

FIVE YEAR HOUSING LAND SUPPLY (HLS) AS AT 1ST APRIL 2018 (Updated to reflect the position as at 20 September 2018) Republished November 2018¹

1. The Council is able to demonstrate a 5 year Housing Land Supply (HLS). At present the HLS is **7.54 years** (see **Table 4**). This relates to the monitoring period 2018/19. It is acknowledged that this figure could be subject to change during the monitoring year, as the Government has announced that it intends to consider adjusting the method following the outcome of consultation on the specific details of a possible change in the way in which the local need housing figure is calculated (see para. 6, below).

Housing Need Figure

2. A Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA), dated February 2016 and published March 2016², was undertaken by GL Hearn on behalf of the Thames Valley Berkshire Local Enterprise Partnership, and all six Local Authorities within Berkshire (Bracknell Forest, Reading Borough, Royal Borough of Windsor and Maidenhead, Slough Borough, West Berkshire and Wokingham Borough). The results showed that Bracknell Forest operates 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 dwellings per year (dpa) were required in Bracknell Forest, and,
 - 2,855 dpa were required across the Western Berkshire Housing Market Area.
3. 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). Para. 73 of the NPPF 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. As the Core Strategy was adopted in 2008, it is more than five years old, therefore, for Bracknell Forest, the local housing need assessment figure needs to be used.
4. For this monitoring period, average household growth over the period 2018-2028 (using the 2016-based household projections, published 20 September 2018³) has been used. The baseline average household growth figure for Bracknell Forest over the 10 year period 2018-2028 is 385.6. In line with the PPG (2a-004-20180913), an affordability ratio is applied⁴, which results in a minimum annual local housing need figure for Bracknell Forest

¹ Republished to include a missed site (Hayley House, soft commitment subject to s.106)

² Berkshire SHMA, 2016 (see document CLP/Ev/2c):

<https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

³ 2016-based Household Projections Live Tables; Table 406. See:

<https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland/2016based/householdprojectionsmaintables.xlsx>

⁴ Affordability ratio:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

of **510 dpa**. The PPG is clear (2a-002-20180913) that the standard method identifies a minimum annual housing need figure, and not a housing requirement.

5. This figure is lower than that used as a local housing need figure in the emerging Draft Bracknell Forest Local Plan, February 2018 (which used the 2014-based household projections for the period 2016-2026 and the 2016 affordability ratio, resulting in 670dpa).
6. In its response to the NPPF⁵, the Government acknowledged that the revised household projections were likely to result in the minimum need numbers generated by the method, across the country, resulting in a significant reduction. As a result it stated that it wished to consider adjusting the method, following consultation, to ensure that the starting point in the plan-making process is consistent with proposals in the 'Planning for the right homes in the right places' consultation⁶ (aimed at ensuring that 300,000 homes are built per year by the mid-2020s). Therefore, if the Government does revise the standard method, the minimum local housing need figure for Bracknell Forest may need to be recalculated.
7. It is also important to note that the PPG is clear that the standard method uses the formula to identify the number of homes expected to be planned for in a way which addresses projected household growth and historic undersupply. The affordability adjustment is applied to take account of past under delivery. Therefore, there is no requirement to specifically address under delivery separately (paras. 2a-002-20180913 and 2a-017-20180913). As a result, previous under delivery/under supply in the Borough, has not been added on top of the minimum local housing need figure, as this would result in double counting, since it draws upon data published in 2018.

NPPF Buffer

8. 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, LPAs are required to provide a buffer of 20%. The PPG (para. 3-037-20180913) states that where delivery over the previous three years has fallen below 85% of the requirement, a 20% buffer should be applied. Footnote 39 of the NPPF refers to past delivery being measured against the Housing Delivery Test⁷, when the results are published each November. At this stage, transitional arrangements apply for the financial years 2015/16, 2016/17 and 2017/18, and the minimum annual local housing need figure is replaced by various household projections in respect of the data to be used to calculate the Housing Delivery Test.

