

# Authority Monitoring Report 2018-19: Housing

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# 1 Introduction

**1.1** This report deals with housing issues and covers the period 1 April 2018 to 31 March 2019. Where applicable, commentary has been included to reflect the position at December 2019 (in order to provide the most up to date information and latest Government policy/guidance). This document makes reference to sites contained in the Planning Commitments for Housing report at March 2019 (published September 2019 v2)<sup>(1)</sup>.

**1.2** This document is divided into two parts. Section 2 'Context' provides background context, including national policy background and local policies, and Section 3 'Monitoring against the Development Plan' looks at the implementation of the development plan policies (relating to housing).

**1.3** This AMR should be read in conjunction with other topic based AMRs such as :

- Progress against the Local Development Scheme
- Duty to Co-operate
- Economy

1 Housing Commitments available to view:  
<https://www.bracknell-forest.gov.uk/monitoring-and-background-information/housing-monitoring>

## 2 Context

### NATIONAL LEGISLATION AND POLICY

#### National Planning Policy Framework (NPPF)

**2.1** A revised NPPF <sup>(2)</sup> was published by the UK Government's Ministry of Housing, Communities and Local Government in February 2019

**2.2** This document replaces the first National Planning Policy Framework published in March 2012, and includes minor clarifications to the revised version published in July 2018.

#### Planning Policy for Traveller Sites (PPTS)

**2.3** The Government published an updated version of PPTS in August 2015, which should be read in conjunction with the NPPF. It sets out national policy for traveller sites and requires LPAs to work collaboratively with neighbouring local planning authorities to set local targets for pitches and plots for gypsies and travellers and travelling showpeople (as defined in Annex 1 of the document), in a Local Plan. Appropriate sites should be allocated, to meet needs and enable the identification of a rolling five year supply of deliverable sites.

#### Planning Practice Guidance (PPG)

**2.4** This is a web-based resource published in March 2014, which supplements the NPPF, it is updated on a regular basis. It includes further guidance on undertaking land availability and development needs assessments, including the standard methodology for local housing need assessments. It also includes guidance on viability and planning obligations.

2 [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

## **DEVELOPMENT PLAN**

**2.5** The Development Plan for the Borough contains a mixture of planning policy documents (Local Plans) produced under the present and former planning systems. Only documents which contain policies that relate directly to housing are referred to:

### **Saved Policies of the Bracknell Forest Local Plan (BFBLP)**

**2.6** The BFBLP was adopted in January 2002. Certain policies in the BFBLP were saved by the Secretary of State beyond September 2007. Certain saved policies have since been superseded following the adoption of the CS and the SALP. Saved policies remain part of the Development Plan until they are replaced by new policies through the production of Local Plans.

### **Core Strategy (CS)**

**2.7** The CS was adopted in February 2008. This is a high level document containing the Council's long-term aspirations for the Borough and policies to guide and manage development in Bracknell Forest until 2026. In relation to housing, Policy CS15 contains a housing requirement of 11,139 homes across the plan period. However, the figure is not an Local Housing Need Assessment as now required by the NPPF.

### **Site Allocations Local Plan (SALP)**

**2.8** The SALP was adopted in July 2013. It helps to implement the adopted CS. It identifies sites for future housing development and supporting infrastructure. A number of smaller housing sites are included (within the defined settlement, and on the edge of settlement - Policies SA1-SA3), together with a number of strategic sites (contained in Policies SA4-SA9).

### **Neighbourhood Development Plans**

**2.9** The Binfield Neighbourhood Plan contains policies used for determining planning applications in Binfield Parish and was brought into legal force on 20th April 2016.

## **EMERGING DOCUMENTS**

**2.10** There are a number of documents currently being produced, which will need to be monitored through future AMRs:

### **Draft Bracknell Forest Local Plan (BFLP)**

**2.11** The Draft BFLP will set the long term spatial vision and development strategy for the borough.

**2.12** Once adopted, it will replace the saved policies in the Bracknell Forest Borough Local Plan (2002) and policies in the Core Strategy (2008). It will therefore be wide ranging in terms of the issues that it will cover.

**2.13** In summary, the Plan will include a vision, objectives, and strategy for the level and distribution of development in the borough. This includes housing, economic and retail development, new infrastructure and also Development Management policies.

**2.14** The BFLP will include proposed site allocations for specific uses, including housing and employment uses, and will be based on a range of up-to-date evidence which is currently being prepared. <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

**2.15** Consultation on the Issues and Options document took place in Spring 2016. Consultation on a Draft BFLP took place in Spring 2018. A further non-statutory focused consultation for some additional sites was held in September 2018. A further consultation on the Draft BFLP Further Growth Strategy was held in Autumn 2019. For progress on the Local Plan, including the timetable see the LDS AMR <sup>(3)</sup>

### Neighbourhood Development Plans (NDPs)

**2.16** Bracknell Forest is fully parished, and comprises six Parish and Town Councils (Binfield Parish, Bracknell Town, Crowthorne Parish, Sandhurst Town, Warfield Parish and Winkfield Parish).

**2.17** All Parish/Town Councils have now had 'neighbourhood areas' designated for the purposes of neighbourhood planning, and are at different stages - see table below:

Parish/Town Council	Date Neighbourhood Area Designation	Progress on NDP
Binfield	11th February 2014	Brought into legal force - 20 April 2016
Bracknell	11th February 2014	The Plan was submitted to the Council in December 2018, and is currently at Examination. Following a public hearing in May 2019, the Examiner issued 'Interim Conclusions'. In response, the Town Council submitted an amended plan, and the Examiner issued 'Further Comments'. A focused consultation on the amended Plan took place, which ended in December 2019. See website for current progress and correspondence with the Examiner. <sup>(4)</sup>
Crowthorne	15th June 2016	The Plan was submitted to the Council in July 2019, and is currently at Examination. See website for current progress, and correspondence with the Examiner. <sup>(5)</sup>

3 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring-and-background-information/data-and-evidence-studies>

4 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/bracknell-town-neighbourhood-area>

5 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/crowthorne-parish-neighbourhood-area>

Parish/Town Council	Date Neighbourhood Area Designation	Progress on NDP
Sandhurst	20th February 2016	Being drafted.
Warfield	23rd July 2014	The Plan was submitted to the Council in January 2019, and is currently at Examination. See website for current progress, and correspondence with the Examiner.  (6)
Winkfield	24th December 2015	Being drafted.

**2.18** Progress can be viewed on the Council's web site<sup>(7)</sup>, and will be reported in subsequent AMRs.

6 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/warfield-neighbourhood-area>  
7 Neighbourhood Planning website: <http://www.bracknell-forest.gov.uk/neighbourhoodplanning>

## **OTHER MONITORING INFORMATION/BACKGROUND EVIDENCE**

**2.19** The Council has produced a range of information which is relevant to the consideration of housing, some of which is either referred to in this AMR, or is available to view on the Council's planning policy housing monitoring web page<sup>(8)</sup>, for example:

### **Strategic Housing and Economic Land Availability Assessment (SHELAA)**

**2.20** The SHELAA forms part of the evidence base to the BFLP. It provides the source of sites to be considered for allocation in the BFLP. The Council's proposed sites for allocation will be included in the Draft BFLP, which was first published in February 2018 and subsequent update in October 2019 (covering the period up to 31 March 2019)<sup>(9)</sup>. Inclusion of a site in the SHELAA does not mean it will be allocated for development, and does not mean that the Council considers it is appropriate for development either now or in the future. Allocating sites for development to meet development needs is done through the Local Plan process.

### **Planning Commitments for Housing**

**2.21** The housing commitments document is published on an annual basis. It provides an overview of new permissions, sites under construction and completions during each monitoring year. Data is produced on a parish basis in relation to:

- Large sites: 1 hectare or more.
- Medium sites: sites of less than 1 hectare but with 5 or more dwellings (net).
- Small sites: sites of less than 1 hectare with under 5 dwellings (net).
- (In the monitoring year 2016/17 - definition of small and medium sites were updated to ensure consistency with the SHELAA).

**2.22** The latest report covering the period 1st April 2018 to 31st March 2019 was published in September 2019 (v2).

### **Housing Trajectory**

**2.23** The Housing Trajectory provides information on sites with planning permission (hard commitments), and sites accepted in principle i.e. where a S.106 Agreement is awaiting completion and where sites have been allocated (soft commitments). The current trajectory includes sites contained in the adopted SALP. For further information also see: 3.1 'Delivery Indicators'.

**2.24** The latest report covers April 2019-March 2026 and was published in December 2019 (v2).

### **Five Year Housing Land Supply**

**2.25** The five year housing land supply is calculated on the basis of sites contained in the current version of the Housing Trajectory, having regard to advice contained in the NPPF and PPG. For further information also see: 3.1 'Delivery Indicators'.

8 Housing Monitoring web site: <http://www.bracknell-forest.gov.uk/planningpolicymonitoringhousing>

9 <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/consultations>



**2.26** The latest report covers April 2019-March 2024 and was published in December 2019 (v2).

### **West of Berkshire Spatial Planning Framework (December 2016)**

**2.27** The West of Berkshire Spatial Planning Framework was published by West Berkshire Council, Reading Borough Council, Wokingham Borough Council, Bracknell Forest Council and the LEP in December 2016. It is not a development plan, and carries no statutory weight, but is intended to guide the authorities in pulling their Local Plans together by identifying some key opportunities for major delivery of new development, particularly for housing, and the level of infrastructure provision required.

### **Gypsy and Traveller Accommodation Assessment (GTAA)**

**2.28** In accordance with PPTS and the current definition of Gypsies, Travellers, and Travelling Showpeople, the Council commissioned a new GTAA in 2017 from a consultant called arc4<sup>(10)</sup>.

### **Brownfield Register**

**2.29** Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local Planning Authorities to publish a yearly brownfield land register. The latest version is here, as at December 2019<sup>(11)</sup>.

**2.30** 'Brownfield' means - sites meeting the definition of 'Previously Developed Land' in Annex 2 of the National Planning Policy Framework<sup>(12)</sup>.

10 <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> Ref CLP/Ev/2b

11 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/brownfield-register>

12 <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

# 3 Monitoring against the Development Plan

**3.1** This section of the report provides a review of the progress in the implementation of development plan policies on housing which is sub-divided into the following sections (relevant indicator number is provided in brackets):

- Section 3.1 'Delivery Indicators':
  - Number of dwellings (Con H1)
  - Average house prices (Con H3)
  - Housing Trajectory (Cor H1 and H2)
  - Five year housing land supply
  - Housing Implementation Strategy
  - Number of bedspaces delivered in Care Homes C2 (Care Homes)
  - Net additional pitches (Gypsy and Travellers pitches) (Cor H4)
  - Affordable housing completions (Cor H5)
  
- Section 3.2 'Location of Development Indicators':
  - Previously developed land (Cor H3)
  - Residential development within settlement boundaries (Loc H2b)
  
- Section 3.3 'Type and Mix Indicators':
  - Household tenure (Con H2)
  - Dwelling types (Con H4)
  - Dwelling types and sizes (Loc H2a)
  - Demand for self-build and custom housebuilding
  - Density (Loc H2c)
  
- Section 3.4 'Quality Indicators':
  - Housing quality - Building for Life Assessments (Cor H6)

**3.2** Contextual indicators (prefixed 'Con') help provide a better understanding of the wider environment (economic, environmental and demographic). Output indicators (prefixed 'Cor' or 'Loc') measure the quantifiable physical activities that are related to the implementation of policies. Although the Government no longer specifies the indicators that must be included in the AMR, it still requires some of the data through the Single Data List (a list of all the datasets that local government must submit to the Government). The original indicator references are quoted in this report as they are quoted in the monitoring frameworks for the Core Strategy and the SALP. It also means that the data is consistent and comparable with past years.

