions received in 2024/25	£517,122.00
SAMM contributions spent in 2024/25	£517,122.00

\*Contributions passed to Hampshire County Council who collect and distribute SAMM and are responsible for the Thames Basin Heaths Partnership's financial administration.

Source: BFC

7.32 Further information on the SANG and SAMM contributions secured, received and spent can be found in the Infrastructure Funding Statement (IFS) 2024/25<sup>21</sup>.

7.33 This indicator has been given a green RAG score as the data shows that the required financial contributions from qualifying sites have been received and spent within the monitoring year. The performance of this indicator has remained similar to the previous monitoring year (2023/24).



<sup>21</sup> [Infrastructure Funding Statement 2024 to 2025](#)

## **Supplementary Planning Document**

7.34 The Thames Basin Heaths Special Protection Area (SPA) SPD was approved for adoption by the Council on 29<sup>th</sup> April 2025 and came into effect for all planning applications validated from 8<sup>th</sup> May 2025. It provides an avoidance and mitigation strategy to show how the effects of new residential developments on the Thames Basin Heaths SPA should be avoided and mitigated. The SPD is a material consideration in the determination of planning applications and supersedes the SPA SPD (2018) and section 5.12 and Appendix 1 section 5 of the Planning Obligations SPD.

**Policy LP33: Flood risk**

**Indicator: Number of permissions granted contrary to advice from Environment Agency**

Indicator performance/target	RAG score	RAG progress
None (i.e. no permissions granted contrary to policy)		

This indicator relates to Policy **LP33 Flood Risk** in the BFLP.

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

7.35 Policy LP33 requires that a Flood Risk Assessment (FRA) is conducted for development in areas which have been identified in the latest Strategic Flood Risk Assessment (SFRA)<sup>22</sup> as being at risk from all types of flooding (fluvial, surface water, groundwater, sewers and reservoirs) now or in the future. Policy LP33 criterion 3i – 3vi sets out what the SFRA is required to demonstrate.

7.36 Where development proposals have been identified as being within an identified flood risk area the Environment Agency (EA) is consulted before deciding the outcome of the application. On an annual basis, the EA publish a list of planning applications where they have made an initial objection based on flood risk or water quality<sup>23</sup>. Many of the issues raised are resolved by the Local Planning Authority (LPA) prior to the determination of the planning application.

7.37 During the monitoring year the EA did not object to any planning applications due to flood risk concerns.

7.38 The determined applications listed in **Table 8** have been subject to consultation with the EA during the determination process. The table provides further detail on the outcome of the applications.

**Table 7: Determined applications where the Environment Agency was consulted (2024/25)**

Parish	Site address	Application reference	Application description	Outcome of development
Sandhurst	Sandhurst Town Football Club	21/00265/FUL	Erection of outbuildings, prefabricated units, and single storey extension to clubhouse following the demolition of existing garage and removal of 2no. prefabricated buildings.	EA flood risk objections made: 2021/22  EA objected on the basis that the development included a new classroom which is inappropriate development within Flood Zone 3b – Functional Floodplain. Applicant

<sup>22</sup> [SFRA update December 2021](#)

<sup>23</sup> [Environment Agency objections to planning applications based on flood risk and water quality - GOV.UK](#)

				<p>subsequently changed it to a 'matchday committee room'. As this falls under 'outdoor sports and recreation and essential facilities' it is classified as 'water-compatible development' under the National Planning Policy Framework, Annex 3. Whilst the in principle objection was removed to this, the EA maintained a second objection which was on the basis of an unacceptable FRA.</p> <p>Application withdrawn June 2024.</p>
Warfield	Land rear of Warfield Garage	21/00592/FUL	Demolition of existing buildings and erection of 43no. dwellings.	<p>Initial EA flood risk objection made: 2021/22</p> <p>EA removed objection to the proposed development with the requirement that a planning condition be attached to the permission. Condition secures the development to be carried out in accordance with the FRA dated December 2021.</p> <p>EA advice followed. Permission granted February 2024.</p>
Bracknell	Bay House	22/00276/FUL	Redevelopment of Bay House to provide 32no. dwellings in a 6-storey block	<p>Initial EA flood risk objection made: 2022/23</p> <p>Planning condition attached to permission ensures that the development is carried out in accordance with the FRA dated May 2024.</p> <p>EA advice followed. Permission granted December 2024.</p>
Winkfield	24 New Road	22/00547/FUL	Erection of two storey side extension and subdivision of existing first floor flat into 2no. flats.	<p>Initial EA flood risk objection made: 2022/23</p> <p>EA objected due to the site being located within Flood Zone 3. The NPPF requires a FRA to be submitted when development is proposed in such locations. No FRA was submitted.</p> <p>EA advice followed. Application refused January 2025.</p>

Source: Environment Agency



7.39 During the monitoring year, one development proposal, 22/00547/FUL, was refused by the Council in line with the comments made by the EA. The EA withdrew their initial objections to other proposals, due to the imposition of planning conditions by the Council when determining applications.

7.40 Over the course of the BFLP plan period, the Council will continue to monitor any sites which are deemed to be at risk of flooding. Officers will consider any future comments provided by the EA when determining applications.

7.41 This indicator has received a green RAG score as no permission was granted by the Council against the advice of the EA. The performance of this indicator has improved compared with the previous monitoring year (2023/24) as one permission for that year was granted against EA advice, resulting in an amber 'RAG' score.

**Policy LP34: Development in the 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
<p>None (no major applications granted contrary to policy).</p> <p>As it was not possible to assess the effectiveness of Policy LP34 during the previous monitoring year, a RAG progress score cannot be given.</p> <p>This target has also been referred to in the Housing and Economy AMRs in terms of residential and non-residential development.</p>		

This indicator relates to Policy **LP34 Development in the Green Belt**, as referenced above, in the BFLP.

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

7.42 Policy LP34 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.

7.43 For the purpose of this indicator, it relates to the list of major permissions as set out in **Appendix 1 – Major permissions granted, 2024/25**, which are not classified as being ‘residential’ and ‘non-residential’. Specifically, permissions located within the Green Belt (as identified under the ‘settlement tier’ column).

7.44 No major permissions that were neither classified as being ‘residential’ or ‘non-residential’ were granted in the Green Belt during the monitoring year. Therefore, a green RAG score has been awarded. As it was not possible to assess the effectiveness of Policy LP34 for the previous monitoring year (2023/24), a neutral RAG progress score has been awarded.

**Housing AMR 2024/25**

7.45 Within the scope of the Housing AMR, two major residential (C3 use class) permissions were granted in the Green Belt (**Appendix 1 – Major permissions granted, 2024/25**). When combined with other factors, LP35 was awarded a green RAG score. A detailed explanation can be found in the Housing AMR 2024/25.



**Economy AMR 2024/25**

7.46 Within the scope of Economy AMR, no major non-residential permissions were granted in the Green Belt (**Appendix 1 – Major permissions granted, 2024/25**). When

combined with other factors, LP35 received a green RAG score. A detailed explanation can be found in the Economy AMR 2024/25.

**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 major applications granted contrary to policy).</p> <p>As it was not possible to assess the effectiveness of Policy LP35 for the previous monitoring year, a RAG progress score cannot be awarded.</p> <p>This target has also been referred to in the Housing and Economy AMRs in terms of residential and non-residential development.</p>		

This indicator relates to Policy **LP35 Development in the countryside**, as referenced above, in the BFLP.

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

7.47 Policy LP35 sets the types of development which will be permitted outside defined settlements and outside the Green Belt. Policy LP35 sets out criteria used to assess development proposals located within the countryside.

7.48 For the purpose of this indicator, this relates to the list of major permissions as set out in **Appendix 1 – Major permissions granted, 2024/25**, which are neither classified as ‘residential’ or ‘non-residential’. Specifically, permissions located within the countryside (as indicated under the ‘settlement tier’ column). As no permissions were granted in the countryside under this category, a green RAG score has been awarded. As it was not possible to assess the effectiveness of Policy LP35 for the previous monitoring year (2023/24), a neutral RAG progress score has been awarded.

**Housing AMR 2024/25**



7.49 Within the scope of the Housing AMR, one major residential (C3 use class) permission was granted. When combined with other factors, LP35 was awarded a green RAG score. A detailed explanation can be found in the Housing AMR 2024/25.

**Economy AMR 2024/25**

7.50 Within the scope of the Economy AMR, no major non-residential permissions were granted in the countryside. When combined with other factors, LP35 received a green RAG score. A detailed explanation can be found in the Economy AMR 2024/25

**Policy LP53: Biodiversity (on-site)**

**Indicator: On-site BNG approved each year**

Indicator performance/target	RAG score	RAG progress
To meet minimum 10% requirement.  As it was not possible to assess the effectiveness of Policy LP34 during previous monitoring years, a RAG progress score cannot be given.		

This indicator relates to Policy **LP53 Biodiversity**, in the BFLP.