⁵ Government response to the NPPF: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

⁶ PPG: Housing need Assessment: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁷ The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required.

Table 1: Determining the NPPF buffer

	2015-16	2016-17	2017-18	Overall Total (net)
Net additional dwellings (C3 use)	336	437	416	
Plus student communal accommodation (NB: none in Bracknell Forest)	0	0	0	
Plus release of existing stock as a result of nursing homes (net increase in bedrooms in other accommodation/ average no. adults in households in England) (C2 use)	-13 (-24/1.8)	0	26 (47/1.8)	
Total homes delivered (C2 & C3 use) (net)	323	437	442	1202
Household projections (Annual average)	564.9 (2012-based for 2015-2025)	552.5 (2012-based for 2016-2026)	496.7 (2014-based for 2017-2017)	1614.1
% delivery	57%	79%	89%	74.5%

9. **Table 1** (which follows the approach contained in the Housing Delivery Test, in order to ensure consistency of approach⁸) summarises annual completions in Bracknell Forest over the past three monitoring (financial) years and indicates that delivery was not below 85% of the requirement. Taking a conservative approach to the housing land supply, a buffer of 20% is applied.

Deliverable Supply

10. Sites contributing to the supply of land over the plan period 2006-2026 are set out in the Housing Trajectory. This includes the following sites: hard commitments (those with planning permission); and two types of soft commitments (sites with a resolution to grant planning permission, subject to the completion of a s.106 agreement and sites which have been allocated in the Site Allocations Local Plan (SALP)). The Housing Trajectory is based on the housing commitments exercise, site visits and information from Developers⁹. The trajectory has also had regard to the definition of 'deliverable' as set out in the NPPF¹⁰.
11. Information published alongside the 2016-based household projections is clear that the projections include communal uses. As such uses are factored into the requirement side, it is appropriate to include them in the supply side. This supports the approach set out in the PPG (para. 3-043-20180913). Therefore, from 2018, data on C2 uses (completions and projected completions) have been included within the Housing Trajectory.
12. **Table 2** sets out the individual sites and number of completions (taken from the Housing Trajectory) which are projected to contribute towards the next 5 year period (2018/19-2022/23):

Table 2: Sites forming part of deliverable supply 2018/19 to 2022/23

Site	Application Reference/s	No. of Bedrooms (C2 use)	Projected Net Completions (April-March)					Total Net
			2018/19	2019/20	2020/21	2021/22	2022/23	
C3 USES								
HARD COMMITMENTS (C3 uses)								
Large Sites (C3 uses) (site of 1ha or more)								
Amen Corner North, Binfield (SALP SA6)	14/00315/OUT 15/00873/REM		60	60	60	60	60	300
Binfield Nursery, Terrace Road North, Binfield (SALP SA1)	13/00966/FUL		14	0	0	0	0	14
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA7)	16/00020/OUT (Hybrid)		25	50	100	100	64	339
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523)		50	50	28	0	0	128
Land within Bracknell Town Centre (Royal Winchester House)	12/00476/OUT 13/01068/REM		0	77	108	126	0	311

⁸ Housing Delivery Test Rule Book, July 2018: <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁹ The 2017/18 Housing Trajectory and Housing Commitments at 30 March 2018 are available to view at: <https://www.bracknell-forest.gov.uk/monitoring-and-background-information/housing-monitoring>