## 3.1 Delivery Indicators

### Number of Dwellings

**Indicator: Con H1 - Number of dwellings**

**3.3** The data below is based on the dwelling count at 2011 (based on the Census) plus the number of completions recorded through the commitments exercise for subsequent years. The total number of dwellings in the Borough at March 2019 was **50,225**:

**Table 3.1 - Number of dwellings (net) in the Borough**

Year	C3 use (net)	C2 use (net)
No. of dwellings in 2011 (Census)	46,937	Unknown
Net completions 2011-2012	264	Unknown
Net completions 2012-2013	390	0
Net completions 2013-2014	314	0
Net completions 2014-2015	376	0
Net completions 2015-2016	336	-13
Net completions 2016-2017	437	0
Net completions 2017-2018	416	-4 <b>(1)</b>
Net Completions 2018-2019	755	51 <b>(2)</b>
<b>TOTAL</b>	<b>50,225</b>	<b>34</b>

1. This figure has been amended due to the demolition of a site not previously counted - Harts Leap Home, Sandhurst.
2. These units have not had the ratio applied, as they are independent fully contained units.

**3.4** Inline with the approach set out in the PPG <sup>(13)</sup>, from 2017/18, C2 uses are included in net completion data. For C2 uses (in line with the Housing Delivery Rule Book, July 2018) a ratio of 1.8 has been applied to the number of bedroom spaces to determine equivalent number of dwellings - rounded to the nearest whole unit.

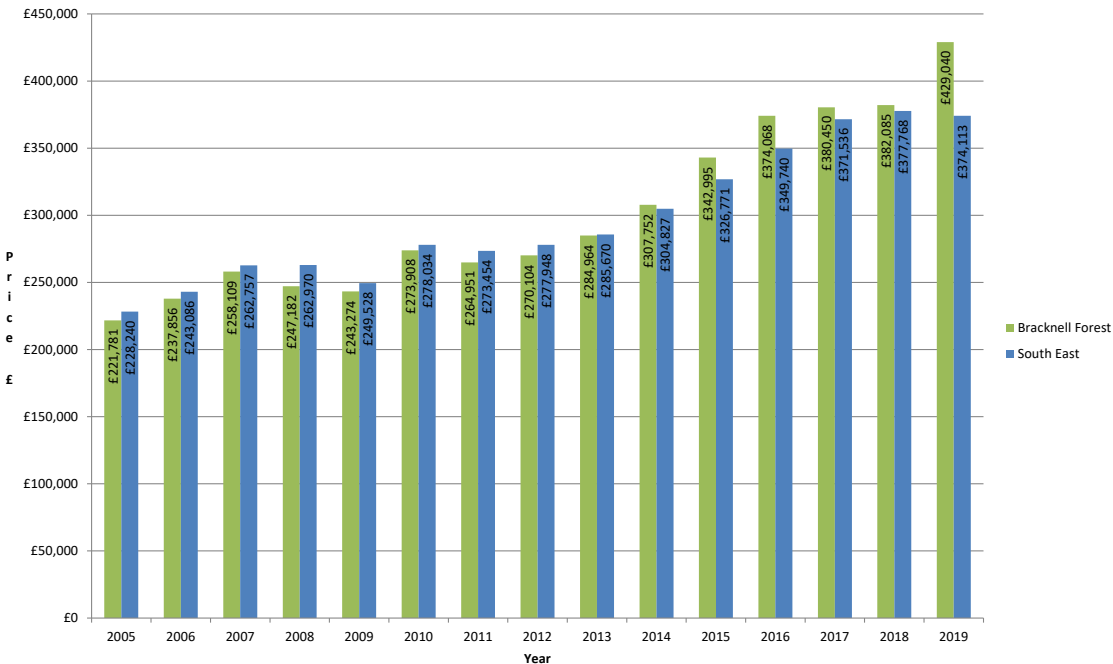
**3.5** All commentary within this section of the AMR relates to C3 use class unless stated otherwise.

13 para 3-043-20180913, which makes reference to Local Planning Authorities counting housing provided for older people, including residential institution in the use class C2

# House Prices

Indicator: Con H3 - Average house prices

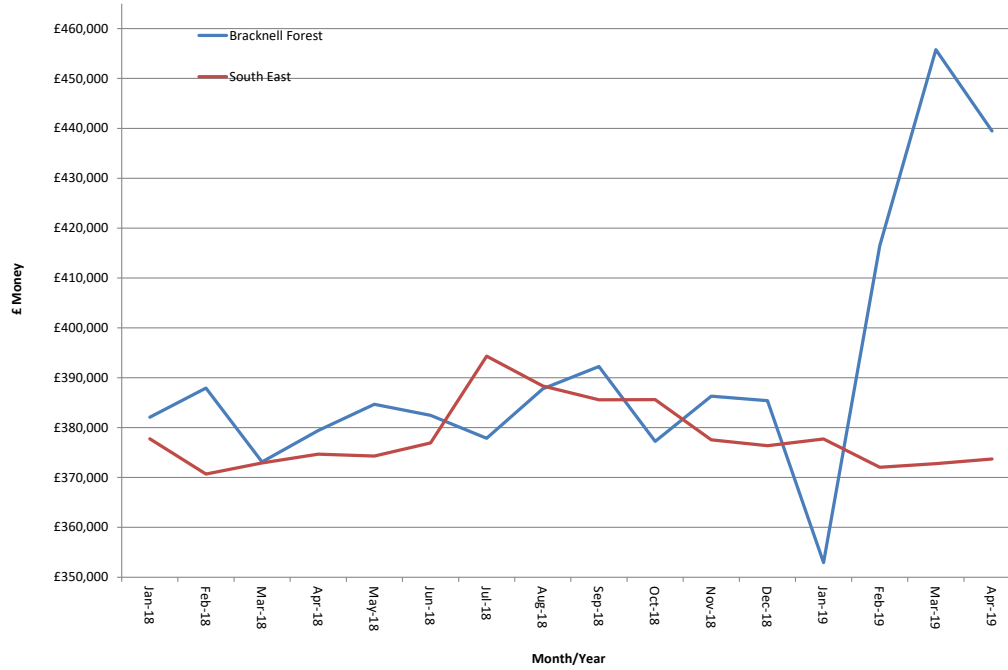
Average House Prices (Yearly) - Con H3



Source: Data produced by Land Registry, crown copyright 2019 Note: Average taken in April.

3.6 The average annual house price in Bracknell Forest is slightly lower than the average across the South East. This trend is generally reflected in the average monthly house price data. The market is considered to be fairly buoyant at the current time.

### Average House Prices (Monthly) - Con H3



**Source:** Data produced by Land Registry, crown copyright 2019

## Housing Trajectory, Five Year Housing Land Supply and Housing Implementation Strategy

**3.7** The following section refers to a number of documents, which are available to view on the Council's housing monitoring web page<sup>(14)</sup>.

### Housing Trajectory

#### **Indicator: Cor H1 and H2 - Housing Trajectory 2006 -2026**

BFBLP Policies: PH1.1 and PH1.2

Core Strategy Policies: CS4, CS5 and CS15

SALP Policies: SA1-SA9

**3.8** A Berkshire (including South Bucks) Strategic Housing Market Assessment (dated February 2016, published March 2016)<sup>1</sup> (SHMA) was undertaken by G L Hearn on behalf the Thames Valley Berkshire Local Enterprise Partnership. The results of the analysis concluded that Bracknell Forest operated within a Western Berkshire Housing Market Area (with Wokingham Borough, West Berkshire and Reading Borough) and that over the period 2013 to 2036:

- 635 new homes per year were required in Bracknell Forest, and,
- 2,855 new homes per year were required across the Western Berkshire Housing Market Area,
- Analysis for specialist housing for older people.

**3.9** However, since the publication of the SHMA, the revised National Planning Policy Framework (NPPF) has been published (July 2018). This sets out (para. 60) that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national Planning Practice Guidance (PPG).

**3.10** Para. 73 of the National Planning Policy Framework (NPPF, 2019) states that where strategic policies are more than five years old, the local housing need figure should be used to assess five years' worth of housing. The Core Strategy was adopted in 2008 and is therefore more than five years old. Consequently, national policy clearly implies that the Local Housing Need (LHN) figure needs to be used in Bracknell Forest.

**3.11** Therefore, the local housing need requirement for Bracknell Forest is based on the standard method. It uses the 2014-based household projections for the period 2019-2029 (released September 2016), and the 2018 affordability ratio (published March 2019) to derive a local housing need figure of 615 dwellings per annum (dpa).

14 Housing Monitoring web site: <http://www.bracknell-forest.gov.uk/planningpolicymonitoringhousing>

### Core Strategy Target

The Core Strategy requirement to meet, or fall within, 10% of the annual completions projection set out in the housing trajectory, has been met.

**3.12** During 2018/19, 806 dwellings (net) were completed. The projected figure of 777 (net) completions for the year 2018/9 was achieved.

**Table 3.2 2018/19 Predicted vs Actual Completions**

	Predicted unit completions (net) 2018/19	Actual unit completions (net) 2018/19
C3 use	777 <sup>(1)</sup>	749 (721 + 28 on Apex House, Soft Commitment)
C3 specialised		6
C2 use (unit equivalent)	28	51
Total	805	806

1. This data was not split out between C3 and C3 Specialised

**3.13** Examples of C3 sites that over/under delivered were:

- Amen Corner North, Binfield (SALP SA6) (60 predicted but 129 delivered)
- Land at Warfield (Area 2, SALP SA9) (147 predicted but 117 delivered).
- Good progress is being made on dwellings under construction at March 2019
  - 1,882 units for C3 use
  - 74 units for C3 Specialised
  - ratio 42 for C2 use.

**3.14** The following table sets out the large and medium sites contributing towards completions during 2018/19 (C3 and C3 Specialised). 64% of dwellings completed were allocated in the SALP. and there were 18 completed sites in 2018/19.

