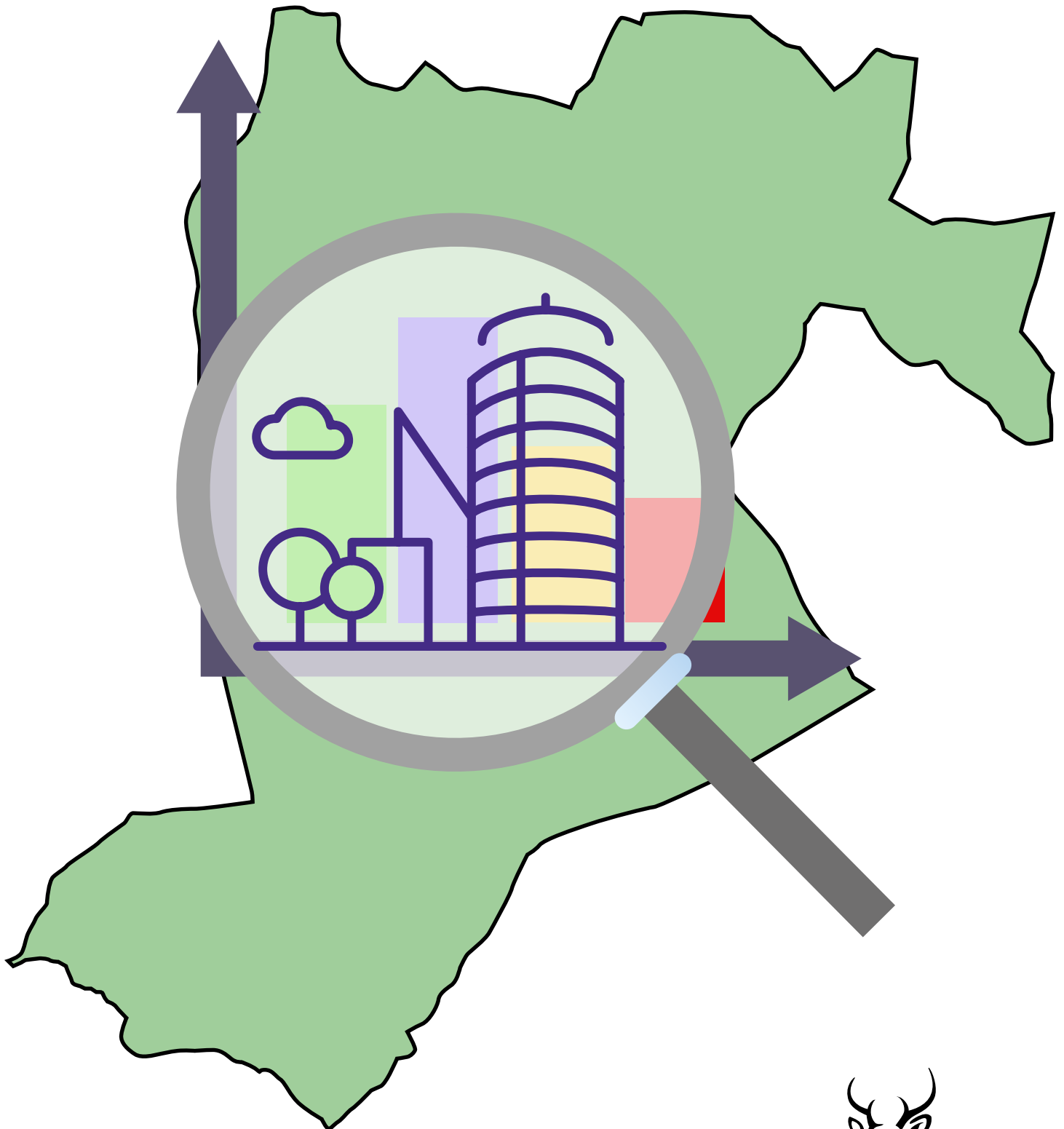


Economy Authority Monitoring Report



March 2026

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ABBREVIATIONS

AMR	Annual Monitoring Report
BFLP	Bracknell Forest Local Plan
BIDS	Business Industrial Distribution and Storage
GEA	Gross External Area
GF	Greenfield land
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
sqm	Square metres (m ²)

1. INTRODUCTION

Purpose of Authority Monitoring Reports

- 1.1 Local Planning Authorities (LPAs) are required to produce documents known as 'Authority Monitoring Reports' (AMRs)¹. They are produced annually to cover the monitoring period from 1st April to 31st March. They set out information relating to the effectiveness of policies contained in adopted Local Plans. As such, they provide an easy reference point for the formal review of a Local Plan which legislation² requires a LPA to complete within five years of the adoption of the document.
- 1.2 For Bracknell Forest, the key document is the Bracknell Forest Local Plan (BFLP). This was adopted in March 2024³. It covers the plan period 2020/21 to 2036/37. Appendix 2 of the BFLP contains a 'monitoring framework' which sets out a list of indicators and their targets to be used in monitoring the BFLP policies.
- 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 non-residential uses.



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

The Council Plan

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

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



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

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

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

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

2. PURPOSE OF THIS AMR

- 2.1 This document monitors the progress and performance of economic related strategic and development management policies in the BFLP. It covers the monitoring period 1st April 2024 to 31st March 2025.
- 2.2 In some cases, more recent information (up to 31 December 2025) has been included where it is considered informative e.g. progress on the implementation of allocated sites. Where this approach has been taken, it is noted in the relevant section.
- 2.3 It relates to the following job-generating non-residential uses:
- **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.
 - **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 (a-g):** Learning and non-residential institutions, including education, art galleries, museums, libraries, public halls, places of worship and law courts.
 - **F2 (a-d):** Local community, including shops (where under 280m² 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.
- 2.4 As this is the second Economy AMR produced since the BFLP was adopted, it isn't yet possible to fully assess how all the policies are performing. This is because some of the completions and permissions referred to were determined prior to the adoption of the BFLP. Therefore, they were assessed against different policy requirements and thresholds. Additionally, it has not been possible to analyse trends in data over time for all topics as the policies and associated indicators are not always fully comparable with those of previous years.
- 2.5 This document should be read in conjunction with the:
- BFLP (2024)
 - Housing AMR
 - Environment and Infrastructure AMR
 - Planning Commitments for Employment Uses at March 2025. This document only monitors planning permissions with a net change of 100m² or more floorspace.

Key definitions

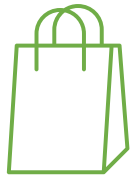
2.6 For the purposes of this AMR:

- **BIDS uses:** business, industry, distribution or storage
- **Employment uses:** offices, general industrial, and storage (warehousing and distribution) together with any Sui Generis uses that share a significant number of characteristics with those uses.
- **Economic uses:** a broader range of uses including employment uses and main town centre uses. This includes office, industrial and storage (warehousing and distribution), retail, leisure, entertainment and more intensive sport and recreation uses, arts, culture and tourism development.
- **Main town centre uses:** retail, offices, leisure and entertainment, more intensive sport and recreational uses, arts, culture and tourism uses.
- **Non-residential uses:** all uses apart from C3 residential dwellings.
- **Designated Employment Areas:** key areas where employment uses are concentrated.
- **Designated Centres:** a hierarchy of town, district and local centres where main town centre uses are concentrated. The Centres are defined in BFLP Policy LP21 and shown on the BFLP Policies Map and in Appendix 3 of the BFLP.
- **Major development:** sites for non-residential floorspace of 1,000m² or more, or of one hectare or more in size.
- **Greenfield:** land which does not meet the definition of 'previously developed land'. It is usually land that is currently undeveloped but includes agriculture and forestry buildings.
- **Previously developed land:** land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. It excludes specified uses including agricultural or forestry buildings, residential gardens, parks, recreation grounds and allotments.

3. KEY FINDINGS

3.1 The key findings of this AMR are shown below:

2024/25 BFLP summary of key economy indicators



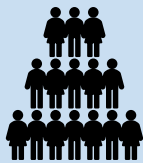
8%

average vacancy
across all retail
centres



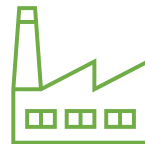
96%

of major
development
was in
Bracknell
(Tier 1)



69%

Population
economically
active
(Census 2021)



89%

of employment floorspace
was on brownfield land
(PDL)

-1,956m²

of economic
floorspace lost to
residential



27%

of completed
employment
floorspace
was in
Employment
Areas

0m²



of employment
floorspace lost to
non-employment
uses in
Employment
Areas



-571m²

of smaller
business
floorspace lost

4. OVERVIEW OF ECONOMIC INDICATORS

- 4.1 **Table 1** provides an overview of the indicators/targets relevant to this AMR. It includes contextual indicators (CON), local indicators (LOC) and BFLP indicators (LP). 'RAG'⁵ scores are provided for whether the relevant BFLP targets have been achieved for the monitoring period.
- 4.2 A key to show the symbols used throughout this document is provided below (**Figure 1**). Where it is possible to compare data with previous years ('trend data') this is indicated.

Figure 1: Key to symbols used within this AMR

Indicator performance (target)	RAG symbol
Performance has achieved or exceeded target	
Performance has slightly underachieved target but not a concern	
Performance has not met target and requires attention	
Performance has improved compared with the previous monitoring year	
Performance has remained similar to previous monitoring year	
Performance has deteriorated since the previous monitoring year	
Not applicable/neutral rating ⁶	

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

⁶ See indicator for explanation.

Table 1: Overview of economic indicators

Policy	Indicator description	Indicator performance (target)	RAG score	RAG progress	Page number
	CON1: BIDS floorspace stock	No target			<u>10</u>
	CON2: Employment by occupation	No target			<u>12</u>
	CON3: Unemployment rate	No target			<u>14</u>
	CON4: Economic activity	No target			<u>16</u>
	CON5: Travel to work	No target			<u>17</u>
	LOC1: Loss of office floorspace via prior approval applications	No target			<u>18</u>
	LOC2: Loss of economic floorspace to residential	No target			<u>21</u>
LP2: Settlement Hierarchy	Indicator: number of permissions granted for major non-residential development by tier (1, 2, 3, 4)	Employment development within settlement boundaries (LOC H2b)			<u>23</u>
LP3: Sustainable development principles	Indicator: cumulative assessment of indicators relating to relevant detailed policies	Overall positive trend			<u>26</u>
LP8 The Peel Centre and The Point, LP9 Eastern Gateway Development Area, and LP10 Southern	Indicator: amount of employment and other economic floorspace (net) by use class	To meet policy targets			<u>28</u>

Policy	Indicator description	Indicator performance (target)	RAG score	RAG progress	Page number
Gateway Development Area	completed each year				
LP18: Definition and protection of designated Employment Areas	Indicator: percentage of total BIDS floorspace (net m2) completed in defined Employment Areas each year	None / zero			<u>29</u>
LP18: Definition and protection of designated Employment Areas	Indicator: percentage of total BIDS floorspace (net m2) completed in defined Employment Areas each year	At least 80% of total completed BIDS floorspace			<u>30</u>
LP19: Employment development outside designated Employment Areas in defined settlements	Indicator: percentage total BIDS floorspace (net m2) completed outside of Employment Areas each year	No more than 20% of total completed BIDS floorspace			<u>32</u>
LP20: Sites allocated for employment development/ mixed use	Indicator: amount of employment floorspace (net) completed by site	To meet policy targets			<u>34</u>
LP21: Hierarchy and extent of centres	Indicator: amount of retail floorspace (net) approved not in accordance with the centre hierarchy	None / zero			<u>35</u>
LP22: Development in Bracknell Town Centre	Indicator: amount of economic main town centre floorspace(m2) in Bracknell Town Centre each year	Sufficient to maintain low vacancy levels			<u>36</u>

Policy	Indicator description	Indicator performance (target)	RAG score	RAG progress	Page number
LP23: Development of main town centre uses outside of designated centres	Indicator: amount of floorspace (net) for main town centre uses (except offices) completed outside primary shopping areas and designated centres	None / zero			<u>39</u>
LP23: Development of main town centre uses outside of designated centres	Indicator: number of permissions granted for retail and leisure proposals where impact assessment has shown significant adverse impact	None / zero			<u>40</u>
LP34: Green Belt	Indicator: number of permissions granted outside the excluded settlement within the Green Belt each year which are not in accordance with Policy LP34	None (no major economic applications granted contrary to policy)			<u>41</u>
LP35: Development in the countryside	Indicator: number of permissions granted outside the defined settlement each year which are not in accordance with Policy LP35	None (no major economic applications granted contrary to policy)			<u>43</u>
LP42: Smaller businesses	Indicator: number and amount of floorspace comprising units of 500m2 or less GEA completed each year	To meet local needs			<u>44</u>

Policy	Indicator description	Indicator performance (target)	RAG score	RAG progress	Page number
LP42: Smaller businesses	Indicator: number and net amount of smaller business floorspace lost each year	None / zero			<u>45</u>
LP43: Development proposals in centres	Indicator: percentage of non-E class units in primary shopping areas each year (by centre)	No more than 20%			<u>47</u>
LP49: Equestrian uses	None (no permissions granted contrary to policy requirements)	None / zero			<u>49</u>
LP52: Advertisements and shop fronts	Indicator: number of permissions granted contrary to technical advice	None / zero			<u>50</u>