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

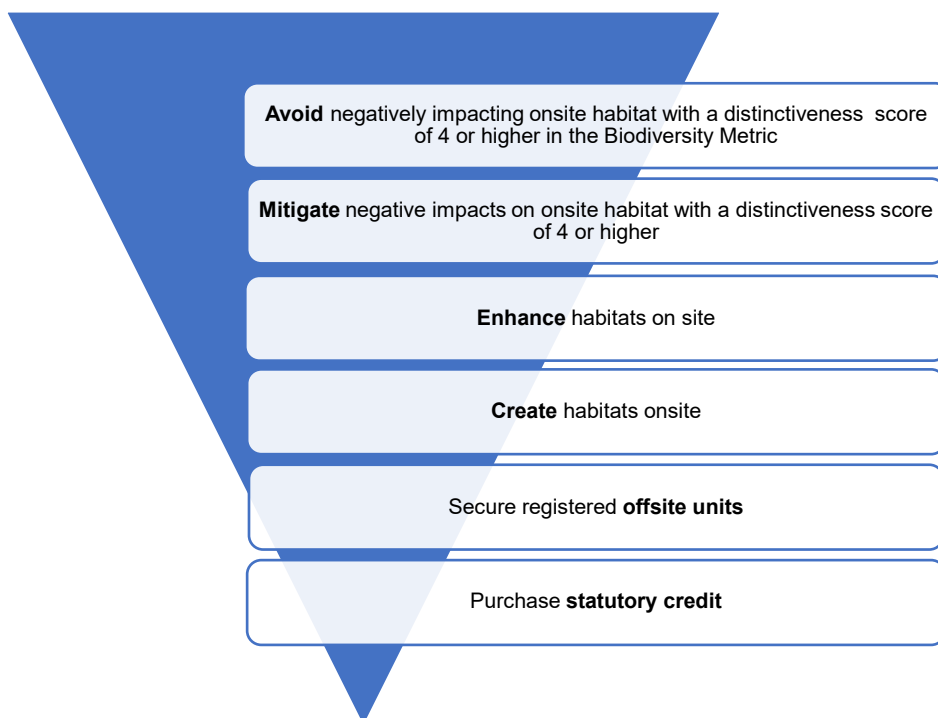
- 7.51 Under the Natural Environment and Rural Communities Act 2006, all local authorities have a statutory duty to conserve biodiversity. Policy LP53 seeks to ensure that biodiversity in the Borough is protected and enhanced at every opportunity.
- 7.52 Biodiversity Net Gain (BNG) is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)<sup>24</sup>. Subject to some exceptions, every planning permission granted is deemed to have been granted subject to the BNG condition. This condition is for development to deliver, as a minimum, a 10% increase in biodiversity value relative to the pre-development biodiversity value.
- 7.53 The BNG condition is applied to major development, sites of ten or more dwellings, non-residential floorspace sites of up to 1,000m<sup>2</sup> and sites over one hectare (since 12<sup>th</sup> February 2024). For minor development (smaller sites), the BNG condition came into force on 2<sup>nd</sup> April 2024. The Government has published guidance which details the exempt applications<sup>25</sup>.
- 7.54 BNG requires development to be planned and designed in ways that minimise any loss or damage to existing habitats, to compensate for any damage caused by the development and to deliver a net positive gain in biodiversity through enhancements<sup>26</sup>.
- 7.55 There are three ways a developer can achieve the BNG requirement:
1. Biodiversity can be created within the red line boundary of a site.
  2. If all requirements can't be achieved on-site, the developer can deliver a mixture of on-site and off-site BNG or buy off-site biodiversity units on the market.
  3. If neither on-site nor off-site BNG can be achieved, developers must buy statutory credits from the Government. However, this should be seen as a last resort.
- 7.60 All three options can be combined, however; developers must follow the order of steps set out in the biodiversity gain hierarchy.

<sup>24</sup> [Environment Act 2021](#)

<sup>25</sup> [Biodiversity net gain - GOV.UK](#)

<sup>26</sup> [Biodiversity Net Gain requirements and guidance May 2024](#)

**Figure 8: Biodiversity gain hierarchy<sup>27</sup>**



At this stage in the BFLP plan period and due to the date when the BNG condition came into force, it is not possible to assess the effectiveness of Policy LP53 during previous monitoring years so a progress score cannot be given. As a result, this indicator has been given a neutral score.

### **Non-mandatory BNG**

- 7.61 The Council was operating a non-mandatory BNG process before the deadline for the national mandatory 10% requirement, by securing a measurable net gain through biodiversity contributions. The interim guidance was based on paragraphs 8 and 174d in the now superseded National Planning Policy Framework (NPPF) (2018). In accordance with the paragraphs, a biodiversity metric was applied to major development proposals (10 dwellings or more/floorspace 1000sqm or more) and applications affecting areas of natural vegetation of 0.5 hectares or more. Financial contributions were required in order to mitigate development pressures and were supported by appropriate monitoring arrangements secured through planning obligations.
- 7.62 On qualifying sites, the Council required a minimum of 10% biodiversity net gain, or in some instances a measurable net gain in biodiversity units was sought. Both on-site and off-site non-mandatory biodiversity contributions were secured through Section 106 agreements.
- 7.63 The 10% gain was established in line with the then emerging Local Plan and Environment Act 2021. Biodiversity was measured in units against the baseline of the

<sup>27</sup> [Biodiversity Net Gain requirements and guidance May 2024](#) (page 11)

whole site area. As of February 2024, the non-mandatory requirement was superseded by the national mandatory requirement.

7.64 As reported in the IFS 2024 to 2025<sup>28</sup>, during the monitoring year the Council received £30,723.00 in BNG payments secured through section 106 agreements. The Council also received £47,380.00 in BNG monitoring payments. **Table 9** sets out these contributions. **Table 10** details the BNG contributions and monitoring fees that were secured in S106 agreements in 2024/25

**Table 8: BNG contributions and monitoring fees received in 2024/25**

Application reference	Site	S106 date	BNG contribution	BNG monitoring
24/00560/3	Downshire Golf Course	N/A	N/A	£8,200.00
24/00621/3	Edgbarrow School, Crowthorne	N/A	£13,000.00	£3,600
23/00560/FUL	Former St Margaret Clitherow Church, Bracknell	23/04/2024	£17,723.00	£3,646.00
23/00711/FUL	Berkshire Golf Club, Winkfield	03/07/2024	N/A	£7,200.00
22/00317/FUL	13-36 Barn Close, Bracknell	20/12/2023	N/A	£3,681.00
22/00116/FUL	Westwood House, Winkfield	03/10/2023	N/A	£3,669.00
22/00908/FUL	Former John Guest Site, Bracknell	20/07/2023	N/A	£3,685.00
21/00707/OUT	Former Bus Depot, Market Street, Bracknell	15/06/2023	N/A	£3,684.00
22/00551/FUL	Easthampstead Park, Bracknell	29/03/2023	N/A	£4,111.00
21/00701/FUL	Bracknell Beeches, Bracknell	07/03/2023	N/A	£3,768.00
20/00214/OUT	Land east of Old Priory Lane and west of Maize Lane, Warfield	28/10/2021	N/A	£2,136.00

Source: BFC

**Table 9: BNG contributions and monitoring fees secured in S106 agreements in 2024/25**

Application reference	Site	S106 date	BNG contribution	BNG monitoring
21/00856/FUL	Land south of A329M and east of Vigar Way, Bracknell	26/03/2025	£172,250.00	£4,200.00
22/00150/OUT	Land at Priory Fields, Newell Green, Warfield	26/02/2025	£1,025,000.00	£3,600.00 *Estimated amount in S106. Amount not know until reserved matters
24/00560/3	Downshire Golf Course, West Road, Wokingham	N/A	N/A	£8,600.00 *Payment in lieu of S106 agreement
24/00621/3	Edgbarrow School, Grant Road, Crowthorne	N/A	£13,000.00	£3,600.00 **Payment in lieu of S106 agreement
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	N/A	£87,217.80

<sup>28</sup> [Annual Community Infrastructure Levy return | Bracknell Forest Council](#)

Application reference	Site	S106 date	BNG contribution	BNG monitoring
22/00276/FUL	Bay House, Bracknell	06/12/2024	N/A	£3,600.00
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	£56,500.00	£3,600.00
19/00009/OUT	White Gates, Mushroom Castle, Winkfield	08/11/2024	£28,750.00	£3,600.00
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	N/A	£3,600.00
23/00711/FUL	Berkshire Golf Club, Winkfield	03/07/2024	N/A	£7,200.00
23/00560/FUL	Former St Margaret Clitherow Church, Bracknell	23/04/2024	N/A	£3,600.00

Source: BFC



7.65 The applications with 'N/A' listed under the BNG contribution columns, have provided a measurable on-site net gain. For the sites where a BNG contribution is listed, the proposed development would result in on-site loss. A contribution has therefore been sought to make up this deficit.

7.66 The onsite BNG contributions secured through Section 106 agreements for the permissions secured in 2024/25 are in line with Policy LP53 and the national mandatory requirement. Therefore, a green 'RAG' score has been given.

### **Future publications**

7.67 The Council is currently preparing a Biodiversity and Green Infrastructure SPD. This SPD will provide detailed guidance on how developers can comply with the BNG requirements which became mandatory in February 2024. The SPD will be applicable borough wide. The estimated adoption date is Summer 2026. Whilst the production of this document does not affect the 2024/25 monitoring year, it will be relevant for future AMRs and, once adopted, the SPD will become a material consideration in determining the outcome of planning applications.

**Policy LP53: Biodiversity (off-site)**  
**Indicator: Off-site BNG approved each year**

Indicator performance/target	RAG score	RAG progress
To meet minimum 10% requirement.		

This indicator relates to Policy **LP53 Biodiversity**, as referenced above, in the BFLP.



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

- 7.68 Following the biodiversity gain hierarchy (**Figure 8**), if it is not possible to fulfil the 10% BNG requirement on-site, an approach which uses a mixture of on and off-site contributions and provisions can be used. Applicants can either make off-site biodiversity gains on their own land outside the development site (outside the red line but inside the blue line) or can purchase off-site biodiversity units on the market<sup>29</sup>. As a last resort, if applicants cannot achieve on-site or off-site BNG they must buy statutory biodiversity credits from the Government.
  
- 7.69 Any off-site biodiversity units must be maintained for a minimum of 30 years following the completion of habitat enhancement works. This is defined in the Section 106 agreement. The landowner is ultimately responsible for this. If an applicant purchases any off-site units, they are effectively paying the landowner to manage the land for 30 years and deliver the required BNG for them.
  
- 7.70 As referred to above in **Table 10**, the Council was operating a non-mandatory BNG process before the deadline for the national mandatory 10% requirement, by securing a measurable net gain biodiversity contribution. Due to a deficit in biodiversity units created by development at Pine Acres (23/00046/FUL) and Land south of Forest Road (21/00592/FUL) a monetary BNG contribution was sought. This contribution will support the Council’s efforts in providing off-site BNG through the implementation of new BNG projects and enhancement works to existing BNG projects.
  
- 7.71 The indicator has been given a green ‘RAG’ score for the monitoring year due to the off-site contributions secured. As it was not possible to assess the effectiveness of Policy LP53 for the previous monitoring year, a not applicable ‘RAG’ progress score has been given.

<sup>29</sup> [Make off-site biodiversity gains as a developer - GOV.UK](https://www.gov.uk/guidance/make-off-site-biodiversity-gains-as-a-developer)

**Policy LP54: Protection and enhancement of trees and hedgerows**

**Indicator: Number of permissions granted contrary to technical advice**

Indicator performance/target	RAG score	RAG progress
None (i.e. no applications granted contrary to technical advice). At this point in the plan period, it has not been possible to assess the progress of this target over time.		

This indicator relates to Policy LP54, **Protection and enhancement of trees and hedgerows** in the BFLP.