### 2018/19 Large and Medium Completions

Size	Parish	Site	Application No.	PDL/Greenfield	No of completed dwellings (net) (during monitoring period) (1)
Large	Binfield	Land At Amen Corner North (SALP policy SA6)	15/00873/REM	GF	129
Large	Binfield	Binfield House Nursery, Terrace Road North (SALP policy SA1)	13/00966/FUL	PDL	8+
Large	Binfield	Blue Mountain, Wood Lane	17/01363/REM	GF	4



Size	Parish	Site	Application No.	PDL/Greenfield	No of completed dwellings (net) (during monitoring period) (1)
		(SALP policy SA7)	17/01341/REM		
Large	Bracknell Town	Jennetts Park - Land North Peacock Lane (SALP policy SA2)	13/00783/REM	GF	16
Large	Bracknell Town	Land at former Garth Hill College Site, Sandy Lane (Clement House)  (SALP policy SA1)	13/00074/FUL	PDL	-1+
Large	Bracknell Town	Bracknell and Wokingham College, Wick Hill, Sandy Lane  (SALP policy SA1)	17/00482/FUL	PDL	6
Large	Crowthorne	Land at Lower Broadmoor Road and Cricket Field Grove  (SALP policy SA2)	16/00914/FUL 18/01151/FUL	PDL	20
Large	Crowthorne	Land at TRL, Nine Mile Ride  (SALP policy SA5)	13/00575/OUT	PDL	35
Large	Crowthorne	Land at Bowman Court, Dukes Ride (SALP policy SA3)	15/00366/FUL	PDL	35+
Large	Sandhurst	Land West Of Alford Close and 96 and 98 High Street (SALP policy SA3)	17/01096/FUL	GF	15
Large	Warfield	(Phase 4b) Land South of Forest Road and West of Avery Lane, Forest Road (SALP policy SA9 Area 2)	16/01123/REM	GF	15
Large	Warfield	(Phase 3) Land South of Forest Road and West of Avery Lane, Forest Road (SALP policy SA9 Area 2)	15/00163/REM	GF	26+
Large	Warfield	(Phase 4a) Land South of Forest Road and West of Avery Lane, Forest Road (SALP policy SA9 Area 2)	15/00647/REM	GF	49+
Large	Warfield	Land North of Harvest Ride, south of Forest Road and east of West End Lane (phase 5)  (SALP policy SA9 Area 2)	17/00054/REM	GF	27
Large	Warfield	Land at Watersplash Lane (SALP policy SA9 Area 1)	16/01274/FUL	GF	-1
Large	Winkfield	Orchard Lea, Winkfield Lane	15/00547/FUL 17/00251/FUL	PDL	14+

Size	Parish	Site	Application No.	PDL/Greenfield	No of completed dwellings (net) (during monitoring period) (1)
Large	Winkfield	Kingswood, King's Ride, Ascot	16/00732/FUL 17/01283/FUL	PDL	41
Medium	Binfield	Popeswood Lodge, Popeswood Road (SALP policy SA6)	17/01164/FUL Allowed on appeal	PDL	4
Medium	Bracknell Town	AvonCrop, Eastern Road (SALP policy SA1)	15/00456/FUL	PDL	4
Medium	Bracknell Town	Barnett Court, Larges Lane	15/00284/FUL	PDL	28+
Medium	Bracknell Town	Bracknell Town Football Club, Larges Lane (SALP policy SA2)	16/01282/FUL	PDL	14+
Medium	Bracknell Town	The Blue Lion, Broad Lane	17/01149/FUL	PDL	-1
Medium	Bracknell Town	Land at Sterling Court, Redwood Building, and Chiltern House, Broad Lane (SALP policy SA1)	17/00434/FUL	PDL	15
Medium	Bracknell Town	9 Albert Road, Bull Lane	16/00321/FUL Allowed on Appeal	PDL	5+
Medium	Bracknell Town	Summit House, London Road	16/01010/FUL	PDL	65+
Medium	Bracknell Town	Abbey House, Grenville Place	17/00562/PAC	PDL	40+
Medium	Bracknell Town	77 and 79 Deepfield Road	18/00813/FUL	GF	-2
Medium	Bracknell Town	2 The Braccans, London Road	16/00995/PAC	PDL	36+
Medium	Bracknell Town	Hayley House, London Road (SALP policy SA1)	16/00079/PAC	PDL	19+
Medium	Bracknell Town	Apex House, London Road (SALP policy SA1)	16/00639/PAC	PDL	28+
Medium	Crowthorne	1-9 High Street	15/01261/FUL	PDL	13+
Medium	Crowthorne	69-77 Church Street	16/00331/FUL		9+
Medium	Crowthorne	32 Wellington Business Park, Dukes Ride	16/00735/PAC	PDL	8+
Medium	Sandhurst	92 High Street	15/00082/FUL	PDL	9+
Total					732

1. + denotes site/land parcel completed during monitoring year.

**3.15** The number of dwellings with outstanding planning permission (not started and under construction) gives an indication of the amount of development that is 'in the pipeline' (4,823). The number of newly permitted dwellings (1,122) during the monitoring year has increased when compared with the previous year (956). <sup>(15)</sup>

**3.16** A further 3,205 dwellings (net C3 use) have been accepted in principle. This includes 2,369 units on sites identified in the SALP (residual balance) and 836 units relate to sites where developments where approval has been indicated subject to the completion of a S106 Agreement. This includes;

15 See Planning Commitments for Housing at March 2018

- A large number of Prior Approval applications - relating to change of use of office to residential (250 units in total)
- Amen Corner South (550 units)

#### **Actions:**

- To work with developers, infrastructure providers and other partners (including the Homes and Communities Agency and the Advisory Team for Large Applications) in facilitating the delivery of development.
- Progress work on the SHELAA and the allocation of further sites in the new Local Plan.

#### **Progress since March 2019:**

**3.17** The Council continues to work with developers and infrastructure providers in facilitating development (as exemplified by the permissions granted on a number of the SALP strategic sites). An updated version of the SHELAA is being progressed for the next stage of the Local Plan (submission version).

#### **Five Year Housing Land Supply (HLS)**

**3.18** Para. 73 of the NPPF requires Local Planning Authorities (LPAs) to identify a supply of specific deliverable sites. Whilst the need for five years worth of housing against the requirement is mentioned, it also states that additional buffers are needed. In cases where there has been a record of significant under-delivery of housing over the previous 3 years, LPAs are required to provide a buffer of 20%.

**3.19** The position as at 1st April 2019, the Council had a 6.08 year supply of land for housing. See link for further information [Five Year Housing Land Supply](#)

#### **Sites in Bracknell Town Centre**

**3.20** As at December 2019 the table below gives an indication of development in the Town Centre.

**Table 3.3 Town Centre Developments**

<b>Site</b>	<b>Dwellings - Application No.</b>	<b>Status</b>
Winchester House, Lexicon	311 - 13/01068/REM	Under construction, some units completed
Eagle House, The Ring	84 - 15/00212/FUL 17/00635/NMA	Units completed
Post Office, 6 High Street	14 - 15/00536/FUL	Application lapsed
Amber House, Market Street	193 - 15/01035/FUL	Not Started (demolition complete)
Alstron House, Market Street	12 - 18/00210/FUL	Units completed
Circa House, 2a High Street	68 - 17/00315/PAC	Units completed
Bus depot and Coldborough House, Market Street	242 -18/0096/FUL	Demolition completed.

#### **SALP Strategic Sites**

**3.21** Good progress is also being made on the strategic sites allocated through the SALP. Whilst some now have permission, others are subject to planning applications or pre-application discussions, as set out in the following table;

**Table 3.4 Progress on SALP Strategic Sites (as at December 2019)**

SALP Policy/Site address	Application	Application status	Progress on construction of development
Policy SA5, Transport Research Laboratory, Crowthorne  (Bucklers Park)  (1,000 dwellings)  (60 bed care home)	13/00575/OUT for mixed-use development including 1,000 residential units and a two-form entry primary school.  Reserved matters (17/00401/REM) for Phase 1 (207 dwellings)  Reserved matters (17/01380/REM) for Phase 2 (187 dwellings)  Reserved matters (18/01237/REM) for 80 bed care home.  Reserved matters (19/01099/REM) for Phase 3A (125 dwellings)  Reserved matters (19/00882/REM) for Phase 1A (A3 and ancillary staff accommodation of 2 flats)	Approved with a s.106 agreement on 30th January 2015.  Approved August 2017  Approved August 2018  Approved May 2019  Pending  Pending  Some conditions approved.	Demolition complete. dwellings under construction with completions.      SANG complete.
Policy SA4, Land at Broadmoor, Crowthorne  (210 dwellings)  (60 bed care home)	11/00743/FUL Erection of replacement secure mental health hospital and associated development, involving demolition of some existing buildings, and construction of new access road and roundabout junction to the A3095 Foresters Road.	Approved with a s.106 agreement on 24th May 2015.	Access road from Foresters Way is now complete. New hospital complete in March 2019.
Policy SA6, Land at Amen Corner North, Binfield  (400 dwellings)	14/00315/OUT for up to 377 residential units and a one-form entry primary school.  Reserved matters (15/00873/REM) for residential element of development  Reserved Matters (19/00135/REM) for additional 3 units  Reserved matters (15/00872/REM) for school	Approved with a s.106 agreement on 13 March 2015.  Approved 24 June 2016  Approved in June 2019  Approved 18 March 2016.	Under construction with completions.
Policy SA7, Land at Blue Mountain, Binfield  (400 dwellings)	16/00020/OUT  a) Outline planning permission for 400 dwellings, a community facility of up to 1,077 sq.m. sports provision and open space (all matters reserved except for means of access) and  b) Full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park.	Approved with a s.106 agreement on 15 June 2016.  Conditions approved.	Learning Village complete.
	Reserve Matters for Phase 1 (17/01363/REM) 74 dwellings  Reserve Matters for Phase 2 (17/01341/REM) 46 dwellings  Reserve Matters for Phase 3 (18/01089/REM) 68 dwellings  Reserve Matters for Phase 4 (18/01010/REM) 215 dwellings	Approved March 2018  Approved May 2018  Approved June 2019  Approved September 2019	Some dwellings under construction with completions
Policy SA8, Land at Amen Corner South, Binfield  (725 dwellings)	12/00993/OUT for 550 residential units.  Separate application (14/00472/OUT) for a two-form entry primary school.	Resolution to approve (August 2014 Planning Committee), subject to completion of a s.106 agreement.  (Further Committee resolution in May 2015 in relation to the authorisation for amended obligations required as a result of the introduction of CIL).	