5. CONTEXTUAL ECONOMY INDICATORS

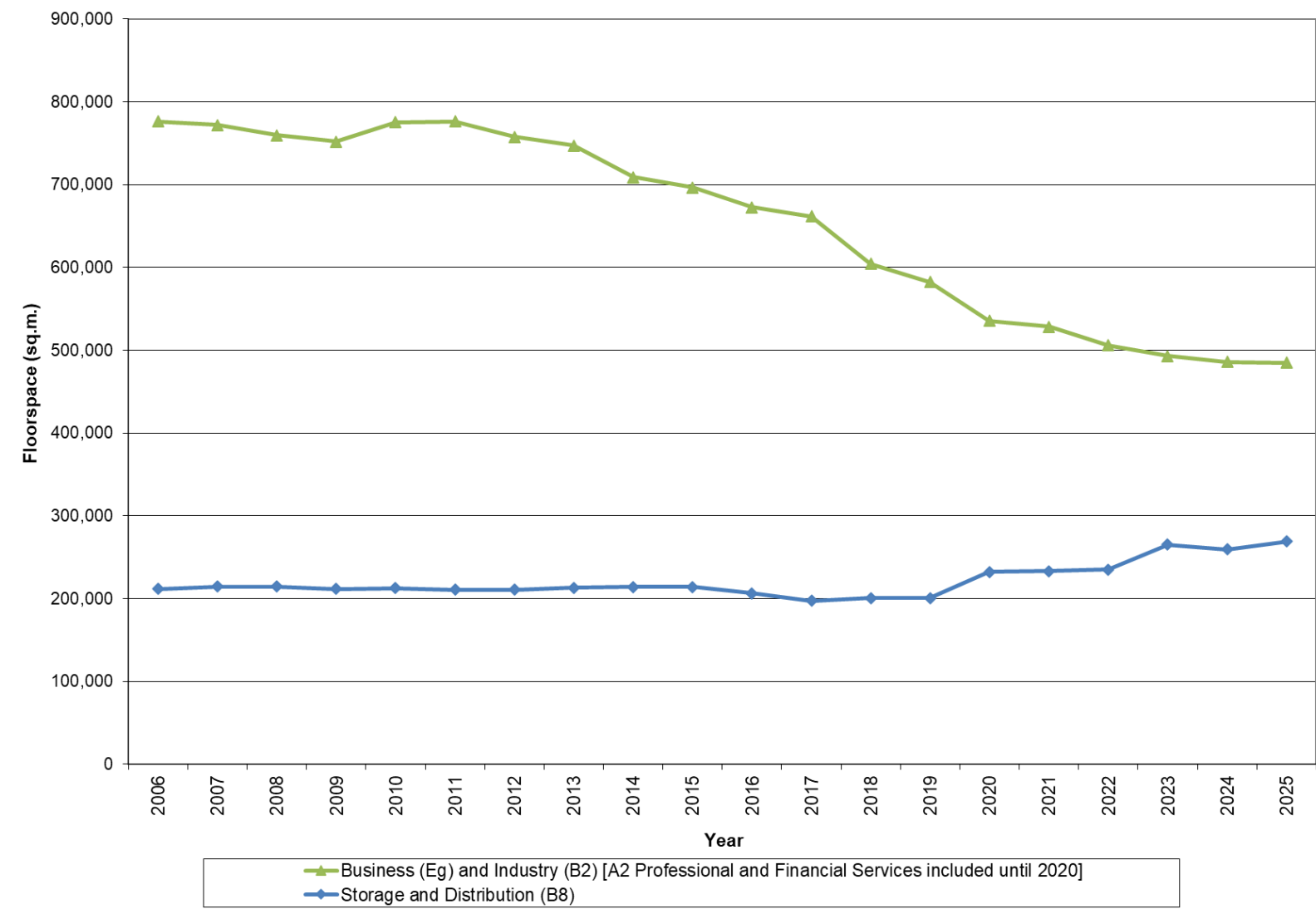
CON1: BIDS floorspace stock	
Indicator performance/target	RAG score
Not applicable. There is no target associated with this contextual indicator.	

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

- 5.1 The Council has monitored permissions for economic floorspace for many years. Any losses, gains or change of use of business, industrial, and, distribution and storage (BIDS) floorspace affect the overall stock of floorspace. **Figure 2** shows that there has been a steady decline in office and industrial floorspace (Eg and B2) over the last 20 years with the current stock below 500,000m². Further information on the impacts of this are explored in the Position Statement.⁷
- 5.2 For most of this period storage and distribution floorspace has remained relatively constant, although an increase has occurred during the last six years. This is aligned with market reports that suggest significant growth is occurring in this sector due to the rise of e-commerce and the increasing importance of logistics in business.
- 5.3 An increase has been seen in the current monitoring year due to the redevelopment of the John Guest site on the Western Employment Area which has now been completed (permission 22/00908/FUL). The demolition of the existing building was counted in the 2023/24 monitoring year (22/00678/DEM) which explains the loss seen in that year. Overall, the redevelopment has resulted in an increase in floorspace.

⁷ The latest 'Position statement giving details of monitoring of employment floorspace since base date of the Bracknell Forest Local Plan (1 April 2020) and implications' can be found on the Council's website: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/economy-and-employment-monitoring>

Figure 2: Stock of BIDS floorspace in Bracknell Forest



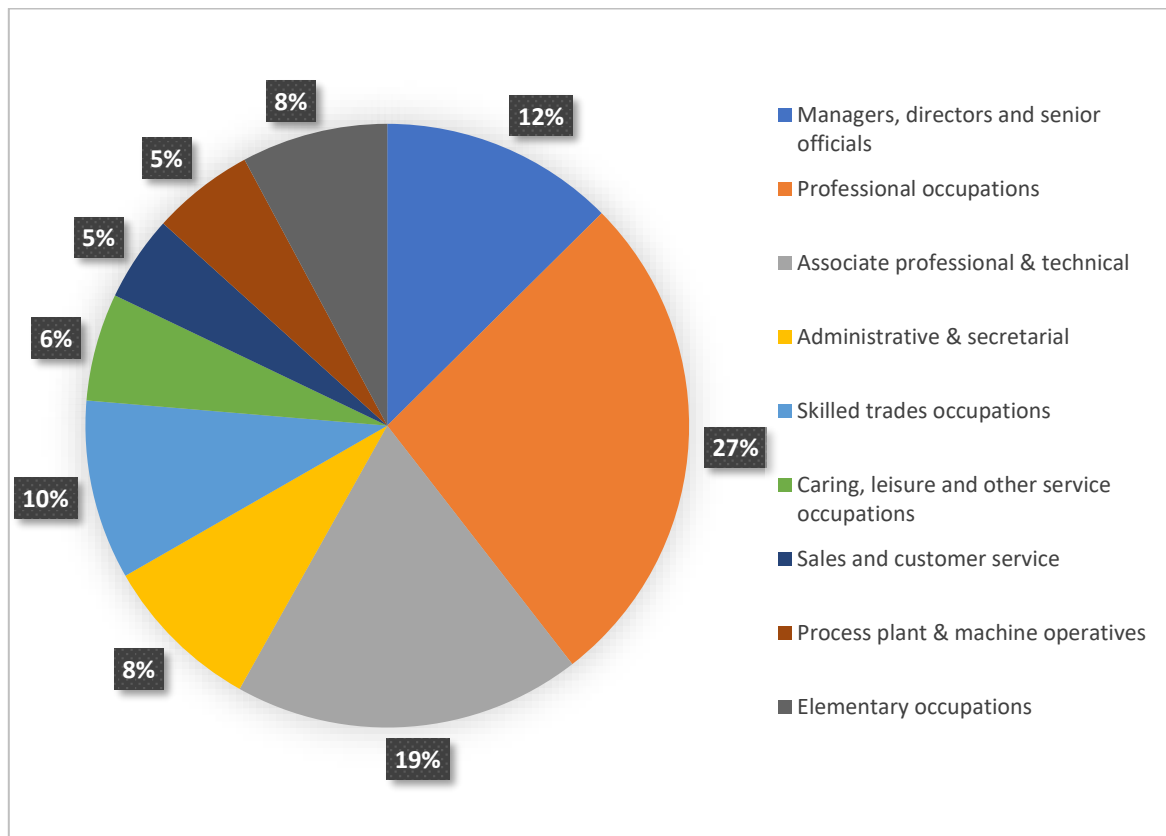
CON2: Employment by occupation

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.

- 5.4 The data is taken from the ONS annual population survey and figures relate to those aged 16+ in Bracknell Forest. **Figure 3Error! Reference source not found.** shows that 58.1% of occupations are at managerial, professional or associate professional level. Whilst this is lower than last year (2023/24) at 61%, it still remains higher than the South East (55.6%) and Great Britain (52.8%).
- 5.5 The next most significant occupational grouping is skilled trades people at 9.6%. This is a decrease of approximately 1.3% on the figure for the previous year. Indeed, the latest employee jobs information shows that there are many skilled trade jobs in the Borough including ‘wholesale and retail trade/repair of motor vehicles’ (16.9%), manufacturing (34%) and construction (3%) (**see Appendix 2: Employee jobs data by industry**).
- 5.6 The largest increases in Bracknell Forest have been in the ‘process plant and machine operatives’ (+3%), followed by ‘elementary occupations’ (+2.3%) and administrative and secretarial (+2.1%) These increases have not been seen in the wider South East region, which suggests they are the result of more local factors. This could be due to expanding employment in routine and elementary roles as the labour market stabilises post-covid. Decreases in ‘managers, directors and senior officials’ (- 4.3%), ‘skilled trades occupations’ (-1.3%), ‘caring and leisure and service occupations’ (-1.2%) and ‘sales and customer service’ (-1.3%) offset the increases seen in the other sectors.

Figure 3: Employment by occupation in Bracknell Forest



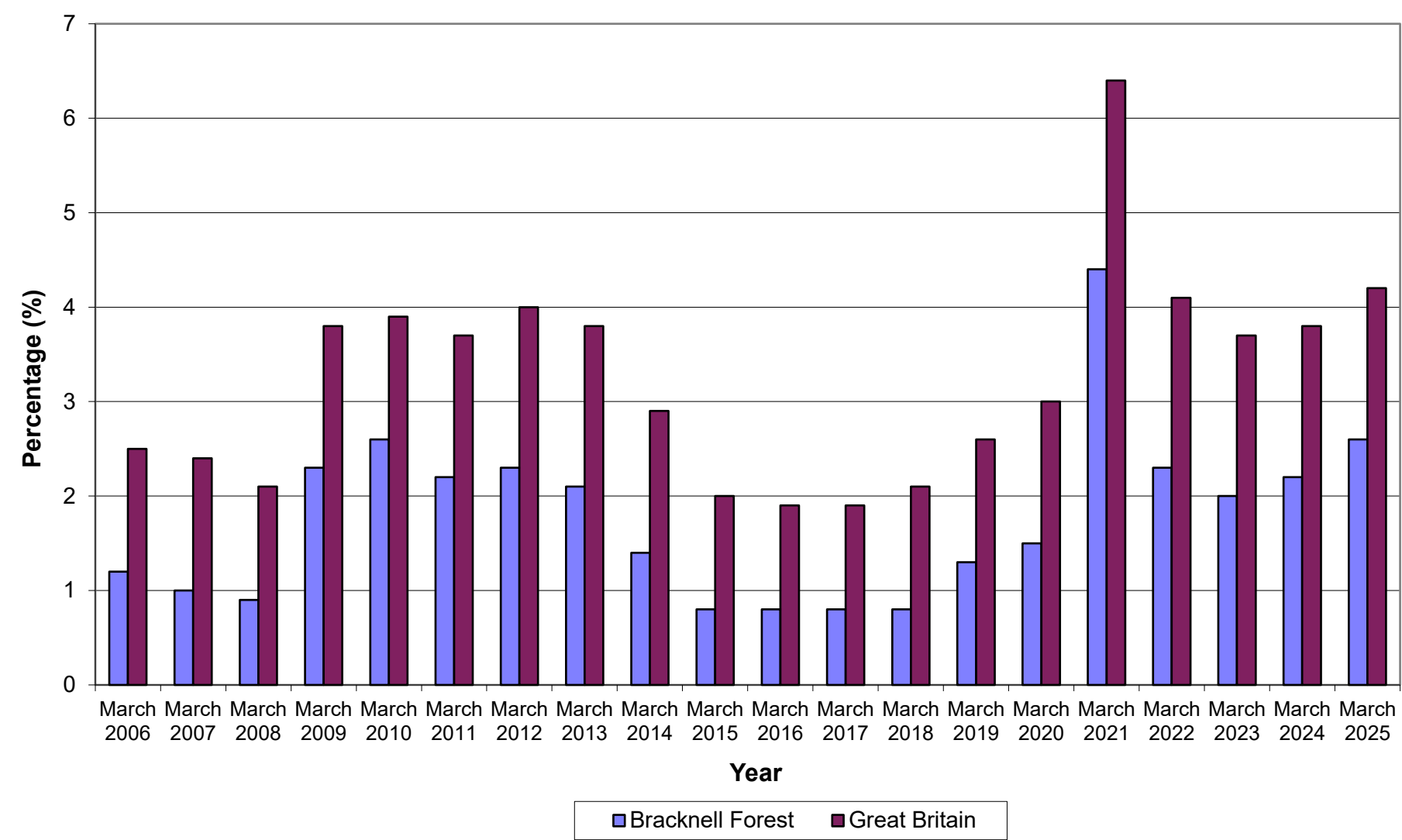
Source: ONS annual population survey (November 2024)

CON3: Unemployment rate	
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.