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

- 7.72 Proposals should seek to secure the sustainable retention and enhancement of trees and native hedgerows of value wherever possible. Retained trees and hedgerows should be effectively integrated into site layouts and should be protected during demolition and construction works in accordance with the latest arboricultural best practice. Development proposals will be encouraged to provide additional trees and hedgerows wherever possible.
- 7.73 Whilst consideration of arboricultural matters had to be taken into consideration in making planning decisions prior to the adoption of the BFLP, permissions granted prior to the adoption of the BFLP were not assessed and required to meet the Policy LP54 criteria. The technical advice referred to in the indicator for Policy LP54 is concerned with the responses received by Planning Officers from the Tree Service following consultation on a particular application.
- 7.74 For the purposes of this indicator the major sites, as set out in **Appendix 1 – Major permissions granted, 2024/25**, have been assessed against this policy. For the monitoring year, no major permissions were granted contrary to technical advice provided by the Tree Service. The impact of development on trees within the site boundary was referred to in Beaufort Park (BFLP Policy LP6) (23/00767/FUL). The development proposed results in the loss of one identified tree and the loss of 11ha of low and moderate quality woodland. Whilst the proposed tree planting would result in an overall net loss in the number of trees, a greater range of native species will be planted, thus enhancing biodiversity. With regard to this and other considerations the permission was granted.
- 7.75 As no permissions were granted against technical advice during the 2024/25 monitoring year, a green ‘RAG’ score was given. As it was not possible to assess the effectiveness of the indicator over time, a ‘RAG’ score of not applicable was given.



## **Appeal decisions**

7.76 For the 2024/25 monitoring year it is worth noting that there have been three appeal decisions which support Policy LP54:

- 23/00356/FUL, 52 Park Road, Bracknell. Dismissed August 2024. Proposal related to the change of use of amenity land to residential and was found to be contrary to Policy LP54. It was concluded that the proposal would involve clearing the amenity land resulting in the loss of ecological features. In addition, the proposal did not satisfy Policies LP28, LP50 and LP53.
  - 23/00533/FUL 36 Ardingly, Bracknell. Dismissed November 2024. 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 two-storey detached dwelling. It was concluded that the proposal would be overshadowed by adjacent trees, and, that it would be difficult for the Council to resist pressure from future occupiers to prune or fell the trees to improve living conditions. In addition, the proposal was found to be contrary to Policies LP25, LP28 and LP62.
  - 22/00715/FUL Winkfield Park, Winkfield Row. Dismissed December 2024. The development proposed was a new-build two-storey dwellinghouse (C3) and associated external works. The trees within Winkfield Park are protected by a TPO and positively contribute to the rural character and landscape of the area. It was concluded that the development would increase pressure on the Council to allow the pruning or loss of trees. Therefore, there was a conflict with Policy LP54. In addition, the proposal was found to be contrary to Policies LP30 and LP53.
- a. Albeit relevant to the next monitoring period (2025/26), it is noted that there has already been a further appeal decision which supports Policy LP54.
- 24/00209/FUL 148 Fernbank Road, Winkfield. Dismissed October 2025. The development proposed was for the erection of a 3-bedroom detached dwelling with access, parking and boundary treatments. Although no trees were proposed to be removed and the proposed dwelling would have been outside the Root Protection Area (RPA) of existing trees, the access driveway and parking would have been located within the RPA. The construction of the development was considered to have the potential to harm the integrity of the trees. In addition to the close proximity and orientation of the new dwelling to large trees, overshadowing was considered to be an issue. It was felt that this could lead to future pressure to prune or remove the preserved trees.

**Policy LP55: Sustainable construction (water efficiency)**

**Indicator: Number of new dwellings permitted not meeting the water efficiency standard**

Indicator performance/target	RAG score	RAG progress
None (i.e. no applications granted contrary to the water efficiency standard). This target has been met for the monitoring year.		

This indicator relates to Policy **LP55 Sustainable Construction** of the BFLP.

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

7.77 The purpose of this indicator is to monitor Policy LP55(ii) as set out below:

- ii. All new dwellings shall meet the water efficiency standard of 110 litres/person/day.



7.78 For the purpose of monitoring criterion (ii) only C3 use class dwellings are referred to. Following adoption of the BFLP in March 2024, all new dwellings have been required to comply with the water efficiency standard as the area covered by the two water companies supplying properties in the Borough is classified as being at “serious stress”.

7.79 During the monitoring year, all C3 use class full applications (applications ending in FUL) were granted in accordance with this standard. For reserved matters applications (ending in REM), this standard would have been secured under the outline permission (ending in OUT).

7.80 As C3 use class permissions are required by condition to comply with the water efficiency standard set out in BFLP Policy LP55 criterion ii, a green ‘RAG’ score has been awarded.

**Policy LP55: Sustainable construction (BREEAM)**

**Indicator: Number of non-C3 developments not meeting BREEAM excellent or very good standard (or equivalent)**

Indicator performance/target	RAG score	RAG progress
None (i.e. no applications granted contrary to BREEAM excellent or very good). This target has been met for the monitoring year.		

**This BFLP indicator has been given a green ‘RAG’ score, as explained below. This is the same score as at the end of the previous monitoring year.**

This indicator relates to Policy **LP55 Sustainable Construction** in the BFLP.

7.81 The Building Research Establishment Environmental Assessment Method (BREEAM) is an international method of assessing, rating and certifying the sustainability of buildings. A building is assessed against criteria which provide an overall rating which ranges from ‘pass’ to ‘outstanding’.

7.82 Policy LP55 criterion iii sets out the requirement that all non-residential development and non-C3 residential development, including C2 development (residential accommodation for those in need of care), of 500m<sup>2</sup> (gross external area (GEA)) or above will meet BREEAM ‘excellent’ or equivalent standard, unless it can be demonstrated that this is not viable.

7.83 A BREEAM pre-assessment is usually submitted to the Local Planning Authority (LPA) with the planning application setting out how the scheme will meet the specified BREEAM standard. The development is then assessed during and after construction and a post-construction report/certification issued. To ensure the development meets the BREEAM standard, a planning condition specifies that a proposal must comply with the energy or sustainability statement (which includes details of the BREEAM standard and how it will be met) or have a final certificate.

7.84 During the monitoring year the following qualifying new permissions met the BREEAM standard of ‘excellent’:



- NHS Frimley Land adjacent to Skimped Hill Health Centre, High Street, Bracknell (24/00249/FUL) for a new health centre.
- Former Bracknell Ice Rink and Ski Centre John Nike Way (23/00095/FUL) for a mixed-use commercial building for flexible general industrial (B2), and storage and distribution (B8) use with ancillary offices’.
- 72-bed care home at the Former St Margaret Clitherow Roman Catholic Church, Ringmead, Bracknell (23/00560/FUL) is also likely to meet the standard.

7.85 In addition, Edgbarrow School, Grant Road, Crowthorne (24/00621/3) for a single storey extension will meet ‘very good’ BREEAM despite being below the 500m<sup>2</sup> (GEA) size threshold.

- 7.86 Land at Priory Fields, Newell Green (22/00150/OUT) for a neighbourhood centre with Use Class E on the ground floor is above the threshold. However, it is an outline permission and sustainability matters are to be addressed at the reserved matters stage.
- 7.87 The indicator has been given a green RAG score as qualifying permissions achieved a BREEAM standard of 'excellent' with one none qualifying permission meeting 'very good'. The applications were effectively granted in accordance with the thrust of Policy LP55 (iii).

**Policy LP56: Renewable and low carbon energy**

**Indicator: Number of planning permissions granted for renewable and low carbon energy schemes each year**

Indicator performance/target	RAG score	RAG progress
In subsequent AMRs this indicator will be monitored against the target of achieving a positive trend in the number of planning permissions granted for renewable and low carbon schemes.		



This indicator relates to Policy **LP56 Renewable and low carbon energy**, in the BFLP.

**This BFLP indicator has been given a green RAG’ score, as explained below.**

- 7.88 Policy LP56 sets out that development involving the generation of energy from low carbon and renewable sources will be permitted where it can be demonstrated that there will be no significant adverse impact on:
- i. amenity,
  - ii. the built environment, and,
  - iii. the natural environment, including individual and cumulative landscape and visual impacts.
- 7.89 Renewable and low carbon developments of over 100 megawatts capacity are currently considered by the Secretary of State for Energy. LPAs are responsible for developments of 100 megawatts or less installed capacity.
- 7.90 During the monitoring year one major permission was granted (Appendix 1 – Major permissions granted, 2024/25) at The Paddock Centre, Broadmoor Hospital (24/00795/PAS) for the installation of 483 individual roof mounted photovoltaic panels. Due to the approval of this renewable low carbon energy scheme, the indicator has been given a green ‘RAG’ score. As it was not possible to assess the effectiveness of Policy LP55 for the previous monitoring year, a ‘RAG’ progress score of not applicable was given.

**Policy LP57: Sustainable Drainage Systems (SuDs)**

**Indicator: Number of permissions granted for major development and developments in areas at risk of flooding without SuDs provision**

Indicator performance/target	RAG score	RAG progress
No applications granted contrary to this policy. This target has been met for the monitoring year.		

This indicator relates to Policy **LP57 Sustainable Drainage Systems (SuDs)**, in the BFLP.

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

7.91 Policy LP57 is concerned with both major development proposals and developments in areas at risk of flooding which have been identified in the most recent Bracknell Forest Strategic Flood Risk Assessment (SFRA), or more recent modelling.

7.92 For the purposes of this indicator the major sites, as set out in **Appendix 1 – Major permissions granted, 2024/25**, have been assessed against this policy

7.93 Sustainable Drainage Systems (SuDS) are used to manage the level of surface water by reducing the risk of flooding; they also aim to improve the water quality of the local environment. Since August 2015, the Council has required all major development proposals<sup>30</sup> and developments in areas at risk of flooding from all sources, both now and in future, to submit a drainage strategy before an application can be validated. This is because the Council became the Local Lead Flood Authority at that point. A SuDS contribution and/or monitoring fee is secured through either a Section 106 agreement or planning conditions.

7.94 The Council determines applications in accordance with national and local policies. The Council needs to be satisfied that:

- any proposals meet national and local policies,
- any proposals clearly identify who will be responsible for maintaining the SuDS and that funding for maintenance is fair for householders and premise occupiers; and,
- SuDS are maintained to a prescribed minimum standard.

7.95 Annex F of the Local Flood Risk Management Strategy provides further guidance on SuDS provision<sup>31</sup>.

<sup>30</sup> As defined in the NPPF (2023) Annex 2 Glossary: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more.

<sup>31</sup> [Local Flood Risk Management Strategy - 2017 to 2020](#)

7.96 **Table 11** below provides details of SuDS contributions and monitoring fees that were secured through a S106 agreement or by a planning condition during the monitoring year for sites listed in **Appendix 1 – Major permissions granted, 2024/25**. A SuDS contribution was not sought for Land on the south east side of Turnpike Road (22/01008/FUL) and Phase 5B Land at former TRL site (22/01051/FUL) as the SuDS that were in place were satisfactory to cope with the level of development. A £20,000 contribution was secured for Land south of Forest Road Newell Green (21/00592/FUL) as it was determined that a bespoke off-site project to mitigate the impact of development was needed.