SALP Policy/Site address	Application	Application status	Progress on construction of development
		The S.106 has been drafted and is currently awaiting signature and completion by the applicant.	
	18/00242/OUT - Outline planning application for commercial development (Use Classes A2 (financial and professional services)/B1 (business)/B8 (storage or distribution)) on 0.95ha (all matters reserved); and full planning application for 422 residential dwellings, public open space, replacement car park and spine road.	Pending consideration	
Policy SA9, Land at Warfield (2,200 dwellings) Area 1	Masterplan for Central Area published February 2015 Land at Newell Green: 16/01195/FUL Site 13b Land East Of Avery Lane and North Of Watersplash Lane - 116 dwellings 16/01253/FUL Site 14 Land South Of Fairclough Farm - 52 dwellings 16/01274/FUL Site 14 c/d/f - Land At Watersplash Lane - 42 dwellings	Approved August 2018 Approved August 2018 Approved August 2018	Dwellings under construction with some completions
Policy SA9, Land at Warfield Area 2	13/01007/OUT hybrid application for mixed-use development including 750 residential units and a two-form entry primary school. Phase 1: residential development of 87 dwellings and provision of a link road between Harvest Ride and Forest Road. Phase 2: 14/01275/REM Two-form entry primary school Phase 3: 15/00163/REM 93 dwellings Phase 4a 15/00646/FUL 65 senior living dwellings Phase 4a 15/00647/REM 58 dwellings Phase 4b 16/01123/REM 49 dwellings Phase 5 17/00054/REM 121 dwellings Phase 6 and 7 18/00396/REM 157 dwellings	Approved with a s.106 agreement on 28 October 2014 Approved March 2015. Approved September 2015. Approved February 2016. Approved January 2016. Approved April 2017 Approved June 2017 Approved December 2018	Completed March 2017 Completed and operational Completed September 2018 Completed March 2018 Completed September 2018 Completed September 2019 Under construction
Policy SA9, Land at Warfield Area 4	13/00831/FUL for 27 dwellings	Approved with a S.106 agreement in April 2014.	Site completed in 2015/16.

**3.22** Developers with an interest in Land at Warfield Area 3 have met with officers and engaged a consultant to prepare a Masterplan. Initial work has been undertaken on the Masterplan - the final plan will depend upon the outcome of discussions between Area 3 landowners/developers and those within Area 1. To date, there are 2 planning applications pending consideration

- Fariclough Farm Cottages (Area 1) 19/00802/FUL and 19/00908/FUL,
- West End Stables 17/00280/FUL

### **Other SALP Sites**

**3.23** Some of the smaller SALP sites (Policies SA1-SA3) have been completed or have planning permission. Interest is high and planning applications are in the process of being considered or prepared for many of the other sites.

**Table 3.5 Progress on SALP sites listed in Policies SA1-SA3 (as at December 2019)**

Address	Estimated capacity	Residual balance	Planning application/no. of dwellings (net)	Progress
<b>Policy SA1</b>				
Farley Hall, London Road, Binfield	65	0	13/01072/OUT - 73 apartments on 2.3ha	Completed December 2016
Binfield House Nursery, Terrace Road North, Binfield	33	0	13/00966/FUL - 24 dwellings on 1.4ha	Completed March 2019
Adastron House, Crowthorne Road, Bracknell	18	0	14/00437/FUL - 36 apartments on 0.48ha	Completed March 2017
Garth Hill School, Sandy Lane, Bracknell	100	0	13/00074/FUL - 65 apartments on 1.5ha	Completed 2014/15 (new build) Completed March 2019 (demolition)
Commercial Centre (The Depot), Old Bracknell Lane West, Bracknell	115	115	No application	
Albert Road Car Park, Bracknell	40	40	No application	
Land to the north of Eastern Road, Bracknell	432	188	12/00483/FUL - 14 dwellings on 0.55ha (Avoncrop)	Complete September 2019
			13/00441/OUT 15/00362/REM - 123 apartments on 0.92ha (Foundation House) (The Quarters Fleming Place)	Complete March 2018
			16/00079/PAC - 19 apartments - Hayley House	Complete March 2018.
			16/00639/PAC - 18 apartments - Apex House	Complete March 2019
			16/00626/FUL - 60 apartments - Racial House	Not started.
Land at Old Bracknell Lane West, Bracknell	203	131	16/00494/FUL - 72 apartments on 0.5ha (Photon/Blueprint House)	Complete March 2018
Downside, Wildridings Way, Bracknell	18	0	17/01065/FUL - erection of a three storey building forming 5 no. one bedroom flats and 21 no. two bedroom flats following demolition of existing building.	Approved June 2018. under construction
Land at Sterling Court, The Redwood Building and Chiltern House, Broad Lane, Bracknell	99	0	17/00434/FUL - erection of 99 apartments (including affordable dwellings) following demolition of existing office buildings . Approved October 2017.	Complete December 2019.
Land at Battle Bridge House, Warfield House & Garage, Forest Road, Warfield	10	10	No application	
<b>Policy SA2</b>				
The Football Ground, Larges Lane, Bracknell	102	88	16/00102/FUL - 14 dwellings on 0.25ha	Complete March 2019
Land at Cricket Field Grove, Crowthorne	145	0	16/00914/FUL - 130 dwellings	Approved January 2018  Under construction with completions
Land north of Cain Road, Binfield	75	75	No application	
152 New Road, Winkfield	12	0	12/00593/FUL - 14 dwellings on 0.47ha	Completed March 2018
Land north of Peacock Lane, Bracknell (Binfield Parish)	182	54	13/00783/REM - 128 dwellings	Approved August 2017  under construction with completions
Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield	14	0	14/00858/FUL - 11 dwellings on 0.35ha	Completed March 2017
<b>Policy SA3</b>				
Land east of Murrell Hill Lane, south of Foxley Lane and north of September Cottage, Binfield	67	0	11/00682/OUT, 13/00784/REM - 67 dwellings on 2.8ha	Completed March 2017
Land at Wood Lane, Binfield	20	20	No application	
Land at junction of Forest Road and Foxley Lane, Binfield	26	0	12/00911/FUL - 13 dwellings on 1.25ha	Completed 2015.
Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield	49	49	No application	
Land at Bog Lane, Winkfield	40	40	No application	
Land west of Alford Close, Sandhurst	106	0	16/00372/FUL - 108 dwellings	Approved August 2017. Under construction with completions
White Cairn, Dukes Ride, Crowthorne	16	16	No application	
Land south of Dukes Ride, Crowthorne	23	23	15/00366/FUL - 36 dwellings on 1.19ha (Bowman Court)	Completed September 2018

**3.24** Where sites are in multiple ownership or are subject to particular constraints such as landscape designations and heritage, the Council has produced planning briefs to provide additional guidance for the sites<sup>(16)</sup>:

16 SALP Briefs available to view: <http://www.bracknell-forest.gov.uk/planningbriefsforcertainitesalloccationslocalplansites>

- Land west of Alford Close, Sandhurst (June 2014)
- Land north of Eastern Road, Bracknell (June 2014)
- Land at Cricket Field Grove, Crowthorne (September 2014)
- Land south of Dukes Ride and White Cairn, Dukes Ride, Crowthorne (October 2014)
- Land at Old Bracknell Lane West, Bracknell (March 2015)



**Specialist Housing for Older People**

**Indicator: Number of bedspaces delivered in Care Homes**

Core Strategy Policy: CS16

**3.25** In response to the NPPF and PPG, the SHMA looked at the need to provide accommodation for older people, including bedspaces in registered care homes which are managed and run by a care provider who is responsible for all aspects of an individual's daily needs and wellbeing. Such housing is not self-contained.

**3.26** The SHMA found that there was a net need for 319 bedspaces between 2013 and 2036 which equates to around 14 bedspaces per year. There is a need to monitor what is being achieved against this target which will ultimately addressed through a new policy in the emerging Bracknell Forest Local Plan.

**Table 3.6 2013-2019 Care Homes (C2 use) Completions**

Year	Net ratio of bed spaces completed (1)	Net Bed spaces	Sites
2012/13	0	0	n/a
2013/14	0	0	n/a
2014/15	0	0	n/a
2015/16	-13	-24	Glenfield House, Rectory Close, Bracknell. Demolition of Inglemere House, 58 Waterloo Road, Crowthorne, COU of Slate House Rest Home, 26 Wellington Road, Sandhurst.
2016/17	0	0	n/a
2017/18	-4	-8	Azure House, Crowthorne Road North/Bagshot Road, Bracknell (Ashbury Manor), 44 Sandhurst Road, Crowthorne (St Brendan's Care Home).  Demolition of Former Birdsgrove Nursing Home, Warfield Road, Bracknell and Former Harts Leap Nursing Home, 5 Windrush Heights, Sandhurst (17).
2018/19	51	51	The Waterloo Hotel, 99 Dukes Ride, Crowthorne (permission granted 51 apartments, not 51 bedspaces, therefore not converted)
Total	34	19	

1. (for C2 uses, in line with the Housing Delivery Rule Book (July 2018), a ratio of 1.8 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total)

17 this site was not previously counted/reported in 2018

**Table 3.7 Net bedspaces provided in Care Homes (C2 Use) from 2019**

	Ratio	No. of bedspaces completed	Under construction at March 2019	Not started at March 2019
New Build	51	51	77	60
Demolition	-77	0	0	0
Con/COU	-5	0	0	-9
Net	-27	51	77	51

**3.27** During the monitoring year 2018/19, there was one development complete in Crowthorne (51 beds).

- A further 60 bed care home is planned for TRL site, Nine Mile Ride (not yet started). although permission has been granted for an 80 bed care home, which will be reflected in the 2019/20 monitoring year
- Broadmoor, Crowthorne has been allocated for a 60 bed care home (SALP SA4, currently a soft commitment).
- Birdsgrove Nursing Home, Warfield Road (77 bed spaces), is under construction, projected completion was 2020/21, although now expected in 2019/20.

#### **Core Strategy Target**

**3.28** The SHMA target is to deliver 14 bed-spaces per year. This target has been met this year.

## Net additional pitches (Gypsy and Travellers)

### Indicator: Cor H4 – Net additional pitches (Gypsy and Travellers)

Core Strategy Policy: CS18

**3.29** The Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) (2017) to better understand the future needs for pitch and plot provision in the borough. This identifies a PPTS <sup>(18)</sup> need of five new pitches for Gypsies and Travellers in the period 2016/17 to 2035/36. Since 2016, one pitch has been delivered. The GTAA did not find a requirement for additional Travelling Showperson plots during the plan period.

### Core Strategy Target

There is no target in the Core Strategy for the provision of Gypsy and Traveller pitches.

### Actions:

- Consider the need to allocate any further land for pitches in the Bracknell Forest Local Plan.
- Consider the potential of any further sites promoted through the planning application process.