- 5.7 Unemployment is monitored by number of residents claiming job seekers allowance (or out of work-related benefits). The data is taken from the ONS and is the number of claimants as a proportion of resident population in the area aged 16-64. **Figure 4** shows that the percentage of claimants in Bracknell Forest is consistently below that of Great Britain. This would suggest that there are good job opportunities that generally align with the skills of residents.
- 5.8 The claimant count percentage has been around 2% for the last few years in Bracknell Forest following a peak during the COVID-19 pandemic. However, there has been an increase in the monitoring year which means that the March 2025 rate now matches the highest claimant percentage experienced in the last 20 years (excluding the pandemic) which was in March 2010. The fluctuations and trends experienced locally tend to mirror the national picture. The higher rate seen in March 2025 suggests slower growth in businesses and sectoral and structural shifts, particularly in the knowledge intensive sectors,

Figure 4: Unemployment claimant count rate



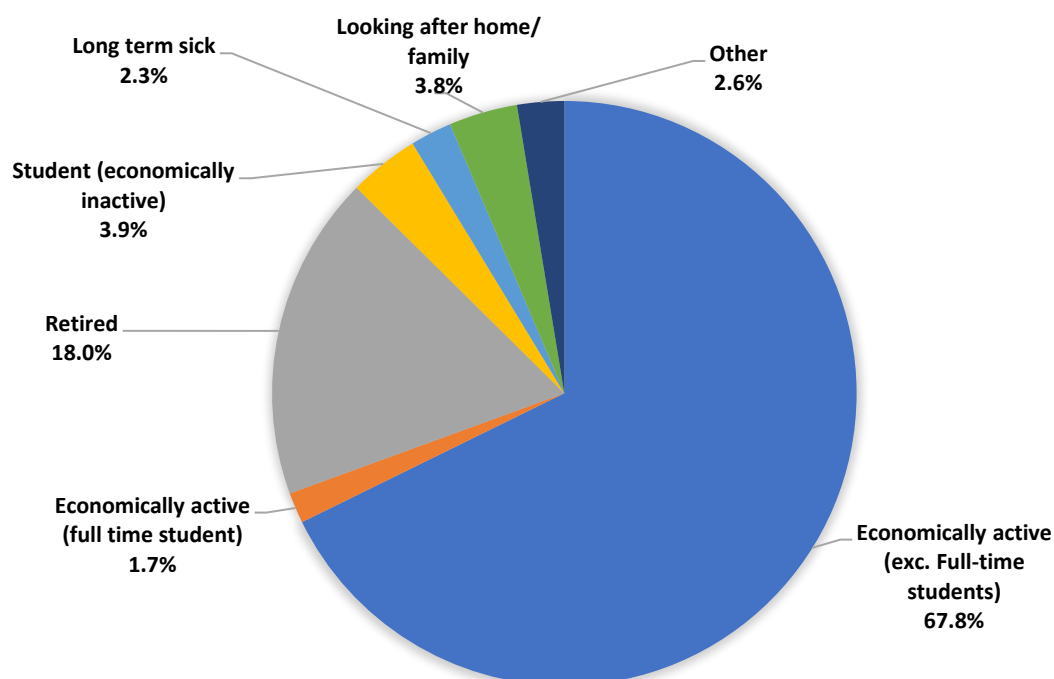
CON4: Economic activity	
Indicator performance/ target	RAG score
Not applicable. There is no target associated with this contextual indicator.	■

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

5.9 The data is taken from the last Census held on 21 March 2021. It shows that approximately 69% of the local population aged 16-64 were economically active (including full time students). The economic activity rates of the local population are shown in **Figure 5**. The second largest group is those who are retired (18%). The remaining 13% (approximately) of the population are a mix of students, long term sick, those looking after the home and ‘other’.

5.10 The main changes compared with the 2011 Census are a reduction in the economic activity of those aged 16-64 from 78.4 to 69.4%. An increase in the retired population is seen from 10.2% in 2011 to 18% in 2021. It is thought that the impact of lifestyle changes during the Covid-19 pandemic may have prompted some people to consider early retirement together with greater pension flexibilities. This change in economic activity has and will continue to have implications for Bracknell Forest in the future.

Figure 5: Economic activity in Bracknell Forest (2021 Census)



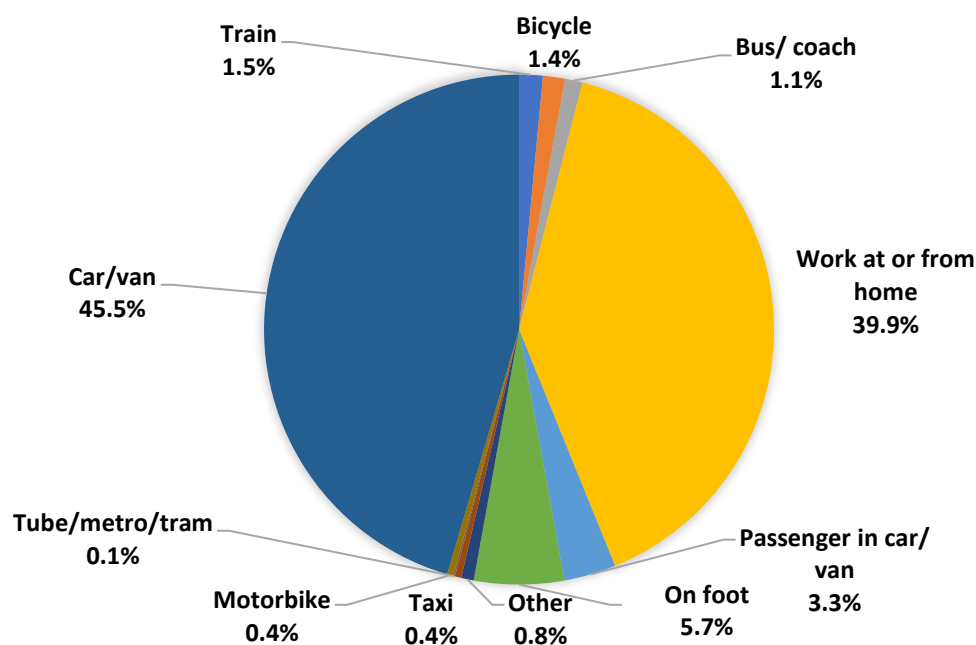
(Source: ONS – Economic activity 2021 Census (TS066) (NOMIS))

CON5: 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.

- 5.11 The data is taken from the last Census in 2021. It was undertaken during the COVID-19 pandemic when there were ‘national lockdown’ restrictions in place. This included working from home where possible and avoiding public transport and non-essential business.⁸
- 5.12 It is therefore not surprising that there was a significant increase in the number of people in the Borough shown as working mainly at or from home. The figure increased from 4.4% in 2011 to 39.9% in 2021 (see **Figure 6**). ONS is clear that the data is not comparable and only general trends can be drawn. It remains to be seen whether there is a permanent shift towards home working or whether employees will be increasingly required to go back into the office.
- 5.13 Aside from working from home, the main mode of travel to work was by car or van, the same as in 2011.

Figure 6: Method of travel to work (2021 Census)



(Source: ONS – Travel to work 2021 Census (TS061) (NOMIS))

⁸ ONS state: "Census 2021 took place during a period of rapid change. We gave extra guidance to help people on furlough answer the census questions about work. However, we are unable to determine how furloughed people followed the guidance."

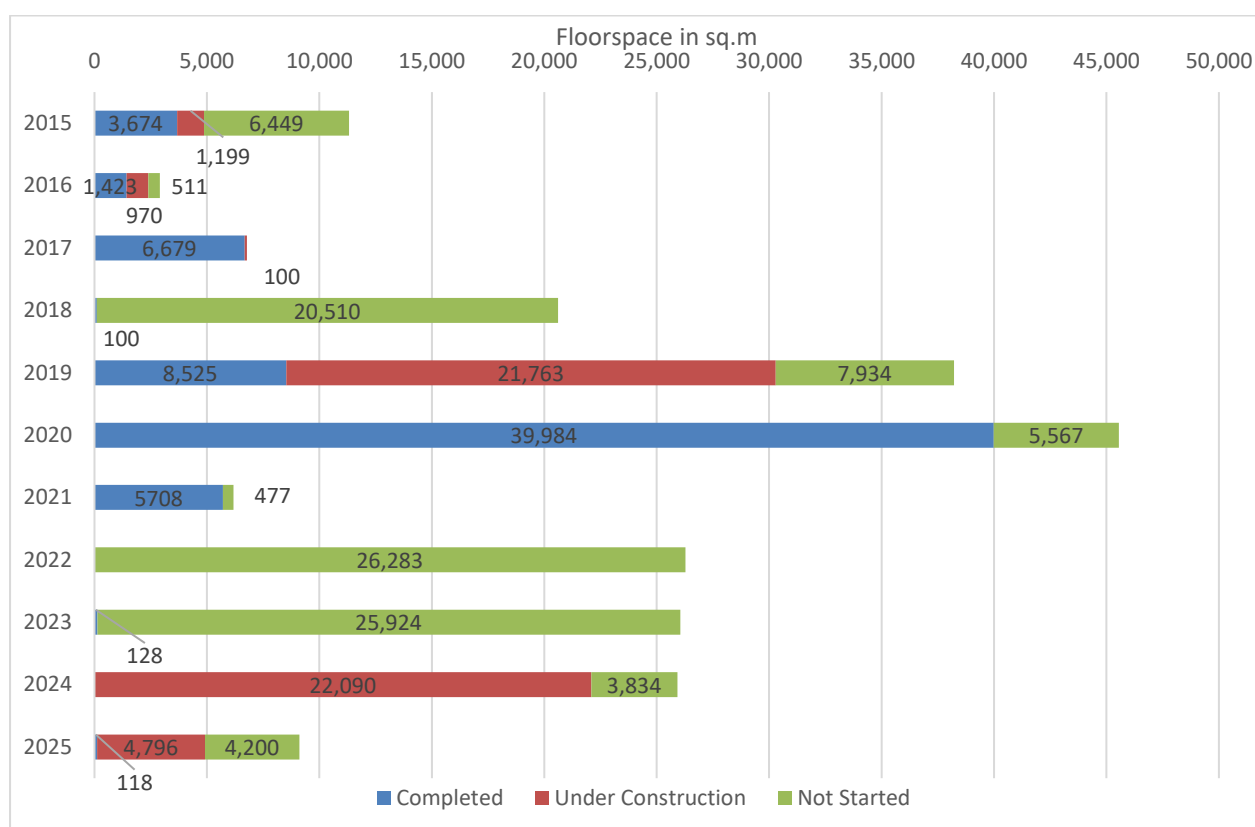
6. LOCAL INDICATORS

LOC1: Loss of office floorspace via prior approval applications	
Indicator performance/target	RAG score
Not applicable. There is no target associated with this local indicator.	

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

- 6.1 Following changes to permitted development rights, it has been possible to change the use of a building from offices to residential without the need for full planning permission. This permitted development right is subject to prior approval, which means a developer must submit an application, prior to commencing works, to assess specific aspects of the proposed development such as transport and highways, flood risk and contamination risk.
- 6.2 The Borough has seen significant losses in office floorspace via the prior approval process since its introduction. These have been monitored carefully (see **Figure 7**). In earlier years the cumulative limit on floorspace that could be lost was capped at 1,500m², but current permitted development rights do not have such limits. Whilst the monitoring of prior approvals is not linked to any BFLP policy, it is considered important to continue collecting data as analysis may suggest the need for a specific policy approach.

Figure 7: Loss of office floorspace via prior approvals



6.3 **Figure 7** shows that significant losses have been seen in most of the last ten years. In the current monitoring period, building works involving a loss of 4,796m² are being undertaken. The reduction in floorspace loss compared with the previous monitoring year is due to the removal of Atrium Court in Bracknell Town Centre (21/00763/PAC) from the figures. As the change of use to residential was not completed within three years, as set out in legislation, it no longer has deemed consent.

6.4 Following further changes to permitted development rights, there are other forms of prior approvals that may have an impact on the amount of non-residential floorspace. **Table 2** shows a net gain in floorspace under construction from these other types of prior approvals.

Table 2: Other prior approvals

Area	Completed	Under construction	Not Started	Lapsed	Soft
Bracknell Town Centre	0	0	-275	0	0
Eastern Employment Area	0	0	0	0	0
Southern Employment Area	0	0	0	0	0
Wellington Business Park	0	0	0	0	0
Western Employment Area	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0
Employment Areas Sub-total	0	0	-275	0	0
Binfield Parish	0	151	0	0	0
Rest of Bracknell Town	0	0	0	0	0
Crowthorne Parish	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0
Warfield Parish	0	0	0	0	0
Winkfield Parish	0	354	0	0	0
Rest of Bracknell Forest Sub-total	0	505	0	0	0
Bracknell Forest Grand Total	0	505	-275	0	0

6.5 The loss in Bracknell Town Centre is due to a change from Class E (retail) to residential (21/01038/PAE). The other gains are the result of:

- Agriculture to commercial at Allanby Park in Binfield Parish (22/00660/PAC).
- Agriculture to commercial at Planners Farm, Brock Hill in Winkfield Parish (21/00174/PAF).

LOC2: Loss of economic floorspace to residential

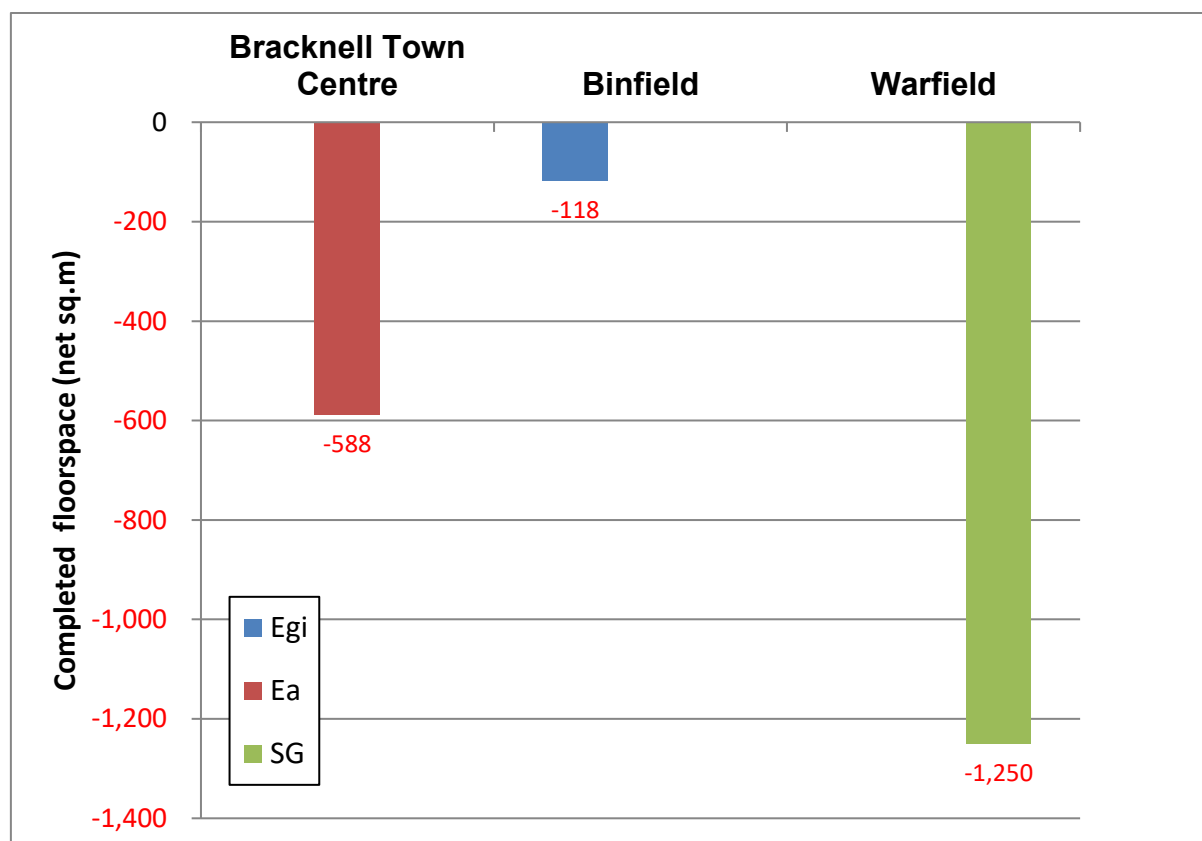
Indicator performance/target	RAG score
Not applicable. There is no target associated with this local indicator.	■

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

6.6 This indicator relates to permissions with a net change of 100m² or over for economic uses only.

6.7 As shown in **Figure 8**, completions during 2024/25 have resulted in the loss of -1,956m² of economic floorspace to residential use.