**Table 10: SuDS contributions and monitoring fees secured during 2024/25 (major permissions)**

Application reference	Site	S106 date	SuDS contribution	SuDS monitoring
21/00856/FUL	Land south of A329M and east of Vigar Way, Bracknell	26/03/2025	N/A	£8,000.00
22/00150/OUT	Land at Priory Fields, Newell Green, Warfield	26/02/2025	£20,000.00	£8,000.00
23/00488/FUL	Land at junction of Wood Lane and Forest Road	30/01/2025	N/A	£8,000.00
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	N/A	£8,000.00
22/00276/FUL	Bay House, Bracknell	06/12/2024	N/A	£8,000.00
19/00009/OUT	White Gates, Mushroom Castle, Winkfield	08/11/2024	N/A	£8,000.00
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, Binfield	14/10/2024	N/A	£8,000.00

Source: BFC

7.97 During the 2024/25 monitoring year the Council received £40,196.00 in SUDS monitoring fees from four sites. Table 12 provides a list of the sites..

**Table 11: SUDS monitoring fees received 2024/25**

Application reference	Site	S106 date	SUDs monitoring received
20/00607/FUL	Larkfield, Chavey Down Road, Winkfield	13/05/2022	£9,253.00
21/00233/FUL	Coopers Hill Youth and Community Centre, Bracknell	22/12/2021	£9,873.00
20/00155/FUL	Wyevale Garden Centre, Binfield	21/08/2020	£10,684.00



18/00758/FUL	Land north of Tilehurst Lane, Binfield	16/09/2019	£10,386.00
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7.98 For the monitoring year, this indicator has been given a green RAG score. Whilst Policy LP57 in the BFLP has only been used to determine the outcome of applications since March 2024, the Council has required a SuDS contribution and/or monitoring fee since August 2015. Applications, which meet the threshold, must comply with Policy LP57. The above site details indicate that this target has been met.

**Future monitoring**

7.99 The monitoring of Policy LP57 in subsequent AMRs will follow a similar approach. The policy compliance of any major permissions listed in Appendix 1 will be determined according to whether or not a SuDs contribution and/or monitoring fee has been secured either by a planning condition or a Section 106 agreement.

**Policy LP58: Pollution and Hazards (AQMAs)**  
**Indicator: Number of Air Quality Management Areas**

Indicator performance/target	RAG score	RAG progress
The target of no increase in the number of AQMAs has been met.		

This indicator relates to Policy **LP58 Pollution and Hazards**, in the BFLP.

**This BFLP indicator has been met and has been given a green ‘RAG’ score, as explained below.**

- 7.100 The purpose of Policy LP58 is to minimise and reduce pollution and hazards from new and existing developments. It aims to ensure that development proposals do not generate pollution or hazards which would affect the surrounding environment, and to ensure proposals are not unacceptably affected by existing pollution or hazards.
- 7.101 In order to determine the effectiveness of Policy LP58, the number of Air Quality Management Areas (AQMAs) are used to assess whether or not development is having a cumulative negative impact on the air quality in the Borough. The supporting text to Policy LP58 identifies two AQMAs, one being in Bracknell and the other in Crowthorne.
- 7.102 In 2024, the Council published an updated Air Quality Action Plan, which outlines measures to improve local pollution levels within AQMAs until 2029<sup>32</sup>. Within the Borough, all national air quality objectives are being met except for nitrogen dioxide. As a result, only one AQMA remains in Crowthorne.
- 7.103 The Crowthorne AQMA<sup>33</sup> (**Figure 9**) was declared in 2011 due to the high levels of nitrogen dioxide detected. The main source of emissions is from moving traffic along the High Street, in particular idling vans delivering goods. As part of the Action Plan, the speed reduction measures have changed from speed humps to speed cushions in order to reduce stop-start driving. Since the declaration of the AQMA, levels of nitrogen dioxide have continued to decline.

<sup>32</sup> [BFC Air Quality Action Plan 2024 to 2029](#)

<sup>33</sup> [AQMA Details - Defra, UK](#)

**Figure 9: Crowthorne AQMA**



SOURCE: BFC

7.104 This indicator has been given a green RAG score as the Bracknell AQMA was revoked due to effective air quality management. Furthermore, measures put in place in respect of the Crowthorne AQMA are proving to be effective in gradually reducing the level of nitrogen dioxide.

**Policy LP58: Pollution and Hazards (water bodies)**

**Indicator: Overall status of surface water bodies in Borough**

Indicator performance/target	RAG score	RAG progress
This indicator has a target of no deterioration in the status of surface water bodies. At this point in the plan period, it has not been possible to assess this target.	■	■

This indicator relates to Policy **LP58 Pollution and Hazards**, in the BFLP.

**This BFLP indicator has been given a neutral ‘RAG’ score, as explained below.**

7.105 The purpose of Policy LP58 is to minimise and reduce pollution and hazards from new and existing developments. It aims to ensure that development proposals do not generate pollution or hazards which would affect the surrounding environment, and to ensure proposals are not unacceptably affected by existing pollution or hazards.

7.106 The Water Environment (Water Framework Directive) (England and Wales) Regulations (2017)<sup>34</sup> apply to surface water and groundwater. The PPG states that LPAs must have regard to the Environment Agency’s River Basin Management Plan (RBMP). These plans contain the main issues for the water environment and the actions needed to tackle them.

7.107 The ability to monitor Policy LP58 is dependent on data collected by the EA<sup>35</sup>. The most recent dataset was collected in 2022. As this took place prior to the adoption of the BFLP, it is not possible to assess the effectiveness of Policy LP58 for this monitoring year. However, the status of the six water bodies located within the Borough for 2019 and 2022 is detailed below in **Table 13**. As no new data has been published by the EA since 2022, the indicator result remains unchanged.

**Table 12: Status of Water Bodies in Bracknell Forest**

Water body	Status at 2019	Status at 2022
Cut (Warfield to north Bracknell)	Moderate	Moderate
Cut (West Bracknell)	Moderate	No data available
Cut (Ascot to Bull Brook confluence at Warfield)	Moderate	Moderate
Cut (Binfield to River Thames confluence) and Maidenhead Ditch Water	Moderate	Moderate
Bull brook	Moderate	Moderate
Emm brook	Moderate	Moderate

Source: Environment Agency

<sup>34</sup> [The Water Environment \(Water Framework Directive\) \(England and Wales\) Regulations 2017](#)



<sup>35</sup> <https://environment.data.gov.uk/catchment-planning>

### **Future monitoring**

7.108 The future monitoring of Policy LP58 will depend on the availability of publicly available information published by the Environment Agency. Should the dataset be updated in subsequent years, the most recent data will be reflected in **Table 13**.

**Policy LP59: Development of land potentially affected by contamination**

**Indicator: Number of sites on Contaminated Land Register under part 2A Environmental Protection Act 1990**

Indicator performance/target	RAG score	RAG progress
None (i.e. no applications located on contaminated sites). This target has been met for the monitoring year.  Progress on this indicator has remained similar to the previous monitoring year,		

This indicator relates to Policy **LP59 Development of land potentially affected by contamination**, in the BFLP.



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

7.109 Under the legislation enforced by Part 2A of the Environmental Protection Act 1990, the Council is required to record and monitor any sites deemed to be contaminated land. The Act defines contaminated land as “any land which appears to the LA in whose area it is situated, to be in such a condition, by reason of substances that (a) causes significant harm or where there is a significant possibility of such harm being caused, or (b) where significant pollution of controlled waters is being caused or where there is a significant possibility of such pollution being caused”.

7.110 Bracknell Forest has no sites that are deemed to be contaminated land, under the Act. Therefore, this indicator has been given a green RAG score.

## 8. BFLP TRANSPORT AND INFRASTRUCTURE INDICATORS

**Policy LP24: Infrastructure and Policy LP25: Transport principles**  
**Indicator: Income and spend of CIL and section 106 financial amounts**

Indicator performance/target	RAG score	RAG progress
This indicator has a target of ‘delivery of planned projects in line with development’. This target has been met for the monitoring year.		

This indicator relates to Policies **LP24 Infrastructure** and **LP25 Transport Principles**, in the BFLP.

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

8.1 Policy LP24 is concerned with securing local infrastructure and facilities. The delivery of new or improved infrastructure depends upon securing the necessary contributions through the development process. Policy LP24 sets out the criteria which development proposals will be assessed against.

8.2 As set out in Policy LP25, development must prevent, minimise and mitigate negative impacts on the transport network and road safety. Development proposals will be permitted where they:

- i. provide sustainable modes of transport including the provision of infrastructure and measures that improve travel choices, particularly for pedestrians, cyclists, and public transport,
- ii. provide accessibility and connectivity both within and beyond the Borough boundaries,
- iii. provide transport solutions which reduce flood risk, greenhouse gas emissions and emissions to air as a result of the development,
- iv. provide an appropriate level of parking,
- v. support an accessible public transport network including bus services and associated infrastructure,
- vi. maintain and where required, improve the capacity and the safe and efficient operation of the public highway network,
- vii. improve or do not cause unacceptable impact on highway safety,
- viii. safeguard routes and/or land which is necessary to provide infrastructure to increase highway capacity or widen transport choices, and,
- ix. provide effective, convenient and safe delivery, collection, servicing, refuse and recycling collection, and emergency access arrangements.

## **Community Infrastructure Levy**

8.3 The Council began charging Community Infrastructure Levy (CIL) on all new relevant development proposals on the 6<sup>th</sup> of April 2025. CIL is a non-negotiable development tax charged on the gross internal area (sqm) of development proposals and is used to fund the provision, improvement, replacement and operation or maintenance of infrastructure to support development within the Borough.

8.4 The Council charges CIL on the following types of development:

- New residential dwellings
- Specialist Accommodation for Older People, including Sheltered Housing, Retirement Housing, Extra Care Housing and Residential Care Accommodation
- Supermarkets, Superstores and Retail Warehouses over 280sqm

8.5 As reported in the IFS 2024 to 2025<sup>36</sup>, for the 2024/25 monitoring year, the amount of CIL spent on infrastructure projects, administrations and repayment costs totalled £5,559,987.96 (**Table 14**) and the amount of CIL received totalled £7,027,243.17 (**Table 15**). During the period, 20 CIL Demand Notices were issued securing a total value of £3,463,074.29. A combined total of £1,481,665.29 was passed on to the 6 parish and town councils to spend on local infrastructure projects.