18 PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.

**Affordable Housing Completions**

**Indicator: Cor H5 - Affordable housing completions**  
 Core Strategy Policy: CS17

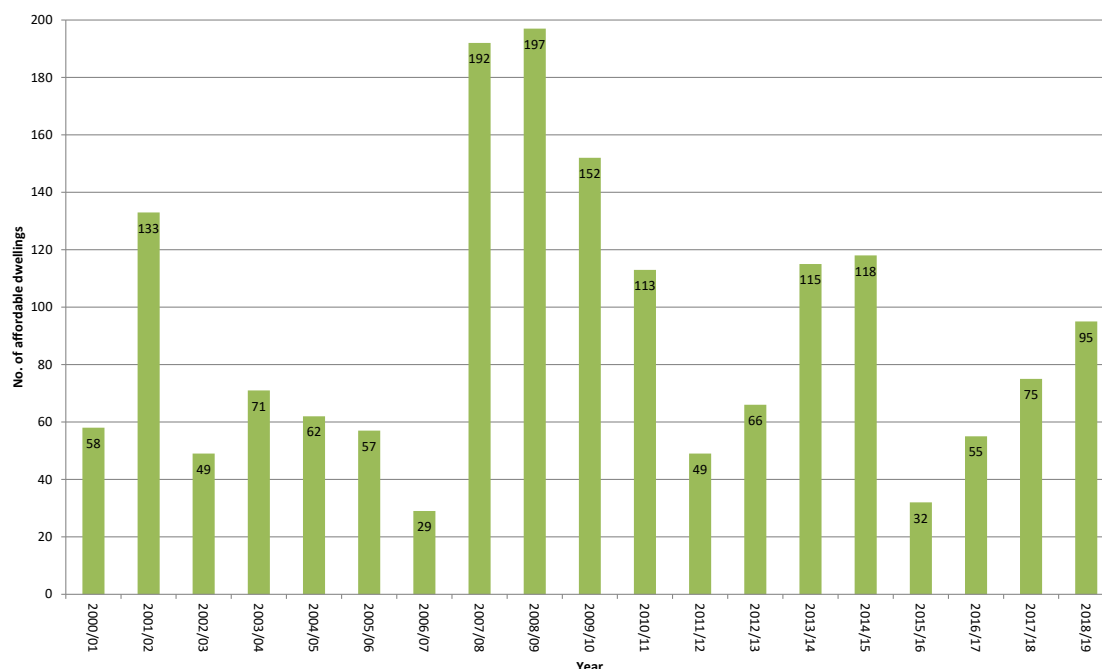
**3.30** There were 95 affordable homes secured through a s106 completed during 2018/19, which is an increase from previous years.

**3.31** Historically we compared the number of affordable completions against the annual dwelling completions, however this offers a skewed percentage, as not all housing sites have to offer affordable housing units (eg. Prior Approvals and smaller developments providing under 15 net units).

**Table 3.8 Affordable housing completions**

Year	Affordable housing completions (net)
2006-07	29
2007-08	192
2008-09	197
2009-10	152
2010-11	113
2011-12	49
2012-13	66
2013-14	115
2014-15	118
2015-16	32
2016-17	55
2017-18	75
2018/19	95

## Net Affordable Housing Completions



**Source:** Planning Commitments for Housing 2006-2019, BFC

**3.32** The 95 affordable housing completions relate to the following 2 sites (see Planning Commitments for Housing at March 2019, for further details):

**Table 3.9 Affordable Housing Completions 2019**

Site	Application No.	No. of affordable homes completed
Amen Corner North, Binfield (SALP SA6)	15/00873/REM	67
Barnett Court, Larges Lane, Bracknell	15/00284/FUL	28
Total		95

### Core Strategy Target

The target of securing affordable housing (25% of planned dwellings) on all new permissions granted during 2018/9 where the site threshold is triggered (i.e. 15+ net units) has been met.

**3.33** Increasingly (given current market conditions) applications are often subject to discussions around viability. Provision of viability information from a Developer as part of negotiations on a Planning Obligation is supported by the Government<sup>(19)</sup>. Government guidance<sup>(20)</sup> also states *"where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations. This is particularly relevant for affordable housing contributions which are often the largest single item sought on housing developments"*.

**3.34** There have been a number of schemes permitted in the monitoring year which have been subject to viability discussions/negotiations including affordable housing provision. The Council has sought to maximise affordable housing in accordance with discussions. It should be noted that a number of housing proposals do not trigger the need to provide affordable housing. Furthermore, no affordable housing can be required where schemes are delivered as a result of permitted development rights, such as the change of use of premises from a B1(a) office use to residential use.

**3.35** Examples of where affordable housing (either on/off site) have been negotiated during the 2018/19 monitoring period, are set out below;

**Table 3.10 2018/19 Affordable Contributions**

Site Address	Site Size	Application No.	Affordable Position
Amen Corner North, Popes Farm, Murrell Hill Lane	Large	17/00337/OUT 18/00664/REM	13 affordable units (25%)
Former Garth Hill College Site, Sandy Lane (SALP SA1) (Hurley Drive)	Large	17/01087/FUL	23 affordable units (25%)
Land At Watersplash Lane (SALP Policy SA9 - Area 1)	Large	16/01274/FUL	11 affordable units (25%)
Aspect 1-3 Wokingham Road, Bracknell	Large	18/00347/FUL	Financial contribution in lieu of on-site affordable provision
Land South Of Fairclough Farm Newell Green (SALP Policy SA9 - Area 1)	Large	16/01253/FUL	13 affordable units (25%)
Land East Of Avery Lane and North Of Watersplash Lane (SALP Policy SA9 - Area 1)	Large	16/01195/FUL	29 affordable units (25%).

19 See NPPG 'Planning Obligations': ID 23b-007  
 20 NPPG 'viability and decision taking': ID 10-019)

<b>Site Address</b>	<b>Site Size</b>	<b>Application No.</b>	<b>Affordable Position</b>
Downside, Wildridings Road (SALP policy SA1)	Medium	17/01065/FUL	26 affordable units (100%)
Bus Depot and Offices, Coldborough House, Market Street I	Medium	18/00964/FUL	61 affordable units (25%)

**Actions:**

- Continue to maximise provision in accordance with discussions.

# 3.2 Location of Development Indicators

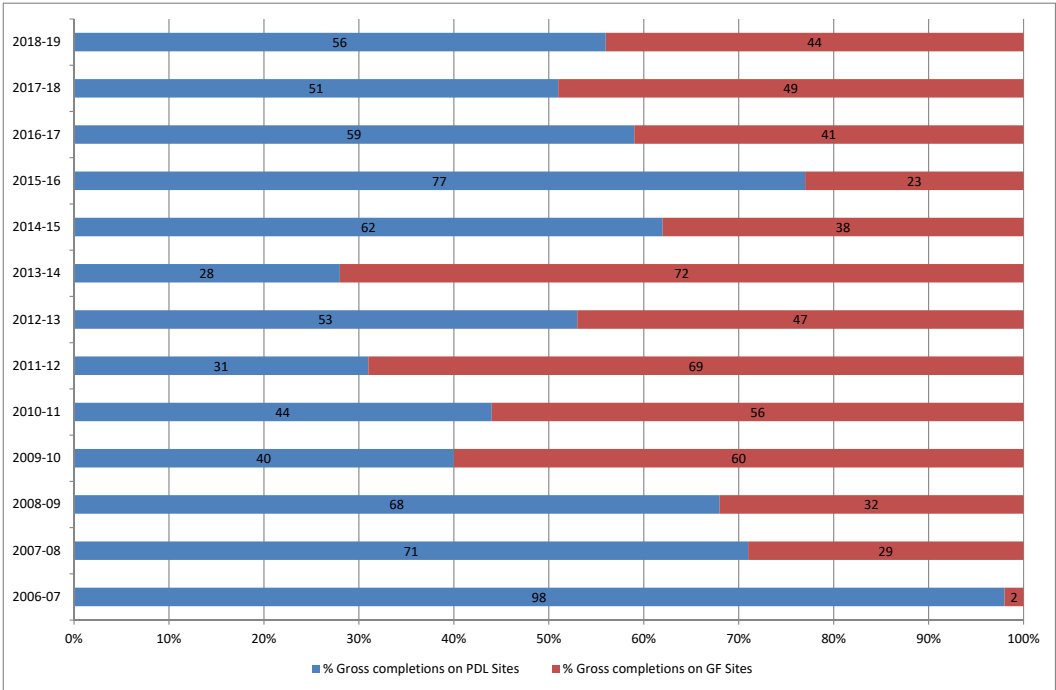
## Previously Developed Land

**Indicator: Cor H3 - Percentage of new and converted dwellings on previously developed land**

Core Strategy Policies: CS1 and CS2

**3.36** The percentage breakdown between completions on previously developed land (PDL) and greenfield sites (GF) in 2018/19 was 56% PDL and 44% GF.

**% of Completed Dwellings on PDL/Greenfield Sites in Bracknell Forest**



**Source:** JSPU/BFC Planning Commitments for Housing at 31 March 2006 – 2010, BFC Commitments for Housing at 31 March 2011 - 2019. **NB:** The data in this diagram relates to all dwelling completions through new build, conversions and changes of use.

**Core Strategy Target**

The target of 60% of new and converted homes on PDL has not been met during 2018/19.



**3.37** The number of homes that were completed on PDL is lower than in recent years and is under the 60% target. This is partly due to an increasing number of sites now being implemented which were allocated in the SALP but constitute greenfield sites such as

- Land at Amen Corner North, Binfield (129 completions)
- Land at Warfield - Area 2 (117 completions)

**3.38** '2018/19 Large and Medium Completions'details the number of completions on PDL and Greenfield sites.

**3.39** Prior approval applications (PAC) for the change of use from offices to residential are having an impact on the proportion of completions on PDL (as set out in paragraph 3.13), 131 units were completed this year. A number of PDL sites in the Green Belt are also being redeveloped for housing in accordance with national policy on this matter (see para. 89 of the NPPF).

**3.40** The SALP has resulted in the release of PDL sites, including some that were formerly outside the built up area. For example, 1,105 homes have been allocated on PDL sites within defined settlement (Policy SA1), and 1,000 homes have been allocated on land at the Transport Research Laboratory, Crowthorne (Policy SA5) (subsequently granted outline planning permission). Overall, it is estimated that 25% of the new dwellings on urban extensions will be on PDL. Some of these sites are now delivering dwellings.

**3.41** It should be noted that the removal of residential gardens from the definition of PDL by the Government in 2010 (as reflected in the NPPF) resulted in a review of the classification of existing commitments during the monitoring year 2013/14. Some had been classified under the old definition (which related to the pre-2010 position and so were deemed PDL - they are now greenfield).