Figure 8: Loss of economic uses to residential (C3) 2024/25



6.8 The loss in Bracknell Town Centre is due to the change of use of the first floor at 26 High Street, Bracknell from retail to residential (21/01056/FUL).

6.9 The loss in Binfield Parish is due to a prior approval for the change of use from Class E (retail) to residential of the first floor of Lexham House, Forest Road (22/00602/PAC).

6.10 The losses in Warfield Parish are accounted for by:

- redevelopment involving demolition -881m² of vehicle repairs and sales building (SG use) to provide residential dwellings on Land rear of Warfield Garage, Forest Road New Road (21/00592/FUL); and
- change of use of a -233 m² public house (SG use) into a residential dwelling at The New Leathern Bottle, Maidenhead Road. Please note that this permission was omitted from the 2021/22 commitments in error.

6.11 This is an improvement on the previous 2023/24 monitoring year which saw a greater loss of -7,550m² of economic floorspace to residential use.

7. BFLP ECONOMY INDICATORS

Policy LP2: Settlement Hierarchy

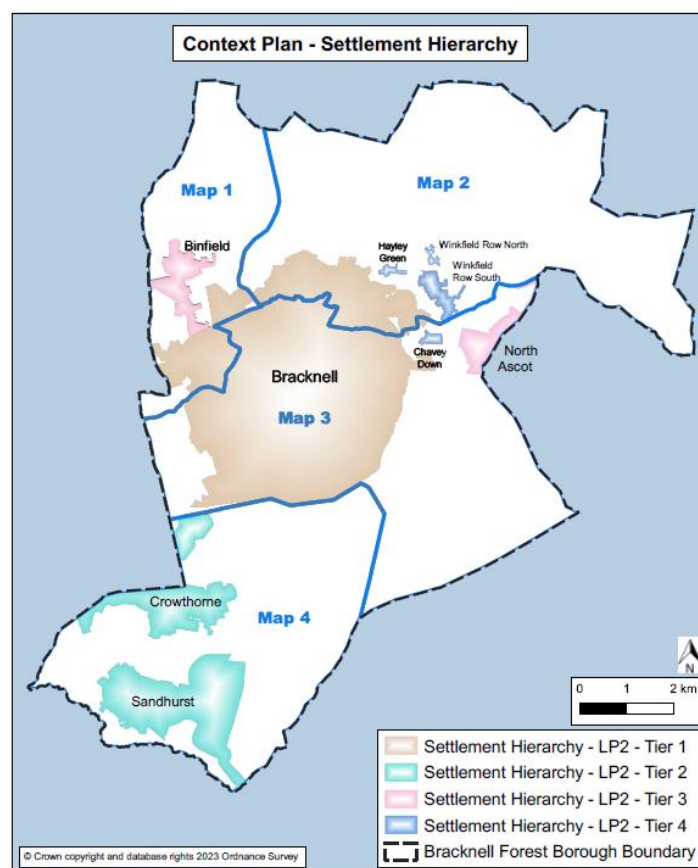
Indicator: number of permissions granted for major non-residential development by tier (1, 2, 3, 4)

Indicator performance/ target	RAG score	RAG progress
Employment development within settlement boundaries	★	↗

The target for this indicator has been achieved and has been given a green ‘RAG’ score. This is an improvement compared to the previous monitoring year, as explained below.

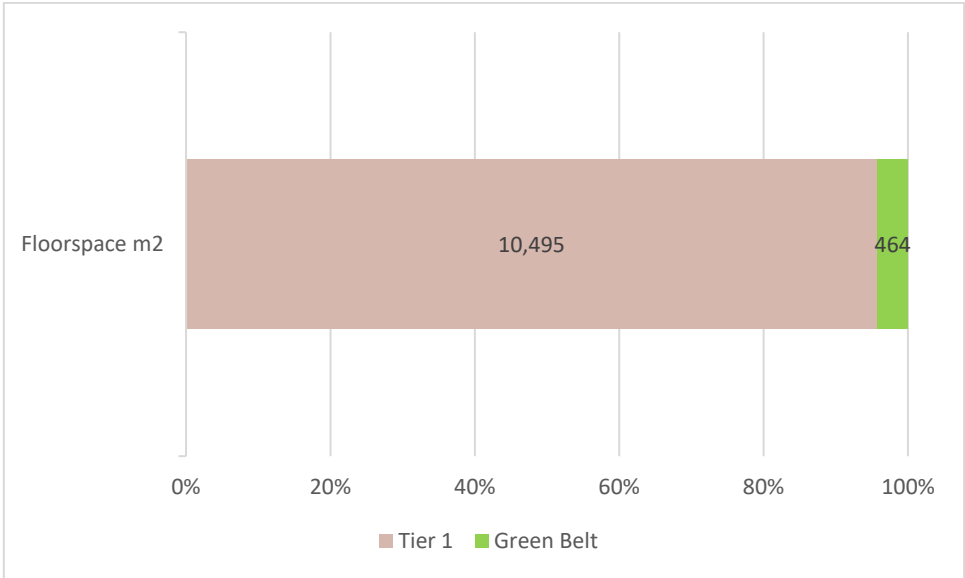
- 7.1 This indicator relates to Policy **LP2 ‘Settlement hierarchy’** of the BFLP. To ensure that the principles of sustainable development are achieved across the Borough, **Policy LP2** sets out the classification of settlements within a development hierarchy based on both existing characteristics and their future role throughout the plan period. These are shown on **Figure 9** below.

Figure 9: Settlement hierarchy map



- 7.2 The highest priority is to focus development on the settlement of Bracknell Town (Tier 1), reinforcing its role as the largest settlement in the Borough. Tier 2 is composed of Crowthorne and Sandhurst. Tier 3 (Binfield and North Ascot) and Tier 4 (Hayley Green, Winkfield Row and Chavey Down) have lower sustainability than higher tiers but still play important roles in meeting the everyday needs of the local community. Small scale development is more appropriate for these tiers. Areas not defined within the settlement hierarchy are either countryside or Green Belt. Further information relating to Policy LP2 can be found in the BFLP⁹.
- 7.3 This indicator relates to major non-residential permissions only. The indicator for major residential permissions is in the Housing AMR.
- 7.4 In total, there were nine major non-residential permissions in settlement Tier 1 (96% of the total floorspace) and one permission outside the settlement tiers in the Green Belt (4% of the total floorspace) (see **Figure 10**).

Figure 10: Floorspace and percentage of non-residential floorspace permitted by settlement tier 2024/25



- 7.5 Only 4% of the floorspace for major non-residential permissions are outside the settlement tiers. This is accounted for by one permission shown in **Table 3**.

Table 3: Major permissions for non-residential uses outside settlement tiers

Parish	Site	Application (decision date)	Site size (ha)	Floorspace (net)	PDL/ GF	Countryside /GB
Winkfield	Great Oaks Farm Crouch Lane	23/00517/FUL (August 2024)	7.98	464m ² of SG use	PDL	Green Belt

- 7.6 This permission is for the demolition of existing stables/equestrian buildings and their replacement with new stable/equestrian buildings (SG use) with a gross floorspace of 989m² and net gain of 464m². The site is in the Green Belt and was approved as there

⁹ BFLP: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/bracknell-forest-local-plan/about-bracknell-forest-local-plan>

were very special circumstances to grant permission, namely that the existing buildings were not fit for purpose.

- 7.7 The RAG score is therefore green as 96% of non-residential floorspace has been permitted in Tier 1. This is a significant improvement on the previous monitoring year when 53% of floorspace was outside the settlement tiers in the Green Belt and countryside. This suggests that the policy is being implemented effectively.
- 7.8 Further details about permissions on PDL and greenfield land are set out in **Policy Policy LP3: Sustainable development** principles and **Policy Policy LP34: Development in the Green Belt**

Policy LP3: Sustainable development principles

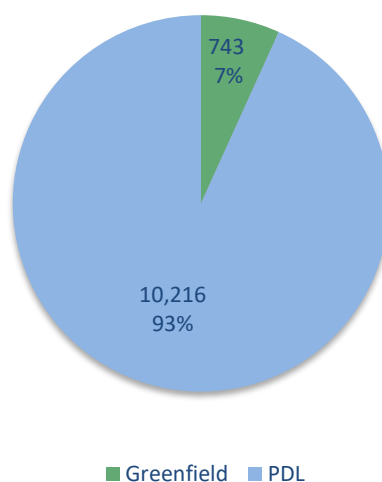
Indicator: cumulative assessment of indicators relating to relevant detailed policies

Indicator performance/ target	RAG score	RAG progress
Overall, a positive trend in meeting targets relating to relevant detailed policies.	★	➡

The target for this indicator has been achieved and has been given a green 'RAG' score as explained below. This is the same score as the previous year, however the amount of non-residential floorspace permitted on Greenfield land is lower.

- 7.9 This indicator relates to BFLP Policy **LP3 Sustainable development principles**. For the purposes of this indicator, only criterion 2 of Policy LP3 has been assessed. To ensure that principles of sustainable development are achieved across the Borough, Policy LP3 encourages development to make efficient use of land, in particular effective use of previously developed land (PDL).
- 7.10 PDL is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land, and any associated fixed surface infrastructure. Greenfield land does not meet the definition of PDL. It is usually land which is currently undeveloped, but for the purposes of this indicator it also includes agricultural buildings.
- 7.11 This indicator relates to non-residential permissions only (100m² net or greater). These are listed in **Appendix 1: List of non-residential permissions**.
- 7.12 Combining the key requirements of Policy LP2 (sustainability) and LP3 criteria 2 (efficient use of land), it is expected that the majority of floorspace for economic uses will be on PDL within Tier 1.

Figure 11: Percentage of major non-residential floorspace (net) permitted on PDL and Greenfield land 2024/25



- 7.13 **Figure 11:** shows that in the monitoring year 93% (10,216m²) of major non-residential floorspace was permitted on PDL and 7% (743m²) was on greenfield land. The greenfield permission relates to a site allocated by Policy SA3 in the Site Allocations Local Plan (2013) and is for a neighbourhood centre (retail Use Class Ea) on Land at Priory Fields, Newell Green, Warfield (22/00150/OUT).
- 7.14 The distribution of both major and minor new permissions (100m² net or greater) for BIDS uses was marginally better than major non-residential floorspace with 100% (-65m²) of floorspace on PDL. Although no new permissions for BIDS uses were on greenfield land, there was an overall loss of BIDS floorspace on PDL which is largely due to prior approvals from office to residential. However, this does illustrate that Policy LP3 is effective in directing non-residential and BIDS development away from greenfield sites.
- 7.15 Outstanding (not started or under construction) BIDS permissions (100m² net or greater) at 31 March 2025 show a similar distribution with 94% (29,264m²) on PDL and 6% (1,839m²) on greenfield land.
- 7.16 A green RAG rating is shown for this indicator. The 2024/25 monitoring data follows last year's trend. It is considered that the policy is working effectively.

Policy LP8: Peel Centre and The Point, LP9 Eastern Gateway, LP10 Southern Gateway allocation sites

Indicator: amount of employment and other economic floorspace (net) by use class completed each year

Indicator performance/ target	RAG score	RAG progress
To meet policy target		

Progress has been made in achieving this target so it has been given a green ‘RAG’ score. This is the same score as given during the previous monitoring year.

- 7.17 This indicator relates to Policies **LP8 The Peel Centre and The Point, Skimped Hill Lane Bracknell (BRA8), LP9 Eastern Gateway Development Area (Town Square) Bracknell (BRA7)** and, **LP10 Southern Gateway Development Area Bracknell (BRA14, BRA15 and BRA17)** in the BFLP. They are all sites allocated for mixed-use development including non-residential floorspace.
- 7.18 Whilst permission has not yet been granted for the development of any of these sites, completions are not projected for the Eastern Gateway (LP9) and Southern Gateway sites (LP10) until 2030/31 and for the Peel Centre and The Point (LP8), 2031/32.
- 7.19 Progress has been made with the adoption of the Bracknell Town Centre Masterplans Supplementary Planning Document (SPD)¹⁰ in October 2024, which will help guide development proposals as they come forward. Furthermore, part of the site at The Peel centre and The Point is now vacant.
- 7.20 The following changes in economic floorspace are planned:
- Eastern Gateway – loss of library, gain of retail and office
 - Southern Gateway – gain of retail and office
 - Peel Centre & The Point – net loss of retail (some to be re-provided on site), loss of leisure but a gain in office and commercial floorspace.

¹⁰ Bracknell Town Centre Masterplans SPD: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents/bracknell-town-centre-masterplans-supplementary-planning-document>

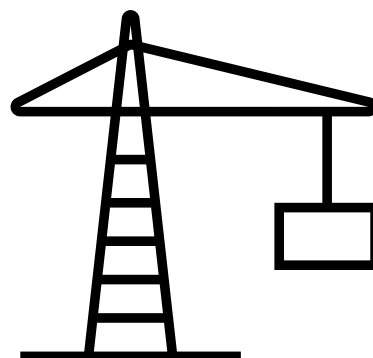
Policy LP18: Definition and protection of designated Employment Areas

Indicator: amount of BIDS floorspace (net m²) in Employment Areas lost to non-BIDS uses each year

Indicator performance/ target	RAG score	RAG progress
None (no floorspace lost to non-BIDS uses)	★	➡

The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below. This is the same score as given for the previous monitoring year.