**Table 13: The items of infrastructure on which CIL has been spent, 2024/25**

Item	Amount spent
Coral Reef LED lighting	£11,925.00
Bracknell Leisure Centre building management system replacement	£12,747.95
Sandhurst Nurse extension	£86,797.66
Downshire Golf Course footpath resurfacing	£33,997.01
Highways maintenance	£497,930.36
Road resurfacing	£2,269,928.56
LED street lighting	£11,230.00
Subway lighting improvements	£6478.81
Highways drainage	£239,678.88
Bridgewell supported living	£2,062,956.99

Source: BFC

8.6 In addition to the items listed in Table 14, £13,262.00 of CIL was transferred to repay S106 receipts which were used to support SANG open space enhancement projects. £323,054.74 of CIL was spent on administrative expenses pursuant to Regulation 61 which allows a charging authority to apply up to 5% CIL for administrative expenses incurred in connection with CIL.

<sup>36</sup>Page 11 & 14 of the IFS 2023.24: [Infrastructure funding statement 2023 to 2024](#)

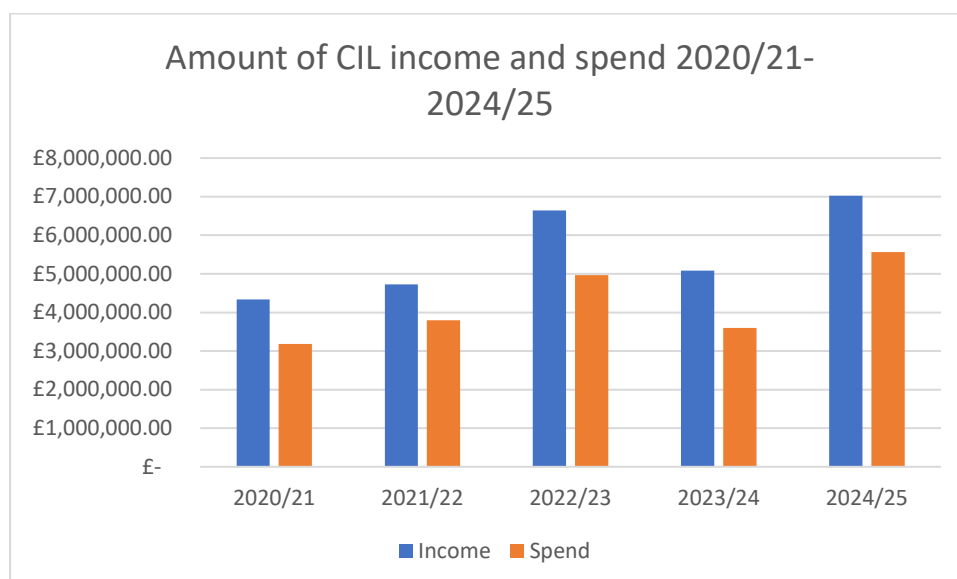
**Table 14: CIL income received by site, 2024/25**

Application reference	Site	Amount received
17/01174/OUT 21/00507/REM	Land north of Tilehurst Lane and west of South Lodge (Deanfield Rise), Binfield	£637,044.90
13/00575/OUT	Land at the former TRL site (Bucklers Park), Crowthorne	£632329.04
16/01193/FUL	Sandhurst Lodge (Sandhurst Mews), Sandhurst	£148,619.72
21/00592/FUL	Land south of Forest Road Newell Green (SALP SA1) (Orchids Court), Warfield	£643,890.47
20/00214/OUT 22/00314/REM	Warfield Area 1 Parcel 4, Land West of Maze Lane and east of Old Priory Lane (The Skylarks), Warfield	£1,697,411.41
19/00908/FUL	Land to south and west of 2 Fairclough Farm Cottages (Larks Hill Meadow), Warfield	£225,675.57
24/00297/FUL	Westwood House (Westwood Grove), Winkfield	£1,085,239.43
20/00607/FUL	The former Larkfield, Winkfield	£213,488.22
21/00157/FUL	The Squirrels, Nort Street, Winkfield	£566,851.99
19/00847/OUT 21/00772/REM	The former Palm Hills Estate, (Ascot Oaks), Winkfield	£125,334.69
23/00278/FUL	Highveld, Coronation Road (Highveld House), Winkfield	£324,845.97
22/00302/FUL	Longcroft, Long Hill Road, Winkfield	£376,028.29
	Other sites	£350,523.47

Source: BFC

8.7 **Figure 10** shows the historic trend data for the total income and spend of CIL each monitoring year since the start of the plan period. The amount of CIL income and spend will fluctuate each year as it depends on the number of Demand Notices collected and planned infrastructure projects.

**Figure 10: Amount of CIL income and spend, 2020/21-2024/25**



Source: BFC

## **Section 106**

8.8 Section 106 agreements are made between the Local Authority and the developer with the purpose of making development acceptable in planning terms through obligations. These obligations can be for works on-site provided by the developer (such as providing affordable housing) or financial contributions towards development carried out by the Council.

8.9 For the 2024/25 monitoring year the value of S106 agreements received totalled £12,921,531.80 and the amount of S106 monies spent totalled £4,480,191.67. A breakdown of the amount of S106 spent (received under planning obligations) on items of infrastructure is provided in **Table 16**. £13,847,922.27 of S106 income, which includes receipts from previous years, has yet to be allocated. A further £21,430,845.87, which includes receipts from previous years, is allocated to be spent.

**Table 15: Amount of S106 spent on items of infrastructure 2024/25**

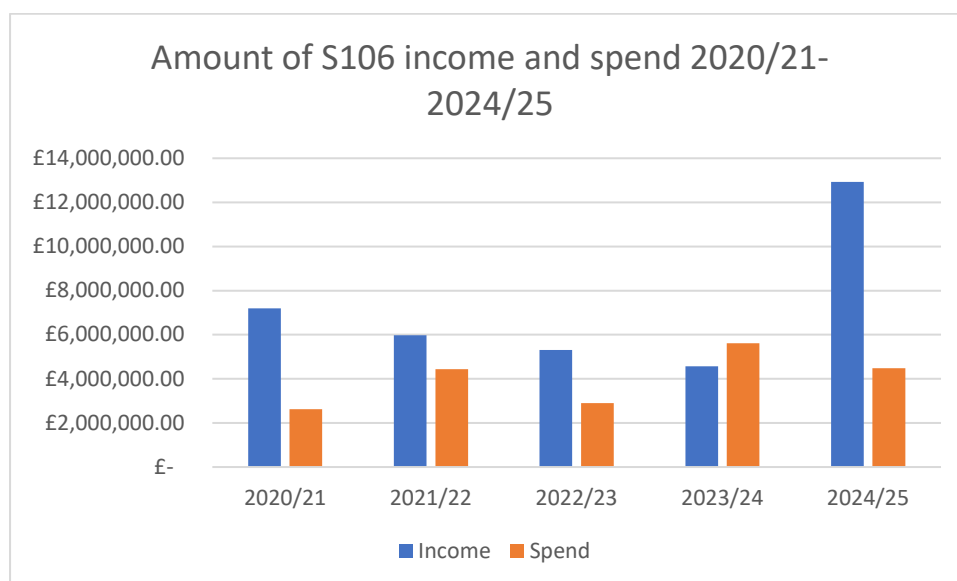
Item of infrastructure	Amount spent
Suitable Alternative Natural Greenspace (SANG)	£1,003,312.94
Strategic Access Management and Monitoring measures (SAMM)	£517,122.00
Open Space of Public Value (OSPV)	£77,954.70
Biodiversity Net Gain (BNG)	£47,690.60
Affordable housing	£1,500,000.00
Highways and transport works	£12,997.54
Public transport	£160,558.88
Travel planning	£0.00
Sustainable Drainage Systems (SuDs)	£20,000.00
Built sports facilities	£41,061.25

Education facilities	£804,587.38
Library facilities	£0.00
Community facilities	£294,906.38
Other	£0.00

Source: BFC

8.9 **Figure 11** shows the historic trend data for the total income and spend of S106 monies each monitoring year since the start of the plan period. The amount of S106 income and spend will fluctuate each year as it depends on the discharge of planning conditions and the planning developments carried out by the Council.

**Figure 11: Amount of S106 income and spend, 2020/21-2024/25**





Source: BFC

8.10 For the 2024/25 monitoring year this indicator has been given a green RAG score as it is clear a significant amount of S106 and CIL money has been received from development and spent to prevent, minimise and mitigate negative impacts. Over the course of the BFLP plan period the Council will continue to monitor the total income and spend of S106 and CIL financial contributions.

**Policy LP26: Transport infrastructure provision and LP60: Assessing transport impact and requirements**

**Indicator: Progress on delivery of transport related infrastructure (through section 106 agreements/CIL/other infrastructure mechanisms and planning conditions)**

Indicator performance/target	RAG score	RAG progress
This indicator has a target of, 'delivery of planned projects aligned with completion of relevant proposals. The target has been met, to date.		

This indicator relates to Policies **LP26 Transport Infrastructure Provision** and **LP60 Assessing Transport Impacts and Requirements**, in the BFLP.

**This target has been given green 'RAG' score, as explained below.**

8.11 Policy LP26 Transport Infrastructure Provision sets out a list of criteria which may all or in part apply to development proposals which will have an adverse impact on transport infrastructure. Development proposals should adequately mitigate adverse impacts where, through a detailed assessment, they require new or improved infrastructure.

8.12 Policy LP60 Assessing Transport Impacts and Requirements, requires major development schemes to demonstrate that there will be no severe residual transport impacts arising from the development. This should be achieved through the submission of a Transport Assessment or Transport Statement, taking account of guidance in the Parking Standards SPD. Where advised by the Local Highway Authority, developments over 50 dwellings should use the Council's validated model in support of their assessment submission.

8.13 For the 2024/25 monitoring year, a total of £29,556.42 has been delivered through Section 106 agreements and a total of £2,997,537.80 was delivered through CIL and spent on transport related infrastructure (**Table 17**).

**Table 16: The amount of S106 and CIL monies spent on transport related infrastructure 2024/25**



<b>Section 106</b>	
Item	Amount spent
Highways and transport works	£12,997.54
Public transport	£160,558.88
Travel planning	£0.00
<b>CIL</b>	
Item	Amount spent
Highways maintenance	£487,930.36
Road resurfacing	£2,269,928.56

Highways drainage	£239,678.88
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Source: BFC

8.14 The indicator has met the target as CIL and Section 106 monies, have been spent on transport related infrastructure which has supported the mitigation of the pressures associated with new development within the borough. Therefore, a green 'RAG' score has been given. As it was not possible to assess the effectiveness of the policy for the previous 2023/24 monitoring year, a 'RAG' progress score of 'not applicable' has been given.