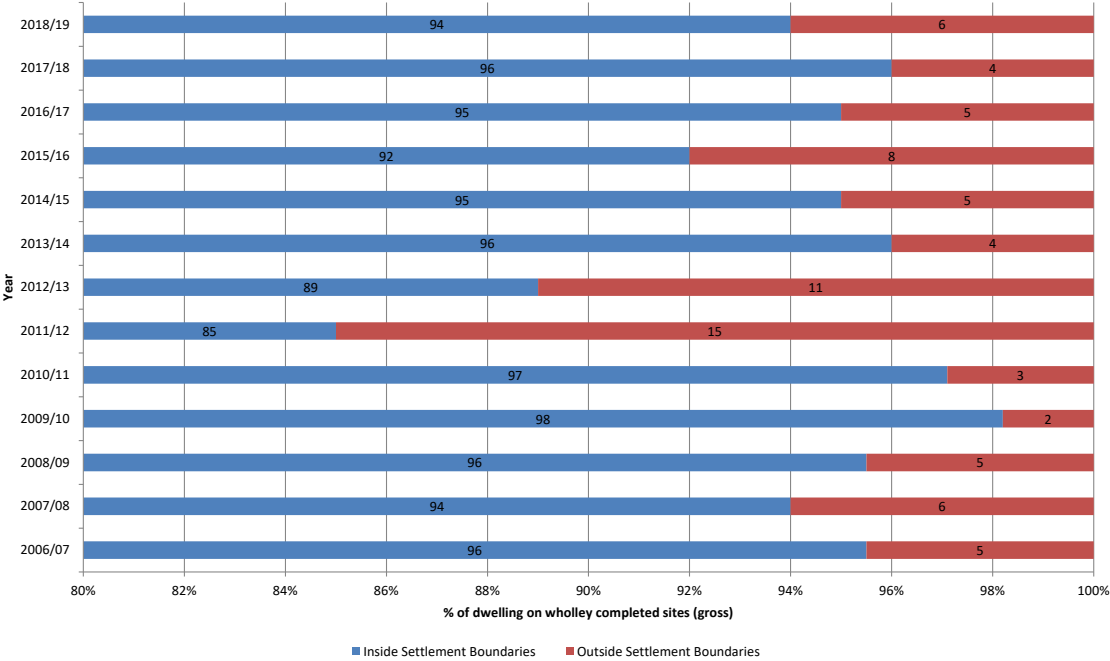
**Settlement boundaries**

**Indicator: Loc H2b – Percentage of completed residential development inside settlement boundaries**

BFBLP Policies: H1, H5 and EN8

Core Strategy Policies: CS1, CS2, CS9

**% of completed Residential Development inside/outside of Settlement Boundaries**



*Source: BFC Planning Commitments for Housing 2006-2019*

**Core Strategy Target**

The target of 95% of new and converted dwellings being within defined settlements has not been met.

**3.42** In this monitoring year, 94% of developments (on wholly completed sites) were located within the settlement boundary and 6% were located outside the settlement boundary.

**3.43** Whilst some of the sites allocated through the SALP in July 2013 were within established settlements, others represented extensions to the boundaries of defined settlements. In the case of the latter, the extent of the developable area was taken and a new settlement boundary drawn (these are marked on the Policies Map for the Borough). It is anticipated that a high proportion of completions will continue to be recorded within defined settlements.

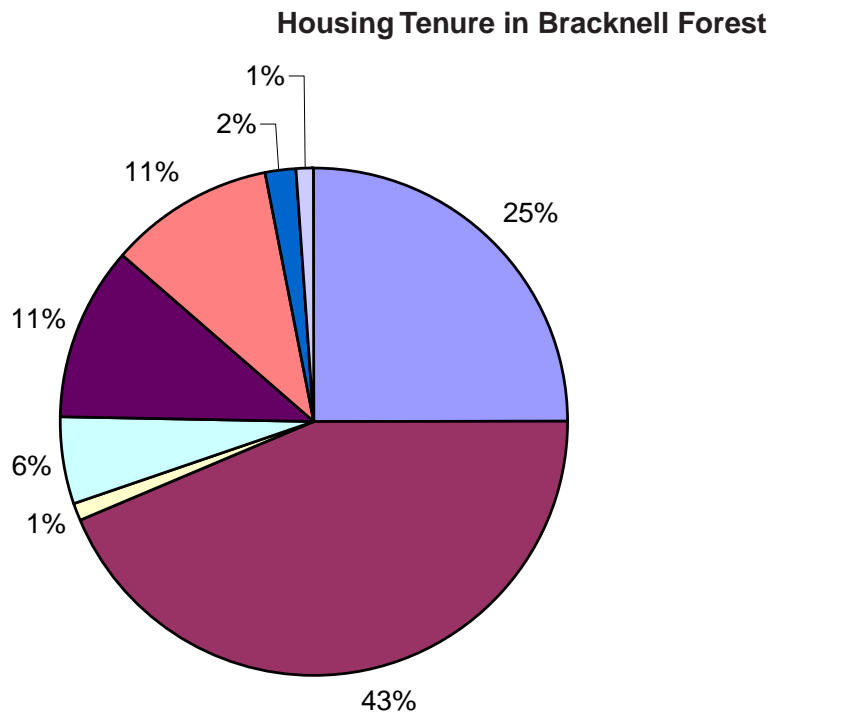
**Actions:**

- Continue to prioritise the development of land within defined settlements wherever possible, in accordance with Policy CS2 of the Core Strategy.
- Prioritise progressing the Bracknell Forest Local Plan and allocating further sites for housing in order to achieve a 5 year housing land supply.

### 3.3 Type and Mix Indicators

#### Household Tenure

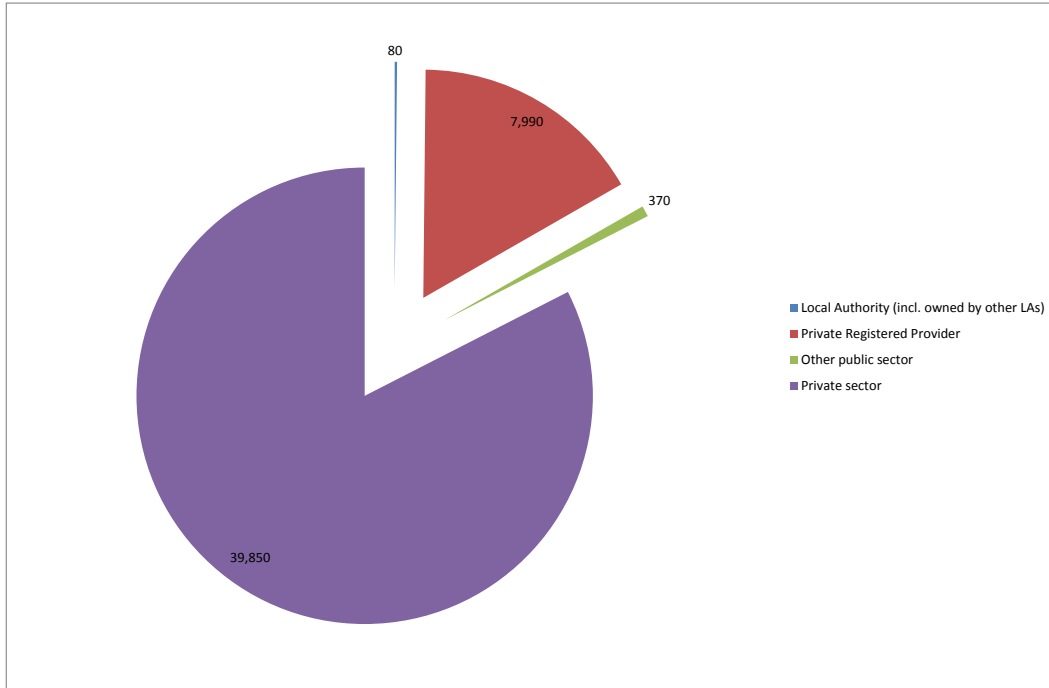
Indicator: Con H2 - Household tenure



- Owned outright
- Owned with a mortgage or loan
- Shared ownership (part owned and part rented)
- Social rented: Rented from council (Local Authority)
- Social rented: Other
- Private rented: Private landlord or letting agency
- Private rented: Other
- Living rent free

Source: Office of National Statistics, Census 2011

## Household Tenure in Bracknell Forest



**Source:** BFC StatShare 2016

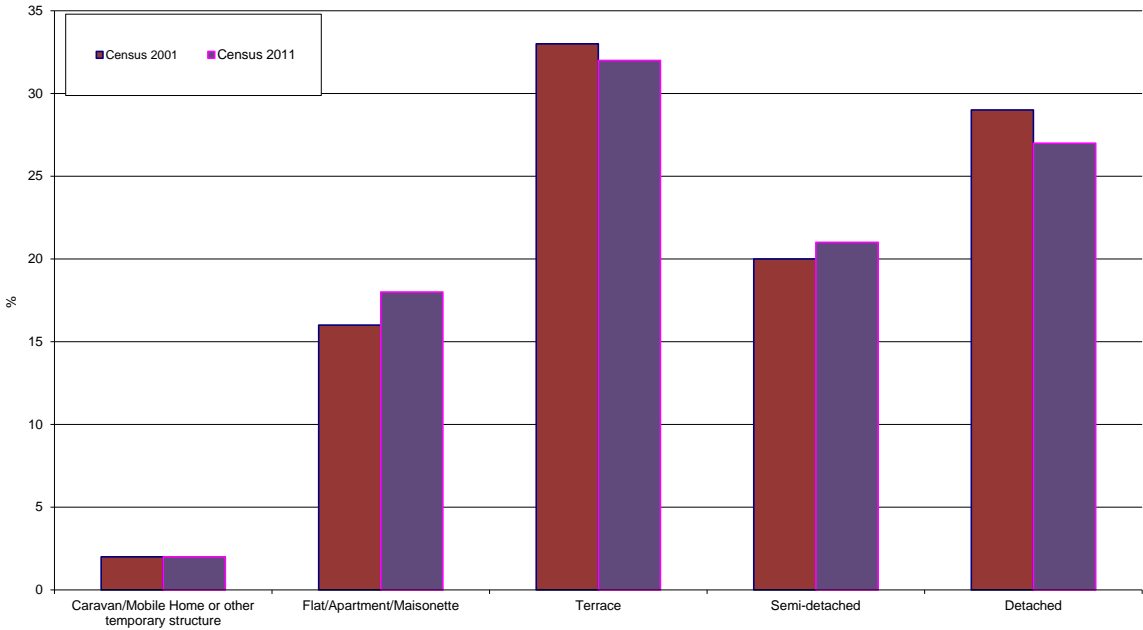
**3.44** Data relating to this indicator is drawn from the 2011 Census. At 2011, nearly three quarters of dwellings in Bracknell Forest were owner occupied, reflecting the position across Berkshire. Since the 2001 Census, the proportion of owner occupiers who owned their property outright had risen by 4%. The proportion of dwellings that were socially rented in Bracknell Forest had decreased when compared with the Berkshire average. However, the proportion of socially rented dwellings in Bracknell Forest did not change between 2001 and 2011, remaining at 17% of all tenures.

**3.45** As this data relates to census data, there has been no change since the 2012/13 AMR.

# Dwelling Types

Indicator: Con H4 - Dwelling types

## Dwelling Type within the Borough



Source: Statshare/Office of National Statistics, February 2013.

**3.46** Information on existing type and size of dwelling within the Borough, together with population and household size data, assists in planning the size and type of new stock required in order to help meet the needs of the community.

**3.47** In 2001, 33% of dwellings within Bracknell Forest were terraced and 29% were detached. The 2011 Census data showed that the percentage of terraced housing had fallen slightly (27%) and the percentage of detached housing had increased slightly (32%).