- 7.21 This indicator relates to BFLP Policy **LP18 ‘Definition and protection of designated Employment Areas’**. This policy designates the Borough’s Employment Areas and sets out criteria to protect their integrity. The indicator records net changes in floorspace of at least 100m² per permission.
- 7.22 No BIDS floorspace was lost to non-BIDS uses in the designated Employment Areas during the monitoring year. This is a continuation of the green RAG rating achieved in the last monitoring year, indicating that the policy is working effectively.
- 7.23 The following floorspace was completed in the designated Employment Areas:
- The redevelopment of the John Guest warehouse on the Western Employment Area for B8 storage use of 9,446m² (permission 22/00908/FUL). The demolition of 6,512m² B8 was counted in the last monitoring year under permission 22/00678/DEM. Overall the redevelopment has increased BIDS floorspace on the site by 2,934m².



Policy LP18: Definition and protection of designated Employment Areas

Indicator: percentage of total BIDS floorspace (net m²) completed in defined Employment Areas each year

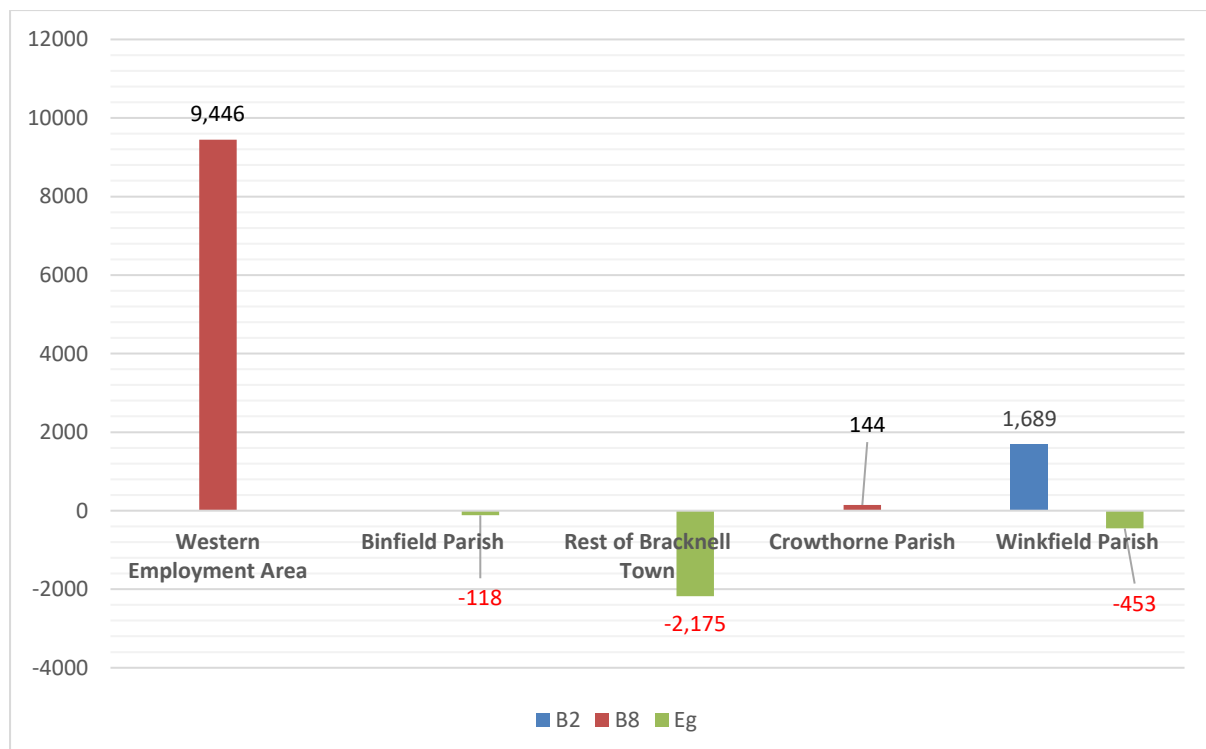
Indicator performance/ target	RAG score	RAG progress
At least 80% of total completed BIDS floorspace to be in defined Employment Areas	●	↗

As the target for this indicator has not been achieved, it has been given an amber 'RAG' score. However, the score is an improvement on the previous monitoring year, as explained below.

7.24 This indicator relates to BFLP Policy **LP18 'Definition and protection of designated Employment Areas'**. This policy designates the Borough's Employment Areas and sets out criteria to protect their integrity. This indicator records net changes in floorspace of at least 100m² per permission.

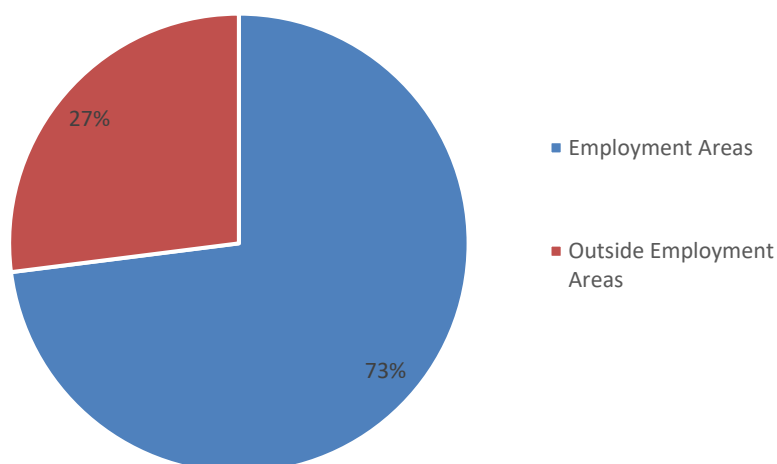
7.25 Overall, the Borough has seen a total net gain of 8,533m² of BIDS floorspace from completions in the monitoring year. The location of these completions is shown in **Figure 12**.

Figure 12: Completions of BIDS floorspace by location 2024/25 (m²)



7.26 73% (9,446m²) of the completions are in designated Employment Areas and 27% (-913m²) are outside the designated Employment Areas as shown in **Figure 13**.

Figure 13: Completions of BIDS floorspace inside and outside designated Employment Areas (%)



- 7.27 The 73% of BIDS completions in designated Employment Areas are accounted for by one permission in the Western Employment Area for 9,446m² at John Guest warehouse (the demolition was counted in the previous monitoring year).
- 7.28 Although the target of 80% has not been met, the situation has improved compared with the previous monitoring year when 58% of completions were outside Employment Areas. This upward trend suggests that the policy is effective.
- 7.29 The completions outside designated Employment Areas set out in **Figure 12** are discussed in the indicator for Policy **LP19 'Employment development outside designated Employment Areas in defined settlements'**.

Policy LP19: employment development outside designated Employment Areas in defined settlements

Indicator: percentage total BIDS floorspace (net m²) completed outside of Employment Areas each year

Indicator performance/ target	RAG score	RAG progress
No more than 20% of total completed BIDS floorspace		

As the target for this indicator has not been achieved, it has been given an amber 'RAG' score. This is an improvement on the previous monitoring year.

7.30 This indicator relates to BFLP Policy **LP19 'Employment development outside designated Employment Areas in defined settlements'**. This policy aims to support and enable economic development outside designated Employment Areas but in defined settlements where the criteria are met. It directs large developments to suitable locations by requiring an Employment Impact Statement. This indicator records net changes in floorspace of at least 100m² per permission.

7.31 This indicator monitors the amount of development occurring outside designated Employment Areas, but within defined settlements.

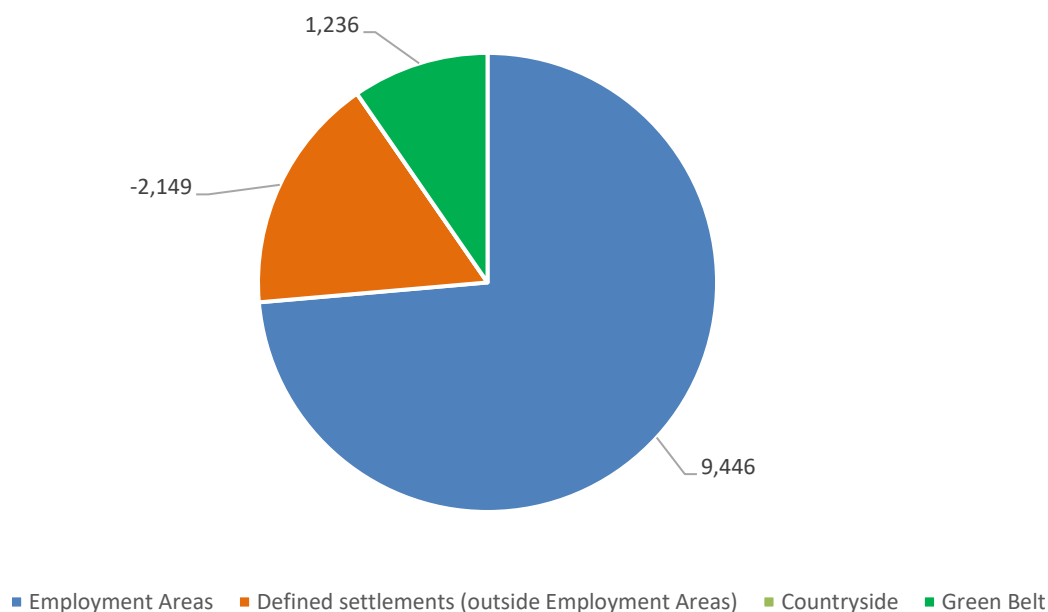
7.32 As has been stated under the indicator for **Policy LP18: Definition and protection of designated Employment Areas** a total of 27% (-913m²) of completed BIDS floorspace in the monitoring year occurred outside the designated Employment Areas. This is accounted for by the following permissions:

- the redevelopment of the Commercial Centre, Old Bracknell Lane West, Bracknell for -2,175m² Egiii (21/00853/3)
- the loss of -118m² of first floor office (Egi) at Lexham House, Forest Road, Binfield to residential (22/00602/PAC)
- a certificate of lawful development for use of a building for 144m² B8/Egi at 4A Dukes Ride, Crowthorne (24/00420/LDC)
- a change of use from forestry to industrial/ storage at the Depot, Blanes Lane, Swinley Road, Ascot resulting in a gain of 1,689m² B2/B8 (22/00277/FUL), and
- loss of a commercial building -453m² (Egiii) at Unit 2, Blanes Lane, Winkfield N.B. this site is being redeveloped for storage with the new building under construction. The loss has been counted this year (22/00508/FUL).

7.33 These BIDS completions outside Employment Areas account for 27% of the total completed floorspace against the target of 20%. Therefore, the target has not been achieved. However, the completions listed above were mainly conversions of existing buildings or redevelopment of a site already in BIDS use. Only one site saw the loss of BIDS to residential. All these developments were consistent with national policy.

7.34 Of the -913m² net BIDS floorspace completed outside Employment Areas 1,236m² of this was completed in the Green Belt as shown in **Figure 14**Error! Reference source not found..

Figure 14: Location of completed BIDS floorspace (m²) outside designated Employment Areas



7.35 Completions outside defined settlements account for 10% and comprise:

- a change of use from forestry to industrial/ storage at the Depot, Blanes Lane, Swinley Road, Ascot 1,689m² B2/B8 (22/00277/FUL), and
- loss of a commercial building -453m² (Egiii) at Unit 2, Blanes Lane, Winkfield N.B. this site is being redeveloped for storage and the new building is under construction. The loss has been counted this year (22/00508/FUL).

7.36 Continued monitoring of Policy LP19 will establish its long-term effectiveness in directing large scale employment development to appropriate locations such as the designated Employment Areas.

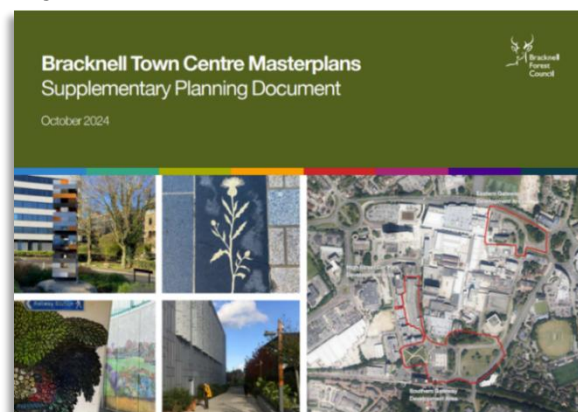
Policy LP20: sites allocated for employment development/mixed use

Indicator: amount of employment floorspace (net) completed by site

Indicator performance/ target	RAG score	RAG progress
To meet policy targets	★	➡

Progress has been made in achieving the target for this indicator so it has been given a green ‘RAG’ score. This replicates the position achieved at the end of the previous monitoring year.

- 7.37 This indicator relates to BFLP Policy **LP20 ‘Sites allocated for employment development/mixed use’**. This policy allocates three sites that are key to promoting the strategy of developing sustainable opportunities for employment and economic development in and around Bracknell Town Centre. The allocations include provision for office development.
- 7.38 Permission has yet to be granted for development on the specified allocated sites. However, completions are not projected for the Eastern Gateway (LP9) and Southern Gateway sites (LP10) until 2030/31 and for The Peel Centre and The Point (LP8), until 2031/32. Mixed-use sites of this size take time to come forward.
- 7.39 Whilst permission has not yet been granted for the development of any of these sites, the Bracknell Town Centre Masterplans Supplementary Planning Document (SPD)¹¹ was adopted in October 2024. This includes the Eastern and Southern Gateway allocations. This SPD is now a material consideration in the determination of planning applications on these sites. As far as The Peel Centre and The Point are concerned, part of the site is now vacant (The Point). A green RAG rating has been given, indicating that the policy is working effectively.
- 7.40 Further information on the other floorspace allocated to these sites can be found in the analysis for indicator **‘Policy LP8: Peel Centre and The Point, LP9 Eastern Gateway, LP10 Southern Gateway allocation sites**.