**Policy LP44: Protection of community facilities and services**  
**Indicator: Number of valued community facilities and services lost**

Indicator performance/target	RAG score	RAG progress
None (i.e. no applications granted contrary to policy). This target has been met for the monitoring year.		

This indicator relates to Policy **LP44 Protection of Community facilities and Services**, in the BFLP.

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

8.15 Policy LP44 seeks to protect community facilities and services by minimising any loss associated with development, and retain and maintain, improve and provide new services/facilities.

8.16 Community facilities are an integral part of creating sustainable cohesive communities. They are used for a variety of purposes to provide for the health, welfare, social, educational, spiritual recreational, leisure and cultural needs of the Borough. Community facilities include:

- Local convenience stores, post offices and chemists
- Play, open space and sports facilities
- Healthcare facilities
- Public houses
- Community centres and village halls
- Arts centres, music venues
- Theatres, cinemas
- Places of worship
- Education facilities
- Libraries
- Allotments
- Children’s centres

8.10 Decisions about the need for planning obligations to secure the provision of community facilities depend on the capacity of existing facilities that are reasonably accessible from developments and might be able to absorb the additional demand generated by the development<sup>37</sup>.

8.11 As set out in Policy LP44(2i-2iiic) development proposals that would result in the loss of a community facility or service will be permitted where:

- i. the loss would be replaced by an equivalent or better facility in a suitable and accessible location; or,

<sup>37</sup> [Planning Obligations Supplementary Planning Document](#)

- ii. the development is for an alternative community use – the benefit of which clearly outweighs the loss; or,
- iii. a robust assessment has been carried out that demonstrated that the facility is surplus to requirements. The assessment must evaluate the quantity and quality of existing facilities in the locality and assess their value to the community and should include evidence that:
  - a. the facility no longer provides a valued function to the community,
  - b. all reasonable efforts have been made to retain the facility (including evidence to confirm that the property or site has been actively and positively marketed for a meaningful period with reasonable commercial terms, and that there is no realistic interest in its retention for the current use), and
  - c. it would not be economically viable, feasible or practicable to retain the building or site for its existing, or an alternative, community use.

### **Loss of facilities**

During the monitoring year, an application for a mixed use development for flexible general industrial (use class B2), storage and distribution (use class B8) and retention of an existing office building (use class Egi) (23/00095/FUL) at Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield was approved. At the time the planning application was made, the former ice rink had been demolished and the existing ski slope was not in use. The loss of land to use as a community facility (the ice rink) was deemed to be acceptable as it no longer provided a valued function for the community. It was also decided that the provision of a financial contribution secured through the section 106 agreement would further mitigate this loss. The existing ski slope has been retained for future leisure uses.

### **Progress on the community facilities required under the Site Allocation Local Plan (SALP)**

#### **Binfield Health and Community Centre**

8.12 A multi-functional community hub was required by SALP Policy SA7 to support the allocation of up to 400 dwellings on Land at Blue Mountain. The Binfield Health and Community Centre was approved under application 21/00459/3. The centre was completed during the 2023/24 monitoring year and was open to the public on the 21<sup>st</sup> October 2024. The facility provides two key services, the community centre (managed by Binfield Parish Council) and the Binfield GP surgery<sup>38</sup>.

#### **Buckler's Park Neighbourhood Centre**

8.13 The Buckler's Park Neighbourhood Centre was required under SALP Policy SA5 to support the allocation of 1,000 residential units on land at the former Transport Research Laboratory, Crowthorne. The centre was approved under application 19/00195/REM pursuant to permission 13/00075/OUT. The Neighbourhood Centre was completed in 2023 and was opened to the public in 2024. The facility is managed by Age Concern.

#### **Warfield Community Hub**

<sup>38</sup> [Binfield Health and Community centre opens its doors | Bracknell Forest Council](#)

- 8.14 The Warfield Community Hub is required by SALP Policy SA9 to support the allocation of a mixed-use residential-led development at Warfield, comprising 2,200 dwellings. It will form part of the new neighbourhood centre. The project is to be delivered by the Council in partnership with Warfield Parish Council (WPC) using Section 106 and CIL funding secured from development.
- 8.15 The Hub will comprise such facilities as a café and event space, sports hall, mid-sized hall, dance studio, meeting rooms, parish office and council chamber. It will also include an outdoor terrace and Local Equipped Area for Play (LEAP). The Hub is to be developed alongside an east-west Greenway. It will benefit all age groups and people from all backgrounds including children, young people, families, and, working age and older people. The Hub will enable people to meet others, build relationships and strengthen the community.
- 8.16 A public consultation event took place between the 14<sup>th</sup> and 24<sup>th</sup> October 2025, when the public had the opportunity to view the draft designs and share their feedback. The Hub is anticipated to be open to the community in Spring 2027<sup>39</sup>.

### **Additional allocated sites in the BFLP and Warfield Neighbourhood Plan (WNP)**

- 8.17 For sites allocated in the BFLP and Warfield Neighbourhood Plan (WNP), which are not listed, improvements to existing facilities will be secured during the Section 106 process when any applications are being determined.

### **Section 106**

- 8.18 For the monitoring year, £3,577,191,29 was spent by Bracknell Forest Council on the provision, maintenance or enhancement of infrastructure associated with the list of community facilities provided by Policy LP44. The S106 money received was secured under planning obligations either during or prior to the monitoring year. **Table 18** provides a breakdown of the amount spent during the 2023/24 period. During the previous monitoring year (2023/24), £1,978.70 was spent on the provision, maintenance or enhancement of infrastructure associated with community facilities.

**Table 17: S106 spent on community infrastructure 2024/25**

Item of infrastructure	Amount spent
Suitable Alternative Natural Greenspace (SANG)	£1,003,312.94
Strategic Access Management and Monitoring Measures (SAMM)	£517,122.00
Open Space of Public Value (OSPV)	£77,954.70
Biodiversity Net Gain (BNG)	£47,690.60
Affordable Housing	£1,500,000.00
Highways and Transport Works	£12,997.54
Public Transport	£160,558.88
Travel Planning	£0.00
Sustainable Drainage Systems (SuDS)	£20,000.00
Built sports facilities	£41,061.25

<sup>39</sup> <https://www.bracknell-forest.gov.uk/news/2025/10/warfield-community-hub-public-consultation>



Education facilities	£804,587.38
Library facilities	£0.00
Community facilities	£294,906.38

Source: BFC

8.19 For the 2024/25 monitoring year, this indicator has been given a green 'RAG'. Due to the increase in the spend of contributions secured through Section 106 agreements, a green progress arrow has been given.

**Policy LP45: Play, open space and sports provision**

**Indicator: Amount of Open Space of Public Value (OSPV) and Built Sports Facilities secured through section 106 agreements/CIL/other infrastructure funding mechanisms**

Indicator performance/target	RAG score	RAG progress
This indicator has a target of achieving a positive trend.  The amount of OSPV secured for the 2024/25 monitoring year has increased compared with the previous monitoring year.		

This indicator relates to Policy **LP45 Play, Open space, and Sports Provision**, in the BFLP.

**This target has been given a green ‘RAG’ score, as explained below.**

- 8.20 Policy LP45 seeks to protect and enhance the Borough’s play, open space and sports provision. The Council continues to mitigate the impact of new development on play, open space and sports facilities by:
- i. Securing the provision of new facilities either in-kind or through financial contributions; and,
  - ii. Securing financial contributions towards the improvement of existing facilities.

**Open Space of Public Value**

8.21 The standards for the provision of Open Space of Public Value (OSPV) are set out in Policy LP46 ‘Standards for Open space of Public Value.

8.22 OSPV refers to publicly accessible areas of land that provide numerous benefits to the local community, as providing recreational opportunities and enhancing the quality of life through access to green space, which in turn promotes health and well-being. OSPV includes active open space, parks and playgrounds, and passive open space, community gardens and other undeveloped or minimally development amenity land. The Council also requires a commuted maintenance sum which covers a 20-year period. An indication of the maintenance sums is provided in Appendix 1 of the Planning Obligation SPD<sup>40</sup>. Paragraph 8.31, in the following indicator, details the standards for securing OSPV. **Table 18** sets out the amount of OSPV secured and received during the 2024/25 monitoring year. **Table 20** and **Table 21** in the following indicator (**Policy LP46: Standards for Open Space of Public Value (OSPV)**) set out the on-site and off-site contributions secured by site during the monitoring year.

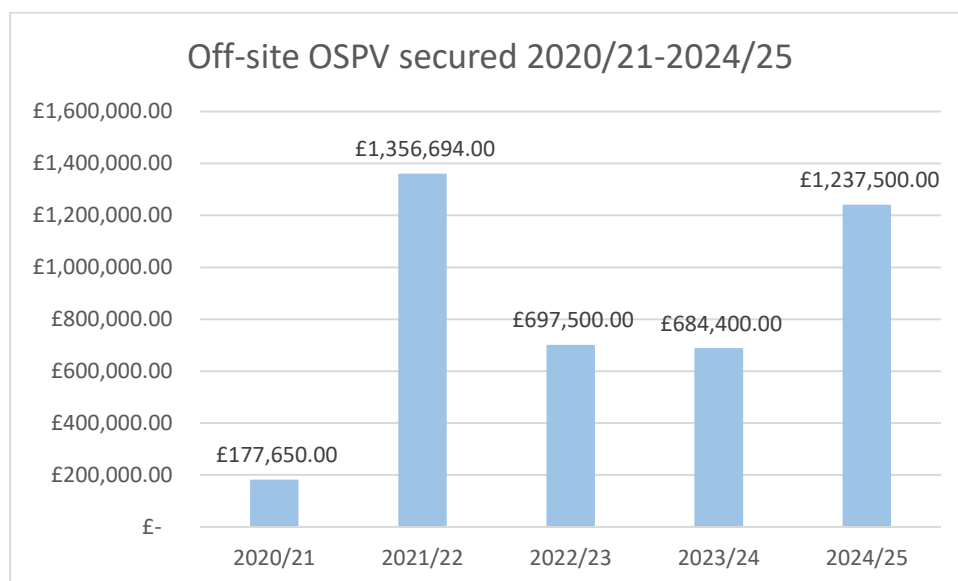
<sup>40</sup> [Planning Obligations Supplementary Planning Document](#)

**Table 18: OSPV secured and received 2024/25**

	Amount
On-site OSPV secured	28.3 hectares
Off-site contributions secured	£1,237,500.00
Contributions received	£408,450.00

Source: BFC

**Figure 12: Off-site OSPV contributions secured 2020/21-2024/25**



Source: BFC

8.23 **Figure 12** shows the amount of off-site OSPV contributions secured since the start of the plan period. The amount secured has fluctuated over the four-year period. It needs to be recognised that the amount secured is dependent on the number of qualifying development proposals received during the monitoring year which is outside the Council's control.