¹⁰ NPPF (July 2018): definition as set out in Annex 2: Glossary

Site	Application Reference/s	No. of Bedrooms (C2 use)	Projected Net Completions (April-March)					Total Net
			2018/19	2019/20	2020/21	2021/22	2022/23	
Land at former Garth Hill College Site, Sandy Lane, Bracknell (Clement House) (Part of SALP SA1)	13/00074/FUL		-1	0	0	0	0	-1
Bracknell & Wokingham College, Wick Hill Sandy Lane (Millennium Fields)	17/00482/FUL		11	25	25	0	0	61
Aspect 1-3, Wokingham Road	17/00408/PAC		49	55	42	0	0	146
Land at Lower Broadmoor Road & Cricket Field Grove (SALP SA2)	16/00914/FUL		30	30	30	30	10	130
Land at Bowman Court, Dukes Ride, Crowthorne (SALP SA3)	15/00366/FUL 17/00075/FUL		35	0	0	0	0	35
Land at former TRL Site, Nine Mile Ride, Crowthorne. (SALP SA5) (Buckler's Park)	13/00575/OUT 17/00401/REM		48	98	106	108	110	470
Land west of Alford Close and 96-98 High Street (SALP SA3) (Sandhurst Gardens)	17/01096/FUL		10	50	48	0	0	108
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)	13/01007/OUT 15/00163/REM 15/00647/REM 15/00646/REM		147	92	50	72	72	433
Cranbourne Corner, Forest Road, Winkfield	09/00605/FUL		0	1	0	0	0	1
Orchard Lea, Drift Road, Winkfield	15/00547/FUL 17/00251/FUL		14	0	0	0	0	14
Land adjoining Warfield Park, Long Hill Road, Winkfield	15/00383/FUL		0	20	20	20	20	80
Kingswood, Kings Ride, Winkfield	16/00732/FUL		20	21	16	0	0	57
The Brackens, London Road, Ascot (Brompton Gardens)	16/01266/FUL		15	16	25	0	0	56
Total Large Sites			527	645	658	516	336	2682
Medium Sites (C3 uses) (sites less than 1ha with 5+ dwellings)								
Popeswood Lodge, Popeswood Road	17/00227/FUL		5	1	0	0	0	6
Land adj. Birch Hill Medical Centre, Leppington, Bracknell	09/00141/FUL 12/00492/EXT		0	0	0	7	0	7
Brackworth, Broad Lane, Bracknell	16/00230/FUL		0	0	7	0	0	7
Blythe House, Great Hollands Square, Bracknell	15/00023/FUL		0	4	0	0	0	4

Site	Application Reference/s	No. of Bedrooms (C2 use)	Projected Net Completions (April-March)					Total Net
			2018/19	2019/20	2020/21	2021/22	2022/23	
Avoncrop, Eastern Road, Bracknell. (SALP SA1, part of Eastern Rd allocation).	12/00483/FUL 15/00456/FUL		7	7	0	0	0	14
Eagle House, The Ring, Bracknell	15/00212/FUL 17/00635/NMA		0	92	0	0	0	92
Barnett Court, Larges Lane, Bracknell	15/00284/FUL		28	0	0	0	0	28
Bridgewell Centre, 10A Ladybank, Bracknell	15/00618/FUL		-27	0	20	0	0	-7
Post Office, 6 High Street, Bracknell	15/00536/FUL		0	0	14	0	0	14
Edenfield, Larges Lane, Bracknell	15/00004/FUL		48	0	0	0	0	48
Bracknell Town Football Club, Larges Lane, Bracknell (Robins Gate)	16/00102/FUL 16/01282/FUL		14	0	0	0	0	14
Alston House, Market Street, Bracknell	16/00962/FUL		12	0	0	0	0	12
Racal House, Eastern Road, Bracknell (SALP SA1, part of Eastern Rd allocation)	16/00626/FUL		0	0	0	26	34	60
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL		0	0	29	55	52	136
The Blue Lion, Broad Lane, Bracknell	17/01149/FUL		-1	12	0	0	0	11
Land at Sterling Court, Redwood Building, Chiltern House, Broad Lane, Bracknell (SALP SA1) (Sterling Square)	17/00434/FUL		0	44	55	0	0	99
Glenmore, Old Bracknell Lane West, Bracknell	17/00554/FUL*		6	0	0	0	0	6
Dennis Pilcher House, Rowley Close, Bracknell	17/00568/FUL*		0	9	0	0	0	9
Abbey House, Grenville Place, Bracknell	17/00562/PAC*		40	0	0	0	0	40
Building A Berkshire Court, Western Road, Bracknell	17/00985/PAC*		0	0	40	0	0	40
Building B Berkshire Court, Western Road, Bracknell	17/00264/PAC*		0	0	46	0	0	46
9 Albert Road, Bracknell	16/00321/FUL* Allowed on Appeal		5	0	0	0	0	5
1-9 High Street, Crowthorne (Crown Corner)	15/01261/FUL		13	0	0	0	0	13
69-77 Church Street, Crowthorne (Crowthorne Grange)	16/00331/FUL		9	0	0	0	0	9
48-50 Dukes Ride, Crowthorne	15/01082/FUL		32	0	0	0	0	32
Manhattan House, 140 High Street	17/00250/FUL		0	6	7	0	0	13
92 High Street, Sandhurst (Reddings Court)	15/00082/FUL		9	0	0	0	0	9