¹¹ <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents/bracknell-town-centre-masterplans-supplementary-planning-document>

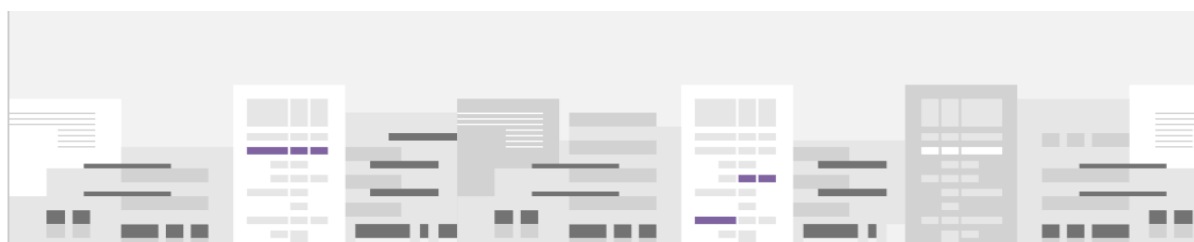
Policy LP21: Hierarchy and extent of centres

Indicator: amount of retail floorspace (net) approved not in accordance with the centre hierarchy

Indicator performance/ target	RAG score	RAG progress
None (no floorspace approved contrary to the centre hierarchy)	★	➡

The target for this indicator has been met and has been given a green ‘RAG’ score. This replicates the position at the end of the previous monitoring year, as explained below.

- 7.41 This indicator relates to BFLP Policy **LP21 ‘Hierarchy and extent of centres’**. This policy establishes the hierarchy of designated centres, which in turn sets out their function. Bracknell Town Centre is a primary town centre, Sandhurst and Crowthorne are district centres, and the remainder are local centres.
- 7.42 For the purposes of this indicator, retail floorspace falls within Use Class E(a) and covers new permissions in the monitoring year. This policy is not concerned with whether the floorspace is in primary shopping areas, just that it is in accordance with the hierarchy.
- 7.43 A total of 743m² new retail floorspace was approved outside designated centres in 2024/25. This was on the land at Priory Field in Warfield and is part of the wider allocation in SALP Policy SA9 ‘Land at Warfield’ (permission 22/00150/OUT). The BFLP identifies Priory Field as one of the planned new local centres in para. 7.42, and so the approval of retail floorspace in this location is not contrary to policy. This continues the green RAG rating achieved during the last monitoring year, indicating that the policy is working effectively.
- 7.44 There was one other permission approved within a designated centre:
- 20 Princess Square, Bracknell (24/00340/FUL) for -617m². This was for the change of use from retail to SG for a family arcade. This was completed in the monitoring year.
- 7.45 There is also a historical extant permission for retail floorspace that isn’t in a designated centre. This permission pre-dates the adoption of the current retail hierarchy, so does not reflect the effectiveness of Policy LP21:
- A garden centre on London Road, Binfield (approved 1994). Technically implemented but not built.



Policy LP22: Development in Bracknell Town Centre

Indicator: amount of economic main town centre floorspace(m²) in Bracknell Town Centre each year

Indicator performance/ target	RAG score	RAG progress
Sufficient to maintain low vacancy levels		

The target for this indicator has been met and has been given a green ‘RAG’ score, as explained below. This reflects the position at the end of the previous monitoring year.

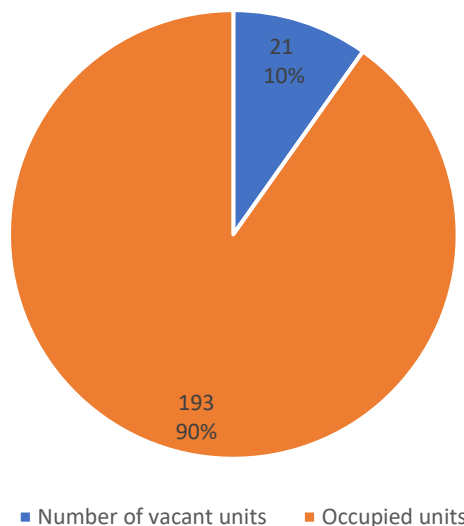
- 7.46 This indicator relates to Policy **LP22 ‘Development in Bracknell Town Centre’** of the BFLP. This policy seeks to ensure that Bracknell Town Centre acts as the primary town centre for the Borough and focus for new development to support the continued regeneration of the Town Centre.
- 7.47 During the monitoring year, -588m² of new floorspace was completed in Bracknell Town Centre. This comprised:
- the change of use of 20 Princess Square (Ea) to a family arcade (SG) (24/00340/FUL). This resulted in no net change in floorspace,
 - a loss of -588m² at 26 High Street (21/01056/FUL), from the change of use of retail space (Ea) to residential (C3), and
 - the change of use of a place of worship (F1f) to a mixed-use place of worship, cultural centre and priest accommodation at Whynscar House (SG) (23/00804/FUL). This resulted in no net change in floorspace and is still considered to comprise a main town centre use.
- 7.48 Overall, there was a loss of main town centre use floorspace in the designated centre due to a loss of retail floorspace to residential. However, housing is a use that is acceptable in town centres, provided it does not interrupt the retail frontage. This development involved retail storage floorspace and has not impacted upon the retail frontage.
- 7.49 The indicator for Policy LP23: development of main town centre uses outside designated centres shows that more ‘main town centre use’ floorspace was completed outside designated centres than within them. The completion of a new local centre at Bucklers Park involved a gain of 582m² Class Ea floorspace within Crowthorne (but outside a designated centre). However, this was a policy compliant development as explained in **paragraph 7.43**. There was also the loss of a public house (-233m²) at Jealott’s Hill in Warfield, which was converted to residential (21/00925/FUL).
- 7.50 The policy target is for sufficient floorspace to be completed in Bracknell Town Centre to maintain low vacancy levels. This is seeking to ensure that through the planning process new developments help make Bracknell Town Centre a prime location for new retail development and create an attractive local environment.



Photo of the Lexicon (Bracknell Town Centre)

7.51 **Figure 15** shows that the vacancy rate for Bracknell Town Centre was just under 10% (21 vacant units) in 2025. Whilst this is slightly above the average for the Borough as a whole (7%), the vacancy rate reflects a modest amount of operator churn¹² and overall, the town centre is considered healthy. The number of retail units counted in the 2025 survey decreased to 214 (from 218 in 2024) mainly due to the closure of High Street Car Park, which resulted in the loss of several units. These units were located outside the Primary Shopping Area.

Figure 15: Vacancy rate for Bracknell Town Centre (2025)



7.52 Other factors, apart from new development, that affect retail vacancy include:

- Retail churn (length of vacancy)
- Changing retail requirements (store sizes)
- Changing retail locations
- Branch failures

¹² Retail Advice Note 2022 (para. 5.1.5) concluded a previously higher vacancy rate in 2021/22 reflected modest operator churn. <https://consult.bracknell-forest.gov.uk/file/6027249>

- Profitability
- Financial environment (consumer spend)
- Retail business environment (start-ups/ failures).

7.53 Overall, the 2024/25 monitoring year has seen a continuation of a green RAG rating achieved in the last monitoring year, indicating that the policy is working effectively.

Policy LP23: development of main town centre uses outside designated centres

Indicator: amount of floorspace (net) for main town centre uses (except offices) completed outside primary shopping areas and designated centres

Indicator performance/ target	RAG score	RAG progress
None (no floorspace for main town centre uses completed outside designated centres (except offices which can also be located in Employment Areas))		

The target for this indicator has not been achieved and has been given an amber 'RAG' score. This is an improvement on the position at the end of the previous monitoring year, as explained below.

- 7.54 This indicator relates to BFLP Policy **LP23 'Development of main town centre uses outside designated centres'** which seeks to promote the vitality and viability of centres by directing main town centre uses to designated centres. It does this by requiring a sequential test. This requires applicants to demonstrate there are no more centrally located sites in designated centres that could accommodate the proposal.
- 7.55 Over the monitoring year, 349m² of net floorspace in main town centre uses has been completed outside primary shopping areas and designated centres (this does not include offices). The majority of this floorspace (582m²) was within the new neighbourhood centre at the Bucklers Park development in Crowthorne (22/00060/REM). A new neighbourhood centre was a policy requirement of SALP Policy SA5 'Land at Transport Research Laboratory, Crowthorne' and is listed in BFLP paragraph 7.42.
- 7.56 There was also the loss of a public house to residential (-233m²) at Jealott's Hill, Warfield (21/00925/FUL) which was allowed on appeal. Combined, these completions mean the target of no new main town centre floorspace being located outside designated centres has not been met. However, due to the reasons given, the indicator has been given an amber rating. Less floorspace was completed outside designated centres than during the previous monitoring year, so the position has improved.
- 7.57 Policy LP23 criteria 5 states that offices should be located in Bracknell Town Centre, district and local centres or in the designated Employment Areas prior to other areas of the Borough.
- 7.58 There was a net loss of -118m² office at Lexham House, Binfield (22/00602/PAC) completed inside the Binfield designated centre. This was for the change of use to residential on the first floor. There was no loss of office floorspace outside designated centres and Employment Areas during the monitoring period.

Policy LP23: Development of main town centre uses outside designated centres

Indicator: number of permissions granted for retail and leisure proposals where impact assessment has shown significant adverse impact

Indicator performance/ target	RAG score	RAG progress
None (no floorspace granted where a significant adverse impact was shown)	★	➡

The target for this indicator has been achieved and it has been given a green ‘RAG’ score. This is the same as at the end of the previous monitoring year, as explained below.

- 7.60 This indicator relates to Policy **LP23 ‘Development of main town centre uses outside designated centres’** of the BFLP. Policy LP23 establishes a local threshold which requires applicants to submit an impact assessment for retail or leisure proposals outside designated centres.
- 7.61 No permissions were granted during the monitoring year for retail and leisure proposals where an impact assessment showed a significant adverse impact. This continues the green RAG rating for the previous monitoring year, indicating that the policy is working effectively.
- 7.62 There were no applications that provided an impact assessment for retail or leisure proposals during the 2024/25 monitoring period. There was one application identified as needing to supply an impact assessment, but this application was subsequently withdrawn. In future, it is likely that more applications will need to supply an impact assessment to comply with the locally set thresholds of 1,000m² outside Bracknell Town Centre and 500m² outside other designated centres.



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
None (no major non-residential applications granted contrary to policy)		

The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below. The score for is the same as the previous year. However, the amount of non-residential floorspace permitted in the Green Belt is lower.

- 7.63 This indicator relates to BFLP Policy **LP34 ‘Development in the Green Belt’**. This policy sets out that proposals for development in the Green Belt should be determined in accordance with national policy in the NPPF. It also designates five Green Belt village areas where limited infilling is permitted.
- 7.64 This indicator relates to major permissions for non-residential uses only (see **Appendix 1: List of non-residential permissions**). The indicator for major residential permissions is in the Housing AMR and other permissions are referred to in the Environment AMR.
- 7.65 It should be noted that the site referred to below is for a permission which has been determined in line with Policy LP34, which requires applications to be determined in accordance with relevant national Green Belt policy (currently the NPPF). The NPPF was updated in December 2024, after the permission below was decided. The revised NPPF introduced policy on grey belt land within the Green Belt. For the purpose of plan-making and decision-making, this classification includes land within the Green Belt comprising previously developed land and/or any other land which does not strongly contribute to any of purposes (a), (b), or (d) of the Green Belt¹³. Any applications or appeals which are granted that involve the new issue of grey belt policy will be reported in future AMRs.
- 7.66 One major permission for non-residential use in the Green Belt was granted during the monitoring year as shown in **Table 4**.

Table 4: Major permissions for non-residential uses in the Green Belt

Parish	Site	Application ref. (decision date)	Site size (ha)	Floorspace (net)	PDL/GF
Winkfield	Great Oaks Farm Crouch Lane	23/00517/FUL (August 2024)	7.98	464m ² of SG use	PDL

- 7.67 The permission is for the demolition and replacement of equestrian buildings in the form of an American barn. The American barn was considered to impact on the openness of

¹³ NPPF (December 2024) page 42:

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

the Green Belt and therefore is inappropriate development. However, other considerations, including that the existing buildings were no longer fit for purpose, clearly outweighed the identified harm and as such very special circumstances justified the approval. Therefore, it was considered that there was no conflict with Policy LP34.

- 7.68 Overall, the 2024/25 monitoring year has seen a continuation of the green RAG rating given at the end of the last monitoring year. However, there has been a reduction in both floorspace and the number of non-residential Green Belt permissions. This indicates that the policy is working effectively.

Policy LP35: Development in the countryside

Indicator: number of permissions granted outside the defined settlement each year which are not in accordance with Policy LP35

Indicator performance/ target	RAG score	RAG progress
None (no major non-residential applications granted contrary to policy).		

The target for this indicator has been achieved and it has been given a green ‘RAG’ score, as explained below. The score is the same as the previous year. However, the number of permissions has reduced.

- 7.69 This indicator relates to BFLP Policy **LP35 ‘Development in the countryside’**. This policy sets out the criteria considered for employment development in the countryside (outside defined settlements and the Green Belt) in criterion 1.
- 7.70 This indicator monitors major permissions for non-residential uses only (see **Appendix 1: List of non-residential permissions**). Major residential permissions are in the Housing AMR and other permissions are in the Environment AMR.
- 7.71 There were no major permissions for non-residential uses in the countryside granted during the monitoring year. This is a reduction on the previous monitoring year when 5 permissions were granted. This indicates the policy is working effectively.

Policy LP42: Smaller businesses (completions)

Indicator: number and amount of floorspace comprising units of 500m² or less GEA completed each year

Indicator performance/target	RAG score	RAG progress
To meet local needs		

The target for this indicator has been achieved and has been given a green ‘RAG’ score. This is similar to the previous monitoring year, as explained below.

- 7.72 This indicator relates to BFLP Policy **LP42 ‘Smaller businesses’** which supports and protects smaller business units (500m² or less GEA).
- 7.73 Extensions and net changes in floorspace of less than 100m² are not counted. For the purposes of this indicator, only BIDS or flexible commercial floorspace is considered. Losses of smaller business units are counted under the second indicator for Policy LP42.
- 7.74 The target has been achieved as completions resulted in gains of 144m² BIDS floorspace. This involved one unit:
- 4A Dukes Ride, Crowthorne (24/00420/LDC) for 144m² storage and ancillary offices.
- 7.75 This is lower than the previous monitoring year which saw a gain of 1,015m².
- 7.76 The Employment Land Needs Study (ELNS)¹⁴ highlighted the importance of smaller business units in the Borough. Following a change in the Use Classes Order in 2020, permission is increasingly being sought for flexible E class commercial uses. There may therefore be a need to monitor non-BIDS uses in the future.
- 7.77 Further detail in relation to this indicator is set out in **Policy LP42: Smaller businesses number and net amount of smaller business floorspace lost each year’**.