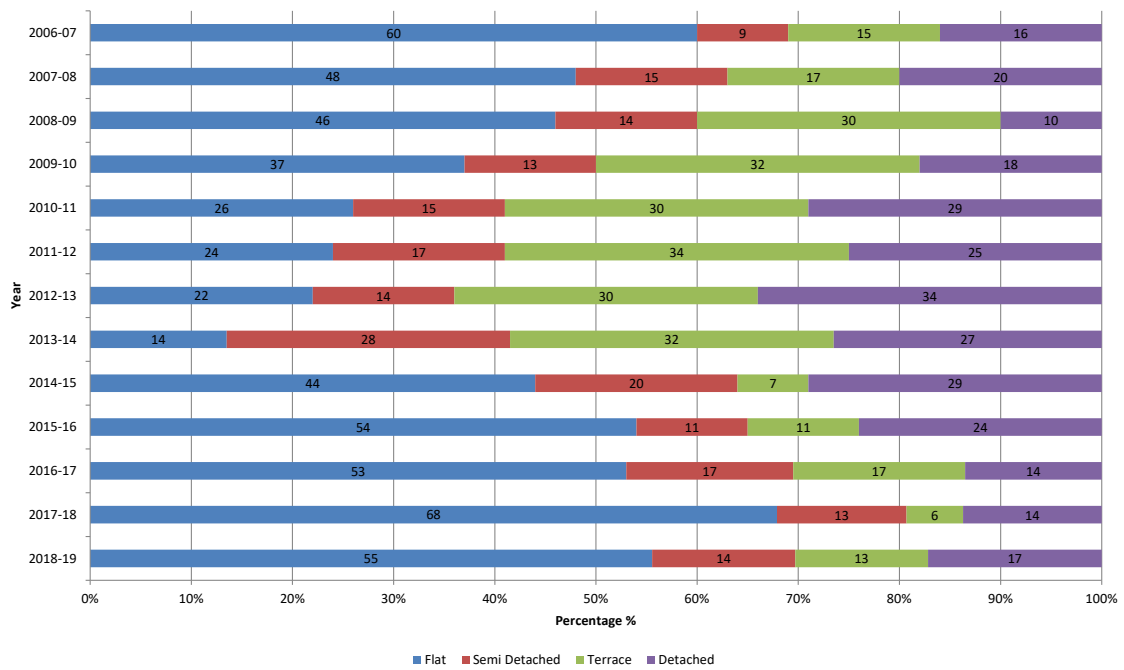
**3.48** As this data relates to census data, there has been no change since the 2012/13 AMR.

**Indicator: Loc H2a – Dwelling types and sizes**

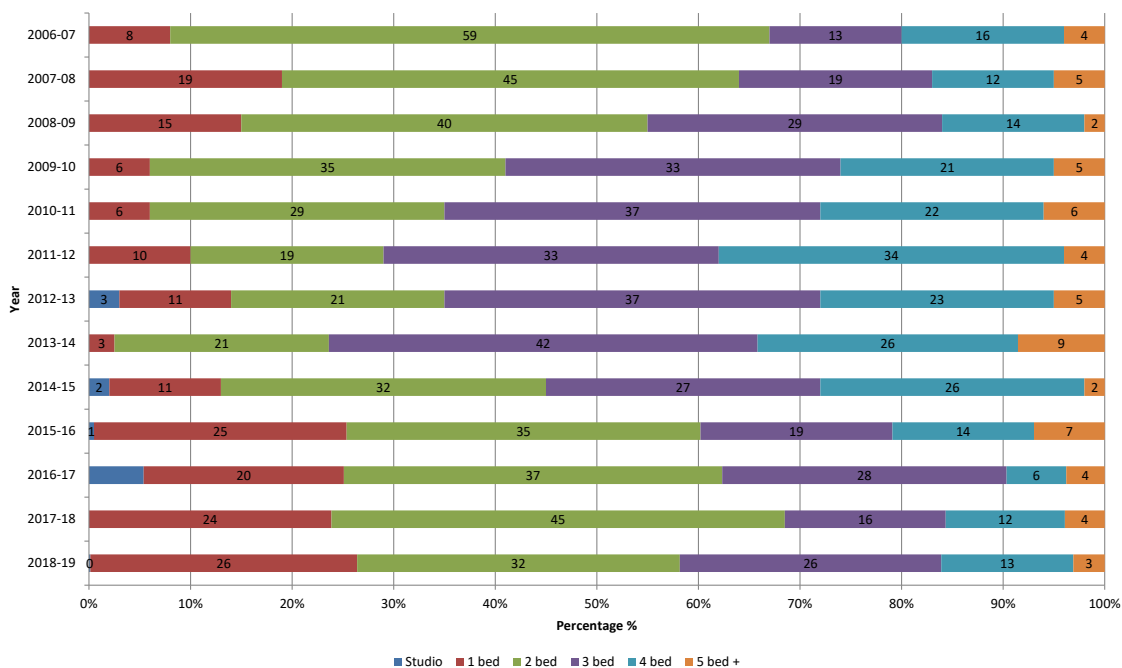
BFBLP Policy: H7

Core Strategy Policy: CS16

**Completed Dwelling Size**



## Completed Dwelling Type



**3.49** The above graphs show that a mix of house sizes and types were built in the Borough in the monitoring year.

**Source:** BFC, planning applications data 2018/19 **NB:** Data on mobile homes has not been included

### Core Strategy Target

The target states that no one type, size or tenure should form 100% of completions. This has been met.

**3.50** In terms of dwelling size, the highest percentage increase, compared with the previous year, has been in 3 bed dwellings, and a decrease in 2 bed properties, which corresponds with the increase in terraced and detached properties. Sites that have contributed to the 10% increase (on previous years) for the 3 bed properties are;

- Amen Corner North, Binfield (SALP SA6)
- Land North of Peacock Lane (Eton Place and Osbourne Gate), Bracknell
- Land at Bowman Court, Dukes Ride, Crowthorne (SALP SA3)
- Land North of Harvest Ride, south of Forest Road, East of West End Lane (Phase 5) (SALP SA9 Area 2)



**3.51** There has been a small decrease in the percentage of flats built in 2018/19 since the previous year. Majority of sites that have contributed are Prior Approvals developments and some Large and Medium Sites;

- Land At Amen Corner North, Binfield
- Land South of Forest Road and West of Avery Lane (4b), Warfield
- Orchard Lea, Winkfield Lane, Winkfield
- Kingswood, King's Ride, Ascot
- Summit House, London Road, Bracknell
- Land at Sterling Court, Redwood Building, and Chiltern House, Broad Lane, Bracknell
- Abbey House, Grenville Place, Bracknell
- 2 The Braccans, London Road, Bracknell
- Hayley House & Apex House, London Road, Bracknell

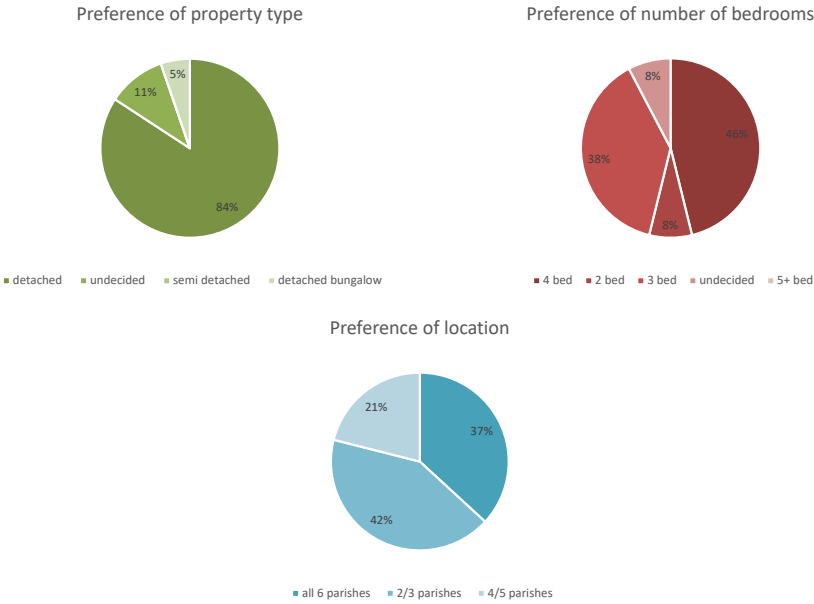
## Self Build and Custom Build Register

- **Indicator: Demand for self-build and custom housebuilding**
- **Core Strategy Policy: CS16**

**3.52** Since 1st April 2017 , Local Authorities have been required to keep and publicise a self-build and custom build register in accordance with the Self-build and Custom Housebuilding Act 2015.

**3.53** Between April 2018 and March 2019, there are 19 individuals (no associations) registered for self-build. Please see the breakdown below

