
3.1.7 The predicted growth from TEMPRO in the period post 2001 indicates a slower rate of growth with population at 112,713 in 2007, rising to 125,942 by 2026, which equates to an average annual growth rate of 0.06%.

3.1.8 In terms of households BFC predicts a continuing decline in dwelling size from 2.46 members per dwelling in 2001 to 2.21 by 2026. As a result the scale of household growth will exceed the population growth in the Borough.

3.2 ZONING SYSTEM

3.2.1 The zoning system developed for Bracknell Forest Borough is aligned to census output areas within BFB and at ward or aggregated ward level in the wider study area. The original model contained 203 zones, 11 of which covered the Wokingham area. The model update, which includes greater level of detail in Wokingham, has 342 zones in total which comprise 29 zones external to the main study area and 313 zones within the main study area covering some 303 wards. The BFB area comprises 121 of the 313 zones, whilst Wokingham is now represented by 150 zones.

3.3 INPUTS TO THE LAND USE MODEL

3.3.1 The demand model developed as part of the BMMTM has three main inputs to the land use assessment being:

- Total Population
- Employment Places
- Educational Places

3.3.2 The 2007 Base model utilised population, employment and educational data obtained from the 2001 census. The 2026 forecast data for the BFB area is based on information on known developments supplied by the Council, and TEMPRO growth forecasts for the remaining areas. Known development information has also been incorporated for the Wokingham area.

3.3.3 Growth external to the BFB area has utilised adjusted TEMPRO growth rates.

3.4 DEVELOPMENT AREAS

3.4.1 The Council has allocated land for development in the Site Allocations DPD in accordance with Policy CS2 of the Core Strategy DPD in the sequence as identified below:

1. Bracknell Town Centre
2. Previously developed land and buildings in defined settlements
3. Other land within defined settlements where this does not conflict with other policies
4. Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links

3.4.2 The Site Allocations DPD has identified four broad areas for development as follows:

- Amen Corner North
- Blue Mountain

-
- TRL
 - Broadmoor

3.4.3 In line with the Core Strategy and Site Allocations DPD, development will also be permitted generally within defined settlements. All new development needs to be consistent with for example, the character, accessibility and provision of infrastructure and services.

4 2026 Forecast

4.1 INTRODUCTION

4.1.1 The '2026 Core Forecast' scenario is generated for Bracknell Forest Council in terms of the population, household and education growth and takes the Core Strategy development proposals from the LTP, as well as proposed development such as the Site Allocations Broad Areas (see 3.4.2). This scenario also includes the adopted Core Strategy proposals for the Wokingham area.

4.1.2 The '2026 Reference Case' scenario has been produced by removal of any non-committed developments or infrastructure from the Core Forecast. The growth in housing and population, generated by these developments, is spread evenly across the Borough to achieve the same overall levels between the two 2026 Forecast Scenarios. This method has been applied to both Bracknell and Wokingham Borough zones.

4.1.3 The '2026 Core Forecast' scenario is assessed in comparison to the '2026 Reference Case' in the AM and PM peaks, the results of which are discussed in Section 5.

4.2 POPULATION FORECAST

4.2.1 The 2007 Base Year population figures, for each zone, were derived from 2001 Census data, growthed by TEMRPO forecasts. For the 2026 Forecast Year population figures, TEMPRO growth (dataset 6.2) was applied to the 2007 Base Year population outside of Bracknell Forest Borough. Within BFB, TEMPRO growth was also used to derive the overall population in the Borough in 2026, however details of population splits across wards was provided by the Council and this data was used to control the allocation of 'remaining' growth, i.e. the difference between known development and TEMPRO forecast levels, across the Borough.

4.2.2 Bracknell Forest Borough population levels are shown, for 2007 and 2026, in Table 4.1.

Table 4.1: Population Projections for Bracknell Forest Borough

	Total
2007 Base	112,713
2026 Forecast	125,942

4.2.3 The population growth has been distributed to a number of different zones from the sources shown in Table 4.2. Where no specific site has been provided, growth is distributed across remaining zones within Bracknell Forest Borough. This table also indicates which developments are removed in the 2026 Reference Case scenario.