Site	Application Reference/s	No. of Bedrooms (C2 use)	Projected Net Completions (April-March)					Total Net
			2018/19	2019/20	2020/21	2021/22	2022/23	
Former Harts Leap Nursing Home, 5 Windrush Heights, Sandhurst	15/01258/FUL		4	4	0	0	0	8
Jolly Farmer, Yorktown Road, College Town (Fleur-de-Lis, Sandhurst)	15/00403/FUL		0	42	0	0	0	42
Crossways Residential Care Home, 306 Yorktown Road, Sandhurst	16/00221/FUL		0	0	5	0	0	5
Land rear of Neuchatel, Chavey Down Road, Winkfield	16/01153/FUL		0	5	0	0	0	5
Land at the Yard, Chavey Down Road (Brickfields), Winkfield	17/00388/FUL		0	7	0	0	0	7
Heathfield School. London Road, Winkfield	14/01001/FUL		0	0	-2	11	0	9
Total Medium Sites			204	233	221	99	86	843
Medium Windfall Allowance (C3 uses) (net)			0	0	24	48	48	120
Small Sites Completions/Windfall Allowance (C3 uses) (net)			14	14	14	14	14	70
TOTAL HARD COMMITMENTS (Large, Medium & Small)			745	892	917	677	484	3715

Site	Application Reference/s	No. of Bedrooms (C2 use)	Projected Net Completions (April-March)					Total Net
			2018/19	2019/20	2020/21	2021/22	2022/23	
Soft Commitments								
Large sites subject to S106 Agreements (C3 uses)								
Building 2, Technology House, The Boulevard, Cain Road	17/00222/PAC		0	60	0	0	0	60
Amen Corner (North), Popes Farm, Murrell Hill Lane (Includes part of SA6)	17/00337/OUT		0	-1	25	25	3	52
One Thames Valley House, Wokingham Road	17/00262/PAC		0	130	0	0	0	130
Land at former Garth Hill College Site, Sandy Lane (Part of SALP Policy SA1) (Millennium Fields)	17/01087/FUL		0	0	0	25	25	50
Land south of Fairclough Farm, Newell Green (SALP Policy SA9 Area 1)	16/01253/FUL		0	0	0	25	27	52
Land East of Avery Lane and North of Watersplash Lane (SALP Policy SA9 Area 1)	16/01195/FUL		0	0	0	25	25	50
Land At Watersplash Lane (SALP Policy SA9 Area 1)	16/01274/FUL		0	0	-1	25	18	42
Total Large sites subject to s.106			0	189	24	125	98	436
Medium Sites subject to S.106 Agreements (C3 uses)								
Circa House, 2a High Street	17/00315/PAC		0	68	0	0	0	68
Apex House, London Road, Bracknell (SALP SA1, part of Eastern Rd)	16/00639/PAC		0	28	0	0	0	28
Hayley House, London Road, Bracknell (SALP SA1, part of Eastern Rd)	16/00079/PAC		19	0	0	0	0	19
Century Court, Millennium Way, Bracknell	17/00165/PAC		0	65	0	0	0	65
2 The Braccans, London Road, Bracknell	17/00170/PAC		0	36	0	0	0	36
Lavenir, Opladen Way	17/00457/PAC		0	0	69	0	0	69
Tamar House, Forth House and Clifton House, Brants Bridge, Bracknell	16/01293/PAC		0	79	0	0	0	79
32 Wellington Business Park, Dukes Ride, Crowthorne (Princess Court)	16/00735/PAC		8	0	0	0	0	8
34 Wellington Business Park, Dukes Ride, Crowthorne (Princess Court)	16/01202/PAC		5	0	0	0	0	5
North Lodge Farm, Forest Road, Hayley Green	17/00656/OUT		0	0	0	0	0	0
Garth Works, Kennel Lane	16/00391/OUT		0	0	0	0	0	0
Furze Bank, 89 Locks Ride	17/00160/FUL		0	0	0	-1	6	5