### **Built sport facilities**

8.24 Built sports facilities encompass specifically designed facilities to accommodate specific recreational activities or sports. Since the introduction of CIL in April 2015 built sport facilities are no longer secured through Section 106 agreements. However, in the monitoring year, a contribution of £324,000.00 was received from the former Bracknell Ice Rink and Ski Centre, Binfield (23/00095/FUL)

8.25 Built sport facility contributions that were historically secured by Section 106 agreements are still being spent. **Table 19** sets out the contributions allocated in 2024/25

**Table 19: Built sport facilities contributions allocated 2024/25**

Project	Amount allocated
Coral Reef splash pad	£15,000.00
Bracknell Leisure Centre refurbishment	£37,833.25
Total	£52,833.25



Source: BFC

8.26 Historic data concerned with the amount Built Sport Facilities secured since the beginning the BFLP plan period has not been provided in this AMR due to the change in how contributions are secured. Historic data for the amount of Built Sport Facilities secured since the beginning of the BFLP plan period has not been provided in this AMR due to the change in how contributions are secured.

8.27 The target for the indicator associated with Policy LP45, of achieving a positive trend, has been interpreted as any OSPV mitigation measures secured during the monitoring year. It is not appropriate to determine the RAG score for this indicator by comparing results with the previous monitoring year as the amount of OSPV secured is dependent on the type and number of permissions granted. As both on-site and off-site OSPV mitigation have been secured during the monitoring year this indicator has been given a green RAG score. Whilst the amount of Built Sport Facilities contributions has decreased during the 2024/25 period (£432,802.00 secured in 2023/24), the value of off-site and area of on-site OSPV has increased compared with the previous monitoring year. As this indicator has met the target for the second consecutive year and progress against it has remained similar to the previous year, a blue progress arrow has been given.

**Policy LP46: Standards for Open Space of Public Value (OSPV)**

**Indicator: Amount of open space of public value and financial contributions secured each year**

Indicator performance/target	RAG score	RAG progress
In accordance with policy requirements		

This indicator relates to Policy **LP46 Standards for Open Space of Public Value**, in the BFLP.

**This BFLP target has been given a green ‘RAG’ score, as explained below.**

8.28 Policy LP46 sets out the requirements for securing Open Space of Public Value (OSPV) for residential developments.

8.29 OSPV is secured through a Section 106 agreement. The standards for providing OSPV are set out in the Planning Obligations SPD, and are as follows:

- For residential sites (C3 use class) less than 1ha a financial contribution to secured.
- For C3 use class sites between 1ha and 2ha, and mixed-use schemes with 30 dwellings or more, onsite OSPV of 30m<sup>2</sup> per dwellings (and maintenance) is secured. Developments may also be required to provide a financial contribution towards off-site mitigation.
- For sites over 2ha on-site OSPV at 4.3ha per 1000 residents (and maintenance) is required.

8.30 To reiterate the previous indicator, the amount of on-site OSPV secured for the 2024/25 monitoring year was 28.3 hectares and £1,237,500.00 in off-site contributions (**Table 18**).

**Table 20: On-site OSPV secured 2024/25**

Application reference	Site	S106 date	OSPV amount
21/00856/FUL	Land south of A329M and East of Vigar Way, Bracknell	26/03/2025	1.2ha
23/00204/FUL	The Yard, Chavey Down Road, Winkfield	14/03/2025	0.9ha
22/00150/OUT	Land at Priory Fields, Newell Green, Warfield	26/02/2025	0.5ha
22/00504/FUL	Fines Bayliwick House Hotel, Bracknell	05/02/2025	0.1ha

Application reference	Site	S106 date	OSPV amount
23/00488/FUL	Land at junction of Wood Lane and Forest Road, Binfield	30/01/2025	0.6ha
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	23.8ha
22/00276/FUL	Bay House, Bay Road, Bracknell	06/12/2024	0.1ha
19/00009/OUT	White Gates, Mushroom Castle, Winkfield	08/11/2024	0.7ha
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	0.3ha
23/00560/FUL	Former St Margaret Clitherow Church, Bracknell	23/04/2024	0.1ha

Source: BFC

**Table 21: Off-site OSPV contributions secured 2024/25**

Application reference	Site	S106 date	OSPV amount	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	£119,000.00	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£810,000.00	Estimated amount – formula-based approach in s106. Final amount will not be known until reserved matters
22/00504/FUL	Fines Bayliwick House Hotel, Binfield	05/02/2025	£16,500.00	
23/00488/FUL	Land At Junction Of Wood Lane And Forest Road, Binfield	30/01/2025	£38,000.00	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	£113,000.00	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield	08/11/2024	£126,000.00	Estimated amount – formula-based approach in s106. Final amount will not be known until reserved matters
23/00560/FUL	Former St Margaret Clitherow Church, Bracknell	23/04/2024	£15,000.00	



Source: BFC

8.31 The policy requirements for securing OSPV post adoption of the BFLP remain the same as the requirements before adoption. For the 2024/25 monitoring year this indicator has been given a green RAG score as the amount of Open Space of Public Value contributions have been secured in accordance with the policy requirements.

The performance of this indicator has improved compared to the previous monitoring year due to the increase in on-site and off-site OSPV secured since 2023/24. However, it is worth noting that values secured will fluctuate every year as this indicator is dependent on the size and number of permissions approved during the monitoring year.

### Policy LP61: Travel plans

**Indicator: Number of permissions secured with a Travel Plan or which make a financial contribution to the Council to undertake Travel Plan measures on behalf of developers**

Indicator performance/target	RAG score	RAG progress
There has been a positive trend in the number of Travel Plans secured. This target has been met for the monitoring year due to the value of the secured Travel Plans.		

This indicator relates to Policy **LP61 Travel Plans**, in the BFLP.

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

- 8.32 Development which is likely to generate a significant amount of movement will require a Travel Plan which will mitigate the adverse transport impacts. The Travel Plan will be expected to:
- i. have regard to the thresholds and requirements detailed in planning guidance,
  - ii. actively promote sustainable travel modes, whilst reducing the need to travel, and,
  - iii. include provisions that it will be monitored and reviewed on an annual basis for a minimum of 5 years.
- 8.33 Residential development may also be required to provide an additional financial contribution to allow the Council to implement Travel Plan initiatives for the site and surrounding area. The delivery of Travel Plans is through section 106 obligations. This obligation is used to secure a Travel Plan and define the terms, responsibilities, monitoring fees and recourse if the Travel Plan is not implemented successfully.
- 8.34 The Travel Plan contributions secured over the plan period will support the Council in mitigating any future adverse impact on traffic and movement within the Borough. The Planning Obligations SPD 2015<sup>41</sup> contains further information on Travel Plan contributions and monitoring fees. Appendix 1 of the SPD details the thresholds for the security of Travel Plans and the associated Travel Plan fee and deposit. The Travel Plan requirements prior to the adoption of the BFLP and post adoption remain unchanged as Policy LP61 aligns with the thresholds set out in the Planning Obligations SPD 2015. As a result, it has been possible to assess the effectiveness of Policy LP61 for the 2024/25 monitoring year.
- 8.35 For the 2024/25 monitoring year, five permissions were granted where either a Travel Plan or a financial contribution was secured to undertake Travel Plan measures (**Table 22**).

<sup>41</sup> [Planning Obligations Supplementary Planning Document](#)

**Table 22: Travel Plans secured 2024/25**

Application reference	Site	S106 date	Travel Planning amount
21/00856/FUL	Land south of A329M and east of Vigar Way, Binfield	26/03/2025	£61,600.00
22/00150/OUT	Land at Priory Field, Newell Green, Warfield	26/02/2025	£60,000.00
23/00767/FUL	Beaufort Park, South Road, Bracknell	19/12/2024	£104,000.00
23/00095/FUL	Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	£14,000.00
23/00560/FUL	The former St Maragret Clitherow Roman Catholic Church, Bracknell	23/04/2024	£8,000.00



Source: BFC

8.36 **Table 24** in **Appendix 2 – Travel Plans secured 2020/21-2024/25** lists the Travel Plans secured since the start of the BFLP plan period.

8.37 The number of Travel Plans secured has increased from 2023/24 where a total financial contribution of £60,300.00 was secured across three sites. In 2024/254 £247,600.00 was secured across five sites. Due to the value of the secured Travel Plans this indicator has received a green RAG score.

**Policy LP62: Parking**

**Indicator: Number of permissions granted contrary to policy**

Indicator performance/target	RAG score	RAG progress
None (i.e. no permissions granted contrary to policy). At this point in the plan period, it has not been possible to assess this target over time.		

This indicator relates to Policy **LP62 Parking**, in the BFLP.

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

- 8.38 Development proposals must accord with Policy LP62 by providing vehicles and cycle parking, electric vehicle charging facilities, improve the quality and/or increase the amount of parking in defined centres where a need has been identified, and improve the provision, quality, convenience and security of public parking facilities for cycles.
- 8.39 All relevant proposals should also have regard to the guidance on implementation of the policy in the Council’s current Parking Standards Supplementary Planning Document which was adopted in 2016. Planning Officers use the SPD as a material consideration during the determination process and I apply appropriate weight to the document.
- 8.40 For the monitoring year **Appendix 1 – Major permissions granted, 2024/25** has been used to determine the effectiveness of Policy LP62. All permissions listed in Appendix 1 met the parking stands and therefore were compliant with Policy LP62. One major non-residential permission 23/00438/FUL Bracknell Beaches involved a Section 73 permission which sought to amend permission 21/00701/FUL by increasing the number of allocated parking spaces, which included 3 flexible commercial/community spaces and 2 visitor spaces. Due to the compliance with Policy LP62 a green ‘RAG’ score has been given. As it was not possible to assess the effectiveness of the policy compared with the previous monitoring year, a ‘not applicable’ ‘RAG’ progress score has been given.

**Future publications**

- 8.41 The Council is currently preparing a Parking SPD. This SPD will provide detailed guidance on parking standards for new development (residential and other development) and will be applicable borough wide. The estimated adoption date is Summer 2026. Whilst the production of this document does not affect the 2024/25 monitoring year, it will be relevant for future AMRs and, once adopted, the SPD will

become a material consideration in determining the outcome of planning applications. On adopted, the new SPD will supersede the 2016 version.