Table 4.2: Bracknell Residential Development Proposals (phasing may change)

No	Name	Description (no. of dwellings proposed)	Model Zone
2007 – 2016			
1	Completions 2007-2010:	558	
	<i>Braeside, Binfield</i>	2	47
	<i>Met Office (Celsius)</i>	269	13
	<i>Wykery Copse</i>	57	49
	<i>Warfield Park</i>	5	284
	<i>78-84 Waterloo Road, Crowthorne</i>	17	112
	<i>Ossington, Casares & St Chad, Pollardrow Avenue</i>	24	44
	<i>Strata (formerly FSS House), Mount Lane</i>	68	250
	<i>Broom Lodge, London Road</i>	7	45
	<i>Hawthorn Cottage and Wickfield, Warfield Road</i>	14	125
	<i>Aston Grange, Ralphs Ride</i>	26	16
	<i>Alpha House / Land at Cardoss, 79 High Street, Crowthorne</i>	14	111
	<i>Small sites completions*</i>	56	-
2	Peacock Farm	1,500	49
3	Staff College	689	16 / 287
4	Town Centre	150	1 / 2
5	Amen Corner (Policy CS4)**	525	283
6	Land North of Whitegrove and Quelm Park (Policy CS5)**	400	75 / 77
7	Small Sites Allowance*	266	-
8	Other Sites with permission*	307	-
9	SADPD Preferred Option Edge of Settlement Sites:	462	
	<i>Land at Garth Hill School, Sandy Lane**</i>	100	11
	<i>Amen Corner North (two sites: Murrell Hill and Foxley Lane)**</i>	98	81 / 283
	<i>Land north of Eastern Road, Bracknell**</i>	-	-
	<i>Others sites</i>	264	3 / 4 / 47 and Background
10	SADPD Broad Areas**:	545	
	<i>Amen Corner North</i>	-	-
	<i>Blue Mountain</i>	100	79
	<i>TRL</i>	275	84
	<i>Broadmoor</i>	170	111

No	Name	Description (no. of dwellings proposed)	Model Zone
2016 – 2026			
4	Town Centre	900	1 / 2
5	Amen Corner (Policy CS4)**	200	283
6	Land North of Whitegrove and Quelm Park (Policy CS5)**	1,800	75 / 77
7	Small Sites Allowance*	300	
9	SADPD Preferred Option Edge of Settlement Sites:	493	
	<i>Land at Gerth Hill School, Sandy Lane**</i>	-	-
	<i>Amen Corner North (two sites: Murrell Hill and Foxley Lane)**</i>	-	-
	<i>Land north of Eastern Road, Bracknell**</i>	216	14
	<i>Others sites</i>	277	3 / 4 / 47 and Background
10	SADPD Broad Areas**:	1,735	
	<i>Amen Corner North</i>	400	283
	<i>Blue Mountain</i>	300	79
	<i>TRL</i>	725	84
	<i>Broadmoor</i>	310	111
Total (2007 – 2026)		10,840	

* included as background growth

** not included in 2026 Reference Case

4.2.4 A similar growing methodology has been applied to the Wokingham Borough zones. Known developments, committed and proposed, have been included in the relevant zones and remaining growth is spread evenly across the rest of the Wokingham Borough zones, so that the target TEMPRO growth for 2026 is achieved across the Borough. Committed developments are divided into 'hard' and 'soft' commitments, whilst proposed developments include Strategic Development Locations (SDLs) and Wokingham Town Centre developments.

4.2.5 The breakdown of Wokingham Borough developments is shown in Table 4.3. All Wokingham developments are included in both 2026 Forecast scenarios.

Table 4.3: Wokingham Residential Development Proposals (to 2026)

Ref	Name	Description (no. of dwellings proposed)	Model Zone
Hard Commitments			
H36	Land at Sandford Farm, Woodley	492	1132
H37	Land at the junction of Ashville Way and Molly Millars Lane, Wokingham	230	1050
H38	Land at Wokingham Cricket Club, Wellington Road, Wokingham	124	1013
H39	Plough Lane	150	1005
H40	Grazeley Road	272	1105
H67	Bridge House Nursing Home	147	1128
Soft Commitments			
S19	Land at Hatch Farm Dairies, Winnersh	400	1142
SDLs			
S39	Kentwood East, North Wokingham	357	1004
S40	Kentwood West, North Wokingham	153	1003
S41	Mathews Green, North Wokingham	810	1041
S42	Plough Farm, North Wokingham	30	1005
S43	Buckhurst Park North of Railway, South Wokingham	660	1021
S44	Masterplan SDP Area B South of the Railway, South Wokingham	870	1026 / 1029
S45	Masterplan SDP Area C South of the Railway, South Wokingham	830	1021
S46	Masterplan SDP Area D South of the Railway, Wokingham	140	1017
S47	Masterplan SPD Area C, South of M4	750	1101
S48	Masterplan SPD Area A, south of M4	270	1105
S49	Masterplan SPD Area B, South of M4	400	1104
S50	Masterplan SPD Area D, South of M4	375	1100
S51	Spencers Wood Basingstoke Road, South of M4	100	1104
S52	Spencers Wood- Hyde End Road, South of M4	333	1104
S53	Masterplan SPD Area A, Arborfield	950	1080
S54	Masterplan SPD Area B, Arborfield	300	1074
S55	Masterplan SPD Area C, Arborfield	750	1074
S56	Masterplan SPD Area D, Arborfield	1,500	1074
S57	Wokingham Town Centre	193	1010
C.1-8	Elms Field	191	1012
Total (2007 – 2026)		11,777	

4.3 EMPLOYMENT FORECAST

4.3.1 Projections of the economically active population (employment figures) were provided by BFC based on a function of overall household numbers. Projections indicate a falling level of economically active persons per household from 1.4 persons in 2001 to 1.3 persons by 2026². The projections thus indicate that the 2001 figure of 62,275 persons will rise to 74,230 (19.2%) by 2026.