¹⁴ The ELNS can be found on the Council's website: <https://consult.bracknell-forest.gov.uk/file/5643472>

Policy LP42: Smaller businesses (losses)

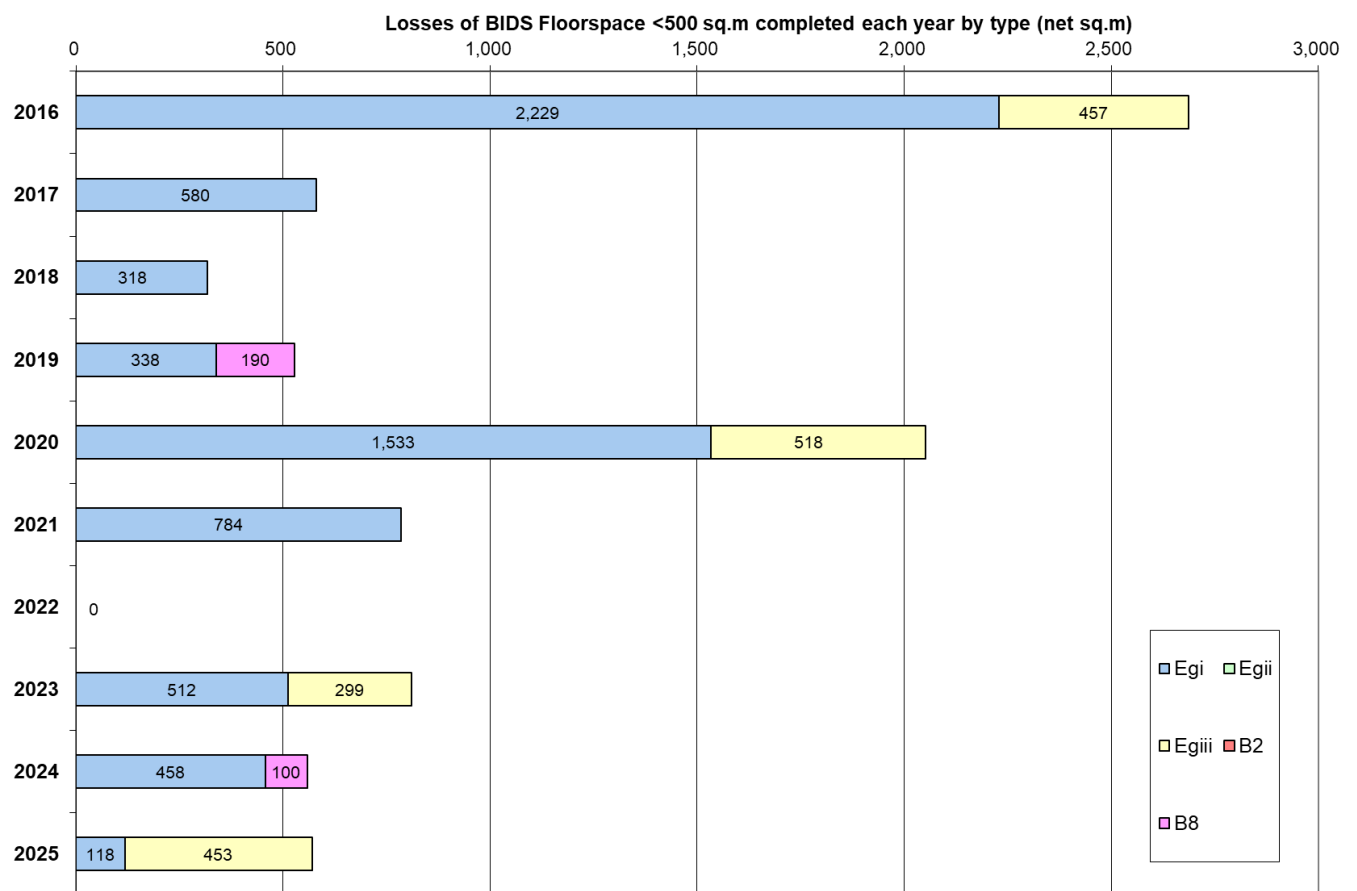
Indicator: number and net amount of smaller business floorspace lost each year

Indicator performance/ target	RAG score	RAG progress
No smaller business floorspace lost.		

The target for this indicator is slightly below target and has been given amber ‘RAG’ score. This is similar to the last monitoring year, as explained below.

- 7.78 This indicator relates to Policy **LP42 ‘Smaller businesses’** of the BFLP which supports and protects smaller business units (500m² or less GEA).
- 7.79 This indicator records net changes in completed BIDS floorspace of at least 100m² per application.
- 7.80 During the monitoring year, completions resulted in the loss of -571m² floorspace of smaller business units (500m² or less GEA) in BIDS uses. This comprised two units:
- Loss of first floor offices -118m² at Lexham House, Binfield (21/00805/FUL) to residential use.
 - Loss of a light industrial unit -453m² at Blanes Lane, Swinley Road, Winkfield (22/00508/FUL) being redeveloped for B8 storage. Whilst this is not the loss of BIDS floorspace, it is the loss of a small business unit being replaced with a larger unit of 540m² which is under construction.
- 7.81 Over the last 10 years (2016 - 2025), an average of -889m² of BIDS floorspace, in use as smaller business units (500m² or less GEA) has been lost each year (see **Figure 16**). Whilst losses have occurred during the monitoring year, they are lower than the average figure. They also follow the general trend in the decline of the office (Egi) market, and losses were similar to the previous monitoring year.

Figure 16: Amount of small BIDS units floorspace (m²) lost each year



Policy LP43: Development proposals in centres

Indicator: percentage of non-E class units in primary shopping areas each year (by centre)

Indicator performance/ target	RAG score	RAG progress
No more than 20% (non-Class E units in primary shopping areas)		

The target for this indicator has not quite been met and has been given an amber ‘RAG’ score, as explained below. This is similar to the previous monitoring year.

- 7.82 This indicator relates to BFLP Policy **LP43 ‘Development proposals in centres’** and specifically units in the Borough’s designated primary shopping areas. The Borough’s designated centres and primary shopping areas are set out in Policy LP21 ‘Hierarchy and extent of centres’ and Appendix 3 of the BFLP.
- 7.83 A survey of each designated centre is undertaken annually by Council Officers. These record the occupier of the unit, the use, its planning use class¹⁵, and whether or not there are any vacant units. The survey also records whether the unit is in the primary shopping area.
- 7.84 The surveys undertaken in September/October 2025 found that 13 of the Borough’s 24 designated centres had exceeded the 20% non-Class E target (see **Table 5**). Some of these centres had at least half of their offering from non-Class E uses. These include Birch Hill, Forest Park and Priestwood Square. These centres are relatively small (with the largest being 8 units), so a change to a non-Class E use of one unit can have a large impact on percentages.
- 7.85 Takeaway uses are now classified as Sui Generis (non-Class E) following a change in the Use Classes Order in 2020. Previously takeaways were classified as a retail use, so any applications were determined on that basis. Takeaways are commonly found in local centres where they can be easily accessed. Too many in any one location can be a problem and if near schools, can exacerbate health inequalities.
- 7.86 Both Bracknell Town Centre (10%) and Crowthorne district centre (8%) are policy compliant. Sandhurst district centre has more than 20% non-Class E uses (29%). The non-Class E uses in Sandhurst district centre are a mix of takeaways, a tattoo parlour and a betting shop.
- 7.87 The changes to the Use Class Order mean the Council now has more control over uses such as takeaways and betting shops than previously. However, Class E is a wider use class than the former retail use class, so some centres may see lots of service uses (hairdressers, cafes etc.) and less traditional retail. This is because businesses do not need to apply for planning permission to change between uses in Class E.

¹⁵ Planning Use Classes Order: <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

Table 5: Use classes in the primary shopping area of each designated centre

Name of Centre	E	SG	F1	F2	Vacant	Total units in PSA	% Non-Class E
Bagshot Road	3	0	0	0	0	3	0%
Binfield	10	0	0	0	3	13	23%
Birch Hill	3	3	0	0	0	0	50%
Bracknell Town Centre	95	7	0	0	3	105	10%
Bullbrook	6	1	0	0	0	7	14%
College Town	15	5	0	0	3	23	35%
Crown Wood	4	0	0	0	0	4	0%
Crowthorne District Centre	37	0	0	0	3	40	8%
Crowthorne (Station Parade)	19	2	0	0	0	21	10%
Easthampstead	7	2	0	0	3	12	42%
Forest Park	1	3	0	0	0	4	75%
Great Hollands	10	3	1	0	0	14	29%
Hanworth	1	0	0	0	0	1	0%
Harmans Water	6	4	0	0	1	11	45%
Martins Heron	3	0	0	0	0	3	0%
North Ascot (Fernbank Road)	4	1	0	0	1	6	33%
North Ascot (Warren Row)	4	1	0	0	1	6	33%
Priestwood	4	4	0	0	0	8	50%
Sandhurst District Centre	22	8	0	0	1	31	29%
Sandhurst (East of Swan Lane)	5	1	0	0	0	6	17%
Sandhurst (Old Mill)	7	2	0	0	0	9	22%
Whitegrove	4	0	0	0	1	5	20%
Wildridings	7	3	0	0	1	11	36%
Yeovil Road (Owlsmoor)	6	0	0	0	0	6	0%
TOTALS	283	50	1	0	21	355	20%

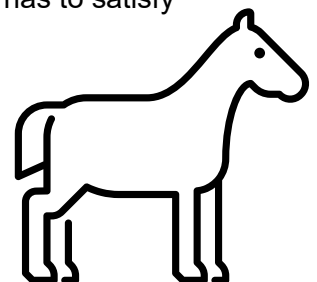
Policy LP49: Equestrian uses

Indicator: number of permissions granted contrary to policy requirements

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

The target for this indicator has been achieved and has been given a green ‘RAG’ score, as explained below. This is similar to the previous monitoring year.

- 7.88 This indicator relates to BFLP Policy **LP49 ‘Equestrian uses’** which seeks to ensure proposals for equestrian facilities meet several criteria. The need for planning permission arises when land is used to keep horses for recreational or commercial purposes and not purely for grazing and other agricultural purposes.
- 7.89 During the monitoring period there were no permissions (net floorspace of 100m² or more) for equestrian uses granted contrary to policy requirements. A green RAG rating has been given indicating that the policy is working effectively.
- 7.90 The following permissions for equestrian uses were granted during the monitoring year:
- Great Oaks Farm, Crouch Lane, Winkfield (23/00517/FUL): demolition of existing 28 stables, barn and riding arena and erection of replacement American Barn containing stables and equestrian facilities. No conflict with Policy LP49.
 - Sandals Bewes Stud, Prince Albert Drive, Ascot (24/00021/FUL): Section 73 permission to vary approved plans of planning permission 23/00334/FUL for the erection of replacement dwelling following the demolition of existing dwelling, stables, barn and manège. Policy LP49 not cited, as a Section 73 permission only relates to conditions and not to the operative part of the permission.
 - Primrose Fields, Ryehurst Lane, Binfield (24/00602/LDC): Certificate of lawfulness for erection of stable buildings and hardstanding; creation of a manège. Since this is a Lawful Development Certification, it only has to satisfy appropriate legal tests and is not assessed against Policy LP49.
 - Emsworth, Drift Road, Winkfield (25/00047/LDC): Certificate of lawfulness for continued use of American Barn for stabling horses and two shipping containers used as tack rooms. Since this is a Lawful Development Certification, it only has to satisfy appropriate legal tests and is not assessed against Policy LP49.
 - Primrose Fields, Ryehurst Lane, Binfield (24/00602/LDC): Certificate of lawfulness for erection of stable buildings and hardstanding; creation of a manège. Since this is a Lawful Development Certification, it only has to satisfy appropriate legal tests and is not assessed against Policy LP49.



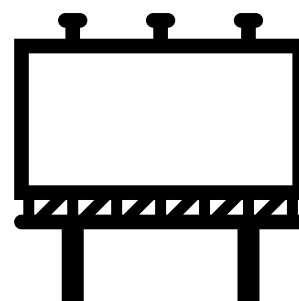
Policy LP52: Advertisements and shop fronts

Indicator: number of permissions granted contrary to technical advice

Indicator performance/ target	RAG score	RAG progress
None (no permissions granted contrary to advice)		

The target for this indicator has been achieved and has been given a green ‘RAG’ score. This is similar to the previous monitoring year.

- 7.91 This indicator relates to BFLP Policy **LP52 ‘Advertisements and shop fronts’** which seeks to ensure a high quality of design for advertisements and shop fronts. This policy is concerned with all advertisements, not just those for retail premises. It builds on the changes to shop fronts and advertisements allowed by the General Permitted Development Order.
- 7.92 During the monitoring period, 17 permissions were granted for advertisement consent. One permission at Maize Lane, Warfield (24/00199/A) was recommended for part approval and part refusal. Part refusal was due to 5 of the 9 flagpoles being considered an over proliferation of advertisements.
- 7.93 As none of the 17 permissions, were granted contrary to technical advice a green RAG score has been awarded. The performance of this indicator has remained similar to previous monitoring year (2024/25).



Appendix 1: List of non-residential permissions 2024/25¹⁶

8.1 The following table list the permissions for non-residential uses that have been granted during the 2024/25 monitoring period. This only includes permissions involving a net floorspace of 100m² or more. Please note that the description of development sometimes refers to planning permissions that are not listed. Full details of these are available in the [Planning Commitments for Economic Uses at March 2025](#).