### Bedroom/Type/Location Preference for Self Build

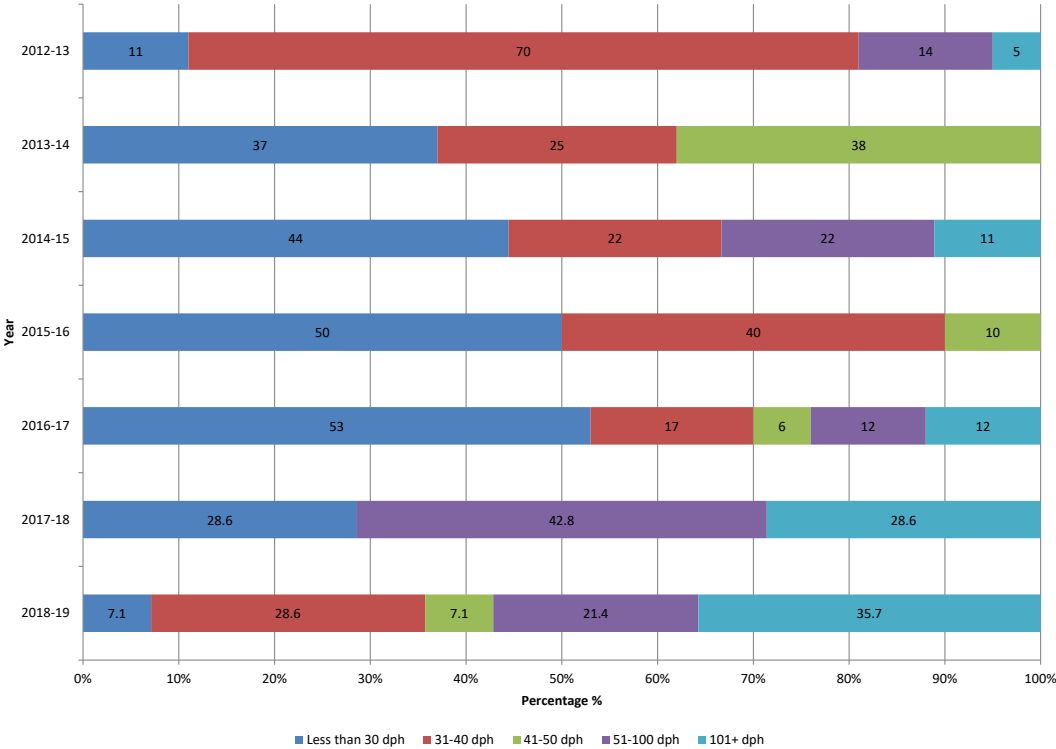


Density

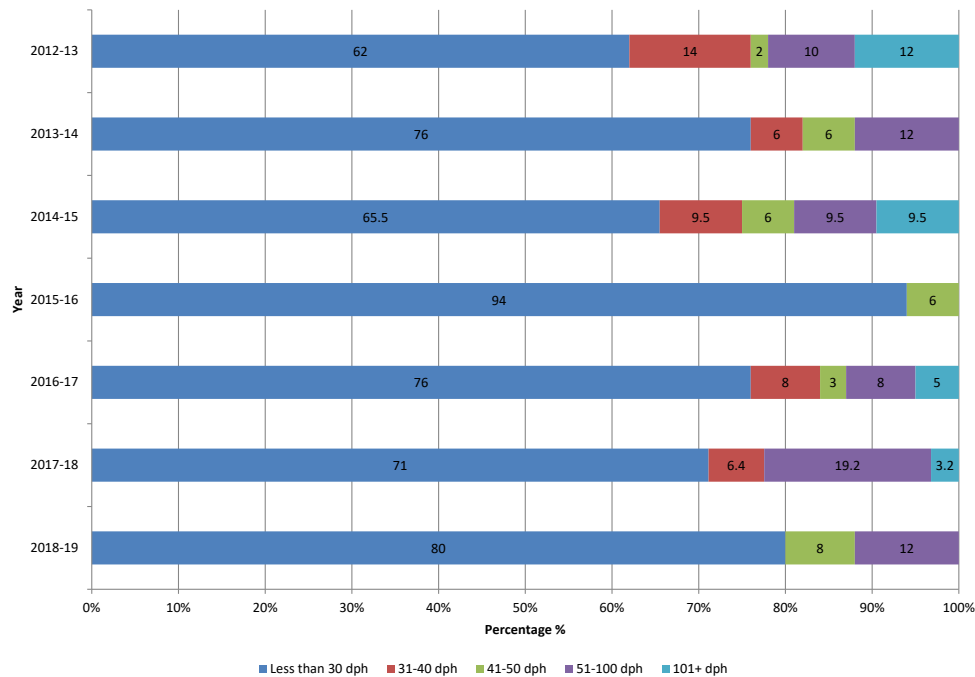
**Indicator: Loc H2c - Percentage of new dwellings completed at less than 30 dph, 31-40 dph, 41-50 dph and 101+ dph**

Core Strategy Policies: CS1 and CS7

Densities on Completed Large & Medium Sites



## Density on Completed Small Site



**Source:** BFC Planning Commitments for Housing at March 2019

### Core Strategy Target

The Core Strategy does not contain a target for the percentage of dwellings to be completed at a given density; however Policy CS1 requires new development to make efficient use of land.

**3.54** Up until 2011/12, the commitments data recorded the density of completed developments according to the following categories: up to 30dph, 30-50dph and 50+dph. The 2012/13 AMR changed the categories to: less than 30dph, 31-40dph, 41-50dph, 51-100dph and 101+dph, so that a more in depth analysis of densities within the Borough could be given, following the allocation of sites through the SALP. The above charts reflect an analysis of density based on these categories.

**3.55** Of the new build completions on small sites, many involve proposals for replacement dwellings. Plots tend to be large and therefore densities achieved are low. This accounts for 80% of small site completions being less than 30dph (this is similar to the results gathered through previous monitoring years).

**3.56** For the medium and large completed sites, 1 site was less than 30dph, which represents a decrease on the past few years (this was Binfield Nursery, Knox Green, Binfield). There were sites falling within 31-50dph. However, a higher proportion were in excess of 50dph than in the previous year. Some of the sites influencing the data (which were flatted schemes) were:

- Abbey House, Bracknell
- Albert Road, Bull Lane, Bracknell
- Hayley and Apex House, Summit House and 2 The Braccans, London Road, Bracknell
- 32 Wellington Business Park, Dukes Ride, Crowthorne

**3.57** This is in line with NPPF Chapter 11 which refers to encouraging the effective use of land that has been previously developed. It also accords with Core Strategy Policy CS1.

## 3.4 Quality Indicators

### Indicator: Cor H6 - Housing Quality (Building for Life Assessments)

BFBLP Policy: EN20

Core Strategy Policy: CS7

**3.58** The Building for Life (BfL) assessment criteria for new housing developments were revised in the 2012/13 AMR, due to national changes in the scheme from 20 criteria (2008) to 12 in 2013. <sup>(21)</sup>

**3.59** The 12 criteria/questions reflect a vision of what new housing developments should be i.e attractive, functional and sustainable places to live. 'BfL12' is based on the Government's commitment to build more homes, better homes and involve local communities in planning.

**3.60** The criteria are focused towards informing and guiding development professionals at the pre-application and application stage, using a simple traffic light system of green, amber and red, to determine whether designs are:

- good enough to proceed (green);
- further amendments are needed (amber) or,
- issues are of such concern that the scheme should not proceed (red).

**3.61** The 12 traffic lights (red, amber, green) are based around 3 main topics:

- Integration with the neighbourhood (connections, facilities and services, public transport, meeting local housing requirements),
- Creation of place (character, working with the site and its context, creating well defined streets and spaces, ease of movement)
- Street and home (streets for all, car parking, public and private spaces, external storage and amenity space)

**3.62** For the purposes of the AMR, the traffic light system has been used to assess wholly completed large and medium sites (or within wholly completed land parcels/phases within a larger development) with a net increase in dwellings in C3 use. The 12 criteria were used to assess sites completed within the time frame of the report. The more criteria scored as 'green', the better the design is considered to be. However, where 'amber' is reported, it is considered that some amendments at the planning stage could have led to some improvements to the scheme on the ground.

**3.63** The following table sets out the BfL score for large and medium sites which have been completed during the 2018/19 monitoring period.

21 BfL 3<sup>rd</sup> edition was issued January 2015, [www.designcouncil.org.uk/resources/guide/building-life-12-third-edition](http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition)

**Table 3.11**

Address of Development	No of Dwelling	N/A	Red	Amber	Green	
2 The Braccans, London Road, Bracknell	36		6	0	0	6
Apex House, London Road, Bracknell (Part of SALP policy SA1)	28		6	0	0	6
Hayley House, London Road, Bracknell (Part of SALP policy SA1)	19		6	0	0	6
1-9 High Street, Crowthorne.	13 Allowed on Appeal		0	0	0	12
69 - 77 Church Street, Crowthorne	9		0	0	0	12
32 Wellington Business Park, Dukes Ride, Crowthorne	8		6	0	0	6
92 High Street (Redding Court), Sandhurst	9		0	0	0	12
Barnett Court, Larges Lane, Bracknell (Abercrombie Mews)	28		0	0	0	12
Bracknell Town Football Club, Larges Lane, Bracknell (Robins Gate) (SALP Policy SA2)	14		0	0	0	12
9 Albert Road, Bull Lane, Bracknell	5 Allowed on Appeal		0	0	2	10
Summit House, London Road, Bracknell	65		0	0	3	9
Abbey House, Grenville Place, Bracknell	40		6	0	0	6
Binfield House Nursery, Terrace Road North, Binfield (SALP Policy SA1)	14 (including C3 senior living)		0	0	0	12
Land at Former Garth Hill College Site, Sandy Lane, Bracknell (Clement House) (Part of SALP Policy SA1).	-1 (C3), 65 (C3 senior living)		0	0	1	11
Land at Bowman Court, Dukes Ride, Crowthorne (SALP Policy SA3) (Victoria Court)	35		0	0	0	12
Land north of Harvest Ride south of Forest Road and east Of West End Lane, Warfield (Phase 3) (SALP policy SA9)	26		0	0	0	12
Land south of Forest Road, west of Avery Lane, Forest Road, Warfield (Phase 4a) (SALP Policy SA9)	49		0	0	0	12
Orchard Lea, Winfield Lane	14		0	0	1	11
Total			30	0	7	179
Total %		14%	0%	3%	83%	

Source: BFC Survey, wholly completed sites 2018/19.

**3.64** For the 2018/19 monitoring period, there were 18 sites assessed;

- 5 sites were Prior Approvals, which have limited negotiations on some of the BfL criteria
- 2 sites were approved via the appeal process.
- 9 sites scored 100% green.

**3.65** As a result we have 83% scoring green (good) and 3% scored amber (amend), this relates to 4 sites. The 14% N/A wasn't considered under the PAC application, therefore unable to assess under BfL.

**3.66** 83% of the development delivered in the Borough has been recorded as being of high quality, and well designed. This is considered positive and is close to the target. The amber percentage resulted from;

- Summit House, London Road, Bracknell scored 9 green and 3 amber. This was a Change of Use and retrospective approval, amber issues were on existing/new connections, character, and creating well defined streets and spaces.
- Garth Hill Clement House, Sandy Lane, received one amber, connection related, as that is due to their access road currently being used to facilitate another adjoining development. Once the development is complete the access should not be an issue (estimated completion of new development expected 2025).
- 9 Albert Road, Bull Lane, Bracknell scored amber on 2 points on connections and character - the development is bulky and the scale is out of character with the street scene which

is predominately single dwellings. This application was allowed at appeal, therefore some issues overturned.

- Orchard Lea was a part change of use application in the Green Belt, and scored 1 amber - on public transport. The site is in rural unsustainable location, car reliant which in the future may have issues for older residents, and lack of footpaths.

### **Core Strategy Target**

The target of 100% of development delivered in the Borough being of high quality, and well designed, has not been met.

**3.67** The BfL scheme is considered to be a way of assessing "high quality" as prescribed in the Core Strategy target and assisting in demonstrating performance within a national context. Achieving a standard of "green" under the BfL scheme is therefore considered to demonstrate "high quality".

**3.68** Due to the way schemes come forward for assessment through the AMR, schemes on large developments, such as that involving Land at Warfield, are being assessed parcel by parcel. Whilst this is useful for monitoring progress on large sites, an assessment of the entire scheme, once complete, may give a more complete and fairer assessment of how these new neighbourhoods are performing.

### **Actions**

- Continue to monitor qualifying schemes and encourage high quality design wherever possible in accordance with Policy CS7 of the Core Strategy and the Design SPD (March 2017).
- Consider whether there is a need to amend/supplement design/layout/parking policies through the progression of the new Bracknell Forest Local Plan.
- Review how we assess the delivery of high quality development including the potential use of residents surveys. <sup>(22)</sup>.

22 A 'New Developments Residents' Survey' was undertaken in July 2014, (published in September 2014), and is available to view on the Council's website <http://www.bracknell-forest.gov.uk/planningpolicymonitoringhousing>





Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000

### **Nepali**

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

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