4.3.2 Since the 2007 Base levels of employment are based on 2001 Census data growthed using TEMPRO, the same methodology has been applied to produce the 2026 forecasts of workplace population. Where specific numbers of jobs have been provided by BFC for the developments listed in Table 4.4 (including Pine Wood development in Wokingham), these have been applied directly to the relevant model zones and adjusted. TEMPRO growth is applied to the remaining zones within BFB. Outside of the BFB area, workplace population is based on TEMPRO growth. This table also indicates which developments are removed in the 2026 Reference Case scenario.

4.3.3 Known developments in the Wokingham Borough have also been included in the relevant zones, as per Table 4.5. All Wokingham developments are included in both 2026 Forecast scenarios.

Table 4.4: Bracknell Employment Developments (by 2026)

Name	Description	Size
Town Centre	Mixed	see Table 4.6
Amen Corner**	Office	40,000m ²
Pine Wood (Wokingham)	Office	631 jobs
SADPD Broad Areas**:		
Broadmoor	Medipark	3,400m ²
TRL	Enterprise Centre	1,500m ²

** not included in 2026 Reference Case

Table 4.5: Wokingham Employment Developments (by 2026)

Name	Description	Size
Land at Winnersh Triangle	Office	35,790 m ²
600 Thames Valley Park Drive	Office	6,503 m ²
Land adjacent to Earley Gate, Whiteknights	Office	5,535 m ²
Microsoft Building 6, Thames Valley Park Drive	Office	4,590 m ²
Land to the north of Cutbush Lane, Shinfield (Science park)	Office	18,580 m ²
Land at Winnersh Triangle	Office	35,790 m ²

4.3.4 The closures of Emmbrook School and Ryeish Green School are also incorporated in the 2026 forecast assumptions for the Wokingham area.

² The Council projection assumes that the average of economically active people per dwelling in 2001 will drop evenly by 0.02 every 5 years to 2026

4.4 TOWN CENTRE REDEVELOPMENT

4.4.1 A major aspect of the development intended for the BFB area involves the redevelopment of the town centre. The current proposals based on available information for the amount of existing development which is to be demolished, retained or is new gross development (by 2026) is contained within Table 4.6.

Table 4.6: Town Centre Redevelopment Proposals

Land Use	Retained (a) (sqm)	Demolished (sqm)	Replacement (d) (sqm)	New Development		Masterplan Total (a + b) (sqm)
				Gross dev (b) (sqm)	Net addition (b - d) (sqm)	
Comparison Retail (A1)	33,048	16,272	12,204	49,651	37,447	82,699
Leisure Services (A2 and A3)	11,222	7,855	5,891	16,910	11,019	28,132
Business	63,420	43,526	43,526	86,950	43,424	150,370
Residential	0	9,000	9,000	32,000	23,000	32,000
Health Centre	0	1,829	1,829	4,163	2,334	4,163
Civic/Community	0	2,357	2,300	8,000	5,700	8,000
College	0		0	0	0	0
British Legion	0	800	800	1,500	700	1,500
Langley Hall	0	200	200	300	100	300
Indoor Market Building	0	2,064	0	600	600	600
Other Uses (Police, Courts etc)	0	4,144	0	0	0	0
Convenience retail	3,400	1,950	1,462	4,000	2,538	7,400
Hotel	7,000	0	0	9,200	9,200	16,200
Total	118,090	89,997	77,212	213,274	136,062	331,364

4.4.2 The proposals indicate that an additional 136,000 square metres of development will be added to the town centre in the period to 2026 generating substantial additional trips and potentially attracting retail trips back to Bracknell from the surrounding centres (Reading and Basingstoke).

4.5 CORE FUTURE TRANSPORT INFRASTRUCTURE

4.5.1 A number of potential transport improvements are planned within the study area. These schemes have been identified from a collation of information from the following sources:

- BFC LTP
- BFC LDF
- Other Berkshire Unitary Authorities and nearby authorities LTP's

4.5.2 Those schemes identified in the LTP that are considered 'committed' are included in the '2026 Reference Case' model. Other schemes that are not committed, have been included in the '2026 Core Forecast' for assessment against the Reference Case. These include highway access and junction proposals associated with such developments as Amen Corner, White Grove / Quelm Park and the SADPD Broad Areas.