Location	Site address	Permission ref Date permitted Site area (ha)	Use class	Net Change Floorspace M ²	Description	PDL or Greenfield (GF)	Settlement Tier	Major
Bracknell Town Centre	20 Princess Square Bracknell	24/00340/FUL Pmtd Aug 2024 Site area 0.15	Ea	-617	Change of use from Class E (Commercial) to Sui Generis Amusement Centre.	PDL	Tier 1	No
Bracknell Town Centre	20 Princess Square	24/00340/FUL Pmtd Aug 2024 Site area 0.15	SG	617	Change of use from Class E (Commercial) to Sui Generis Amusement Centre.	PDL	Tier 1	No
Bracknell Town Centre	Land Adjacent to Skimped Hill Health Centre High Street	24/00249/FUL Pmtd Sep 2024 Site area 0.39	Ee	2,323	New health centre with associated external works, cycle parking, landscaping and associated works.	PDL	Tier 1	Yes
Bracknell Town Centre	Whynscar House Grenville Place	23/00804/FUL Pmtd Mar 2025 Site area 0.05	F1f	-309	Change of use from Class F1(f) to Sui Generis to include a Class F1(f) place of worship, cultural centre and Priest's accommodation at Whynscar House.	PDL	Tier 1	No
Bracknell Town Centre	Whynscar House Grenville Place	23/00804/FUL Pmtd Mar 2025 Site area 0.05	SG	309	Change of use from Class F1(f) to Sui Generis to include a Class F1(f) place of worship, cultural centre and Priest's accommodation at Whynscar House.	PDL	Tier 1	No

¹⁶ Includes some permissions granted in previous years where they have been missed from [Planning Commitments for Economic Uses at March 2025](#) in error.

Location	Site address	Permission ref Date permitted Site area (ha)	Use class	Net Change Floorspace M ²	Description	PDL or Greenfield (GF)	Settlement Tier	Major
Western Employment Area	RSA House Western Road Bracknell	24/00792/PAE Pmtd Feb 2025 Site area 0.59	Egi	-3,829	Prior approval for change of use from offices (Use Class E) to residential (Use Class C3) to create 51 self-contained flats. Alternative to 22/00879/FUL. Floorspace counted here.	PDL	Tier 1	Yes
Western Employment Area	Land At Arlington Square (Plot 4) Arlington Square	20/00102/NMA Pmtd Feb 2020 Site area 2.20	Egi	8,142	Non material amendment to reserved matters approval 03/01227/REM, for the erection of 2no. B1 (office) buildings with associated car parking, comprising changes to site layout, building floor plans and external appearance of Plot 4. Alternative to 03/01227/REM. Balance counted here.	PDL	Tier 1	Yes
Rest of Bracknell Town	Bracknell Beeches Old Bracknell Lane	23/00438/FUL Pmtd Jul 2023 Site Area 1.75	Ea/F	294	Section 73 Application to amend Conditions 2, 4, 9, 10 and 11 of Planning Permission 21/00701/FUL (Erection of 7 new buildings comprising residential dwellings, flexible commercial/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings). Floorspace counted here.	PDL	Tier 1	Yes
Rest of Bracknell Town	One The Braccans London Road	24/00141/PAE Pmtd Apr 2024 Site area 0.2	Egi	-4,796	Prior approval for change of use of commercial (Use Class E) to 47 residential units (Use Class C3).	PDL	Tier 1	Yes

Location	Site address	Permission ref Date permitted Site area (ha)	Use class	Net Change Floorspace M ²	Description	PDL or Greenfield (GF)	Settlement Tier	Major
Rest of Bracknell Town	Former St Margaret Clitherow Roman Catholic Church Ringmead	23/00560/FUL Pmtd Apr 2024 Site area 0.67	C2	3,659	Erection of 72 bedroom Care Home with care for the elderly (Use Class C2) including associated access, parking, landscaping and tree planting.	PDL	Tier 1	Yes
Rest of Bracknell Town	Premier Inn Hotels Ltd The Weather Vane Wokingham Road	24/00473/FUL Pmtd Sep 2024 Site area 0.78	Eb	-816	Conversion of part of restaurant into additional hotel bedrooms, changes to fenestration and all other associated works.	PDL	Tier 1	No
Rest of Bracknell Town	Premier Inn Hotels Ltd The Weather Vane Wokingham Road	24/00473/FUL Pmtd Sep 2024 Site area 0.78	C1	816	Conversion of part of restaurant into additional hotel bedrooms, changes to fenestration and all other associated works.	PDL	Tier 1	No
Binfield	Bracknell Ice Rink and Ski Centre John Nike Way	23/00095/FUL Pmtd Oct 2024 Site area 3.78	B2/B8	4,840	A mixed-use development comprising a single commercial building for flexible general industrial (B2), and storage and distribution (B8) use with ancillary offices and associated car parking and landscape planting; retention of a standalone office building without occupier restriction (Egi) with associated car parking; and retention of existing ski slope with new access point and associated parking area. Loss of -4,900 leisure use counted under 21/01146/DEM complete 2022.	PDL	Tier 1	Yes
Binfield	Primrose Fields Ryehurst Lane	24/00602/LDC Pmtd Nov 2024 Site area 0.28	SG	142	Certificate of lawfulness for erection of stable buildings and hardstanding; creation of a menage.	PDL	Green Belt	No

Location	Site address	Permission ref Date permitted Site area (ha)	Use class	Net Change Floorspace M ²	Description	PDL or Greenfield (GF)	Settlement Tier	Major
Binfield	Fines Bayliwick House Hotel London Road	22/00504/FUL Pmtd Feb 2025 Site area 0.21	C1	-814	Conversion and erection of extensions to Fines Bayliwick Hotel to provide 11no. 2 bedroom apartments following the demolition of extensions to the building.	PDL	Tier 3	No
Crowthorne	Manhattan House 140 High Street	23/00757/PAE Pmtd Apr 2024 Site area 0.08	Egi	-371	Prior approval for a proposed change of use from Commercial, Business (Use Class E) to Residential (Use Class C3) and the formation of six flats.	PDL	Tier 2	No
Crowthorne	4A Dukes Ride	24/00420/LDC Pmtd Sep 2024 Site area 0.07	B8/Egi	144	Certificate of lawfulness for use of building as storage and office. UB	PDL	Tier 2	No
Crowthorne	Edgbarrow School Grant Road	24/00621/3 Pmtd Feb 2025 site area 0.82	F1	266	Erection of single storey extension forming Specialist Resource Provision (SRP) including associated hard and soft landscaping.	PDL	Tier 2	No
Sandhurst	265 Yorktown Road College Town	23/00763/FUL Pmtd Aug 2024 Site area 0.11	B8/Egi	118	Erection of single storey side extension to create additional commercial space (office and storage).	PDL	Tier 2	No
Sandhurst	Keepers Cottage Yateley Road	24/00445/FUL Pmtd Jan 2025 Site area 0.09	Ef	314	Change of use from residential bungalow Class C3 into a children's nursery Class E (f).	PDL	Countryside	No

Location	Site address	Permission ref Date permitted Site area (ha)	Use class	Net Change Floorspace M ²	Description	PDL or Greenfield (GF)	Settlement Tier	Major
Warfield	Brockhill Stables Bracknell Road	23/00859/LDC Pmtd Feb 2024 Site area 0.09	SG	-136	Certificate of Lawfulness to confirm that planning permission 20/00408/FUL has been implemented and remains extant following the demolition of the barn. Floorspace counted here, not under 20/00408/FUL as original permission missed off 20/21 commitments in error.	PDL	Green Belt	No
Warfield	Land Rear of Warfield Garage Forest Road Newell Green	21/00592/FUL Pmtd Feb 2024 Site area 1.9	SG	-881	Demolition of existing buildings (used for vehicle repairs and sales) and erection of 43 dwellings, associated landscaping and parking, with access from Forest Road and Crozier Lane.	PDL	Tier 1	Yes
Warfield	Land At Priory Fields Newell Green	22/00150/OUT Pmtd Mar 2025 Site area 7.47	Ea	743	Outline permission for up to 150 dwellings (Use Class C3), a neighbourhood centre (Use Class E at ground floor), landscaping, surface water drainage, and associated infrastructure and engineering works, with all matters reserved except for means of access.	GF	Tier 1	Yes
Warfield	The New Leathern Bottle Maidenhead Road	21/00925/FUL Pmtd Oct 2022 Site area 0.44	SG	-233	Change of use from a Public House into a single 4 bedroom dwelling house with external alterations. Missed off the 2021/22 commitments in error.	PDL	Green Belt	No

Location	Site address	Permission ref Date permitted Site area (ha)	Use class	Net Change Floorspace M ²	Description	PDL or Greenfield (GF)	Settlement Tier	Major
Winkfield	Great Oaks Farm Crouch Lane	23/00517/FUL Pmtd Aug 2024 Site area 7.98	SG	464	Demolition of existing 28 stables, barn and all-weather riding arena; erection of replacement American Barn containing stables, tack and bedding rooms, team meeting room, office and grooms' accommodation; new all-weather riding arena.	PDL	Green Belt	Yes
Winkfield	Bluebell House Lovel Lane	24/00515/FUL Pmtd No 2024 Site area 0.96	C1	-113	Change of use of part of Guest House to residential.	PDL	Green Belt	No
Winkfield	Emsworth Drift Road	25/00047/LDC Pmtd Mar 2025 Site area 0.96	SG	344	Certificate of lawfulness for continued use of American Barn for stabling horses and two steel shipping containers used as tack rooms.	PDL	Green Belt	No
Winkfield	Bewes Stud Prince Albert Drive Ascot	24/00021/FUL Pmtd May 2024 Site area 0.7	SG	-282	Section 73 permission to vary condition 01 (approved plans) of planning permission 23/00334/FUL which is in itself was a Section 73 application to vary conditions of planning permissions 23/00067/FUL, 18/00757/FUL and 17/00753/FUL) for the erection of replacement dwelling with a detached garage following the demolition of existing dwelling, stables, barn and manège. Original permissions missed off the 2027/18 commitments in error.	PDL	Green Belt	No

Appendix 2: Employee jobs data by industry

	2024 (ONS)		2023 (ONS)		2021 Census	
Industry	Count	%	Count	%	Count	%
Total:			59,000		66,393	
A: Agriculture, Forestry and fishing	-	-	-	-	205	0.3%
B: Mining and quarrying	0	0%	0	0%	96	0.1%
C: Manufacturing	1,750	2.7%	2,000	3.4%	3,983	6.0%
D: Electricity, gas, steam and air conditioning supply	25	0%	20	0.0%	376	0.6%
E: Water supply; Sewerage, Waste management and Remediation activities	300	0.5%	225	0.4%	498	0.8%
F: Construction	2,000	3%	1,750	3.0%	5,659	8.5%
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	10,000	15.2%	10,000	16.9%	9,899	14.9%
H: Transport and storage	1,000	1.5%	900	1.5%	3,301	5.0%
I: Accommodation and food service activities	3,000	4.5%	3,500	5.9%	2,759	4.2%
J: Information and communication	8,000	12.1%	8,000	13.6%	7,114	10.7%
K: Financial and insurance activities	1,250	1.9%	1,500	2.5%	1,795	2.7%
L: Real estate activities	1,250	1.9%	1,000	1.7%	1,110	1.7%
M: Professional, scientific and technical activities	9,000	13.6%	10,000	16.9%	4,368	6.6%
N: Administrative and support service activities	14,000	21.2%	5,000	8.5%	4,427	6.7%
O: Public administration and defence; compulsory social security	500	0.8%	600	1%	3,681	5.5%
P: Education	6,000	9.1%	6,000	10.2%	6,312	9.5%
Q: Human health and social work activities	5,000	7.6%	6,000	10.2%	7,706	11.6%
R, S, T, U Other	3,250	4.9%	3,500	5.9%	3,104	4.7%

Source: ONS Business Register and Employment Survey and Census 2021

Appendix 3: Net completions in floorspace over time

8.2 This data shows net completions in floorspace (m²) between 2016 – 2025.

Year	Ea/A1	Eg/B1	B2	B8	Notes
2015/16	-1995	-31,354	7,167	-7,490	
2016/17	433	-10,750	0	-9,076	
2017/18	53,837	-58,526	1,039	3,566	
2018/19	232	-23,541	1,869	-190	
2019/20	-98	* -50,901	3,186	31,294	*amended to reflect -702 was incorrectly counted as 702 ref 18/00988/REM
2020/21	-2,833	-7,516	363	1,176	
2021/22	-594	-23,039	662	1,904	
2022/23	-186	-12,938	0	29,870	
2023/24	550	-9,432	2,325	-5,512	
2024/25	-623	-2,746	1,689	9,590	
Total	48,723	-179,842	18,300	55,132	
10 yr average	4,872	-19,982	1,830	5,513	

Appendix 4: Vacancy rate for each local centre

8.3 This table shows the percentage vacancy for each local centre designated by Policy LP21 'Hierarchy and extent of centres'.

Summary	E	SG	F1	F2	Vacant	Total Units	Centre vacancy
Bagshot Road	4	0	0	0	0	4	0%
Binfield	14	3	3	0	3	23	13%
Birch Hill	5	4	1	1	0	11	0%
Bracknell Town Centre	171	20	1	1	21	214	10%
Bullbrook	6	1	0	1	0	8	0%
College Town	16	5	0	0	3	24	13%
Crown Wood	5	1	0	0	0	6	0%
Crowthorne District Centre	80	6	3	0	5	94	5%
Crowthorne (Station Parade)	19	2	0	0	0	21	0%
Easthampstead	7	2	1	0	3	13	23%
Forest Park	2	4	1	0	0	7	0%
Great Hollands	11	4	3	0	0	18	0%
Hanworth	1	1	0	0	0	2	0%
Harmans Water	7	5	2	0	1	15	7%
Martins Heron	3	0	1	0	0	4	0%
North Ascot (Fernbank Road)	4	1	0	0	1	6	17%
North Ascot (Warren Row)	4	1	0	0	1	6	17%
Priestwood	4	4	0	0	0	8	0%
Sandhurst District Centre	22	10	0	0	1	33	3%
Sandhurst (East of Swan Lane)	6	1	0	0	0	7	0%
Sandhurst (Old Mill)	7	2	0	0	0	9	0%
Whitegrove	6	0	2	0	1	9	11%
Wildridings	7	3	0	0	1	11	9%
Yeovil Road (Owlsmoor)	7	0	1	0	0	8	0%
TOTALS	414	80	19	3	41	557	7%
Total (%)	74%	14%	3%	1%	7%	100%	