### **Appeal decisions**

8.42 It is worth noting that there have been four relevant appeal decisions relevant to Policy LP62:

- 23/00715/FUL, Atte Lane, Warfield. Dismissed at appeal June 2024. The development proposed was the conversion of a garage, including infilling of the original garage door opening. This application was retrospective. The Inspector found the proposal to be contrary to Policy LP62 as the development resulted in the loss of a parking space.
- 22/00857/FUL, 2 Warren Row, Winkfield. Allowed at appeal September 2024. The development proposed involved the change of use from hair salon (Class E) to hot food takeaway (sui generis). The Council concluded that the development would exacerbate existing parking problems and would result in obstructive parking. However, at appeal, the Inspector determined that the proposal would not lead to an unacceptable level of illegal or obstructive parking and therefore accorded with Policy LP62.
- 23/00411/FUL, Ascot House, Bracknell. Dismissed at appeal December 2024. The proposed development was for the change of use from a HMO (house in multiple occupancy) to C2 use class (residential institution). The Inspector determined that the significant shortfall in off-street parking and the lack of mechanism to control the use and parking demands would result in harm to highway safety. Therefore, it was considered contrary to the highway safety and protection goals of Policies LP25 and LP62.
- 24/00093/FUL, Public layby north of Sandhurst Road, Crowthorne. Allowed at appeal May 2025. The development proposed the change of use of land for the sitting of a mobile hot food van. The Council concluded that the development would increase the risk of illegal, inconsiderate or obstructive parking resulting in a conflict between vehicles and pedestrians, contrary to Policy LP62 and Policies LP25 and LP28. The Inspector determined that the development was not contrary to Policy LP62 as there is adequate parking adjacent to the development site which could be utilised by the customers of the food van.

## 9. APPENDICIES

### Appendix 1 – Major permissions granted, 2024/25

9.1 For housing, major developments are those which are equal to or greater than 0.5 hectares or which provide 10 or more (gross) dwellings. They include C2 use class (specialist housing for older people) and C2a use class (specialist housing). Major non-residential employment developments are developments which involve 100 sqm (net) or more or if the gross floorspace is greater than 500 sq.m.

9.2 The number of dwellings relating to reserved matters and section 73 permissions have not been counted for the 2023/24 monitoring period in order to avoid double counting. The number of dwellings were counted previously under the site's outline permission, or in the case of section 73 permission the dwellings would have been counted under the original full permission. Such permissions are listed with a zero total number of dwellings in the table below.

9.3 This appendix is concerned with the following use classes:

- **B2:** General industrial uses.
- **B8:** Storage and/or distribution.
- **C1:** Hotels and guest houses but not hostels
- **C2:** Residential institutions. Includes hospitals, nursing homes, residential schools or training centres and premises used for the provision of residential accommodation for those in need of a significant amount of care.
- **C2a:** Secure residential institutions (this includes the provision of young offenders institutions, secures hospitals, prison, detention centre, short-term holding centre, secure local authority accommodation or, military barracks).
- **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 of Multiple Occupancy definition.
- **C3 Specialist:** Retirement living or contemporary sheltered housing (housing with support)
- **E:** Commercial, business and services. This is a wide-ranging category including: retail (**E(a)**); food and drink for consumption on the premises (**E(b)**); financial, professional or commercial services (**E(c)**); indoor sport and recreation (not involving motorised vehicles or firearms) (**E(d)**); medical or health services (**E(e)**); creche, day nursery or day centre (**E(f)**); offices (**E(g)(i)**); research and development (**E(g)(ii)**); and light industrial use (**E(g)(iii)**).
- **F1:** Learning and non-residential institutions, including education, art galleries, museums, libraries, public halls, places of worship and law courts.
- **F2:** Local community, including shops (where under 280m<sup>2</sup> and there is no other such facility within 1 km), local community halls, outdoor sport or recreation (not involving motorised vehicles or firearms), swimming pools and skating rinks.
- **Sui Generis (SG):** Uses that do not fall within the specified use classes. Includes drinking establishments, takeaways, live music venues, cinemas, concert halls, bingo halls and dance halls.

9.4 Further information on the major housing permissions (C3 use class) granted during the monitoring year can be found in the Planning Commitments for Housing at March 2024<sup>42</sup>.

9.5 Further information on the major non-residential permissions granted during the monitoring year can be found in the Planning Commitments for Employment Uses at March 2025<sup>43</sup>.

9.6 Please note that some permission may be listed under both major residential permissions and non-residential permissions as they involve a mix of non-residential and residential uses.

**Table 23: Number of major permissions granted, 2024/25**

Major residential permissions (C3 use class)						
Parish	Site	Application reference (decision date)	Site size	Total Number of dwellings (gross)	Settlement tier	Previously Developed Land (PDL) or Green Field (GF)
Binfield	Land at junction of Wood Lane and Forest Road, Wood Lane (BFLP Policy LP11 BIN5)	23/00488/FUL (August 2024)	1.85 ha	38	T3	GF
Binfield	Fines Bayliwick, House Hotel, London Road	22/00504/FUL (February 2024)	0.217 ha	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 ha	119	T1	GF
Bracknell	One The Braccans, London Road	24/00141/PAE (April 2024)	0.35 ha	47	T1	PDL
Bracknell	One The Braccans, London Road	24/00262/PARC (June 2024)	0.35 ha	26	T1	PDL
Bracknell	Beaufort Park, South Road (BFLP Policy LP6 BRA4)	23/00767/FUL (December 2024)	31.18 ha	226	T1	GF
Bracknell	RSA House, Western Road	24/00792/PAE (February 2024)	0.13 ha	51	T1	PDL
Bracknell	Bay House, Bay Road	22/00276/FUL (December 2024)	0.27 ha	32	T1	PDL
Warfield	Land at Priory Fields, Newell Green (Part of SALP Policy SA9 – Area 1)	22/00150/OUT (March 2025)	6.06 ha	150	T1	GF
Winkfield	White Gates, Mushroom Castle, Winkfield Row (9BFLP Policy LP14 WINK 15)	19/0009/OUT (November 2024)	0.64 ha	1	Countryside	PDL
Winkfield	Bluebell House, Lovel Lane	24/00515/FUL (November 2024)	0.963 ha	2	Green Belt	PDL

<sup>42</sup> <https://www.bracknell-forest.gov.uk/sites/default/files/2024-09/planning-commitments-housing-march-2024.pdf>

<sup>43</sup> <https://consult.bracknell-forest.gov.uk/file/6542609>

Winkfield	The Vale, Woodside Lane	23/00524/FUL (April 2024)	1.02 ha	1	Green Belt	PDL
Major non-residential permissions						
Parish	Site	Application reference (decision date)	Use Class	Net floorsp ace change M <sup>2</sup>	Settlement tier	Previously Developed Land (PDL) or Green Field (GF)
Binfield	Former Bracknell Ice Rink and Ski Centre, John Nike Way	23/00095/FUL  Site size: 3.78	B2/B8	4,840	T1	PDL
Bracknell	One The Braccans, London Road	24/00141/PAE (April 2024)  Site size 0.35 ha	Egi	-4796	T1	PDL
Bracknell	Land adjacent to Skimped Hill Health Centre, High Street	24/00249/FUL (September 2024)  Site size: 0.39	Ee	2,323	T1	PDL
Bracknell	RSA House, Western Road	24/00792/PAE (February 2025)  Site size	Egi	-3829	T1	PDL
Bracknell	Bracknell Beeches	23/00438/FUL (June 2024)  Site size 1.75	Ea, F	294	T1	PDL
Warfield	Land at Priory Fields, Newell Green  (Part of SALP Policy SA9 – Area1)	22/00150/OUT (March 2025)  Site size 6.06	Ea	743	T1	GF
Warfield	Land Rear of Warfield Garage Forest Road Newell Green	23/00095/FUL (February 2024)  Site size 1.9ha	SG	-881	T1	PDL
Winkfield	Great Oaks Farm, Crouch Lane	23/00517/FUL  Site size: 7.98	SG	464	Green Belt	PDL
Major permissions that do not relate to residential or non-residential use						
Parish	Site	Application reference (decision date)	Use Class	Develo pment descrip tion	Settlement tier	Previously Developed Land (PDL) or Green Field (GF)
Crowthorne	The Paddock Centre, Broadmoor Hospital	24/00795/PAS  Site size: 0.85	N/A	Installat ion of 483 individu al roof moun ted photov oltaic panels	T2	PDL

## Appendix 2 – Travel Plans secured 2020/21-2024/25

9.7 Travel Plans represent a strategic, long-term approach for development sites aimed at promoting sustainable travel. These measures encourage healthier behaviours by emphasising sustainable travel modes and reducing dependence on single-occupancy vehicles. Strategies include offering taster tickets or incentives for public transport, promoting car clubs, and encouraging car sharing.

9.8 **Table 25** sets out the Travel Plans secured since the start of the plan period up to the current monitoring year.

**Table 24: Travel Plans secured since the start of the plan period 2020/21-2024/25**

Monitoring year	Application reference	Site	S106 date	Travel Planning amount
2024/25	21/00856/FUL	Land south of A329M and east of Vigar Way, Binfield	26/03/2025	£61,600.00
2024/25	22/00150/OUT	Land at Priory Field, Newell Green, Warfield	26/02/2025	£60,000.00
2024/25	23/00767/FUL	Beaufort Park, South Road, Bracknell	19/12/2024	£104,000.00
2024/25	23/00095/FUL	Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	£14,000.00
2024/25	23/00560/FUL	The former St Maragret Clitherow Roman Catholic Church, Ringmead, Bracknell	23/04/2024	£8,000.00
2023/24	21/00986/FUL	Beaufort Park, South Road, Bracknell	08/06/2023	£14,000.00 * Appeal dismissed; permission not granted so amount will not be received
2023/24	21/00707/OUT	Former Bus Depot, Market Street, Bracknell	15/06/2023	£240,000.00
2023/24	22/00301/FUL	Jealotts Hill Research Station, Jealotts Hill, Warfield	21/09/2023	£14,000.00
2023/24	22/01051/FUL	Phase 5B TRL, Crowthorne	14/12/2023	£800.00
2023/24	21/00592/FUL	Land south of Forest Road, Warfield	08/02/2024	£17,500.00 *Contribution only
2022/23	21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	£14,000.00
2022/23	20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022	£14,000.00
2022/23	21/00478/OUT	Land west of Wokingham Road & east of Lower Church Road, Sandhurst	12/04/2022	£14,000.00
2021/22	20/00947/FUL	Land north of Cain Road, Bracknell	24/03/2022	£8,000.00

2021/22	20/00214/OUT	Land east of Old Priory Lane and west of Maize Lane, Warfield	28/10/2021	£54,000.00
2020/21	19/00753/FUL	Unit C Waterside Park, Cookham Road, Bracknell	11/01/2021	£8,000.00