Site	Application Reference/s	No. of Bedrooms (C2 use)	Projected Net Completions (April-March)					
			2018/19	2019/20	2020/21	2021/22	2022/23	Total Net
Total Medium sites subject to s.106			32	276	69	-1	6	382
Total sites subject to active S106 Agreements			32	465	93	124	104	818
Site Allocations Local Plan Sites (C3 uses) (Residual balance)								
			0	0	0	0	0	0
Total SALP (large)			0	0	0	0	0	0
SALP Medium Sites (C3 uses) (residual balance)								
Downside, Wildridings Road, Bracknell (SALP SA1)			0	0	18	0	0	18
Total SALP (medium)			0	0	18	0	0	18
TOTAL SALP Sites			0	0	18	0	0	18
GRAND TOTAL (C3 uses) - Completions (Large, Medium and Small Sites) Projections, Small Sites Allowance, Medium Site Windfall Allowance & SALP Sites								
			777	1357	1028	801	588	4551
C2 USES								
Monitoring has only taken place since the monitoring period 2015/16								
(NB: 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).								
HARD COMMITMENTS (C2 uses)		No. bedrooms (C2 use)						
Former Birdsgrove Nursing Home, Warfield Road, Bracknell	17/00321/FUL	77			42.78			43
The Waterloo Hotel, 99 Dukes Ride, Crowthorne (Birch Place)	16/00943/FUL 15/00440/FUL	51	28.33					28
Crossways Residential Care Home, 306 Yorktown Road, Sandhurst	16/00221/FUL	-9		-5.00				-5
TOTAL C2 Hard Commitments		119	28	-5	43	0	0	66
SOFT COMMITMENTS (C2 uses)			0.00	0.00	0.00	0.00	0.00	
TOTAL C2 Soft Commitments		0	0	0	0	0	0	0
GRAND TOTAL (C2 uses) - (Completions & Projections)		119	28	-5	43	0	0	66
OVERALL TOTAL C2 & C3 USES								
			805	1352	1071	801	588	4617

13. As at 31 March 2018, the following units (including a number of flats) were under construction:

Table 3: Number of units (C3 use) under construction (as at 31 March 2018)

Site type	Number of units (net)
Large (hard commitments)	904
Medium (hard commitments)	372
Small (hard commitments)	38
Total	1,314

Build Out Rates

14. Unless information has been provided through evidence such as planning applications, Developer responses to the Council's site availability requests and other intelligence, the following assumptions have been made in relation to build out rates for developments:

- Sites less than 300 units. In the main these are projected on a case by case basis (as in some cases proposals relate to flatted schemes where a standardised rate cannot be applied). However, where a site is likely to involve a mix of flats and housing, a rate of 25-50 dwellings per annum has been used, on the assumption that one house builder is involved (this is based on the average/rounded rate achieved at Wykery Copse¹¹, and land at junction of Foxley Lane/Murrell Hill Lane¹²).
- Sites over 300 units/where more than two house builders are involved: a rate of 150 dwellings per annum is used (this is based on the average/rounded achieved to date on Jennetts Park¹³), unless information indicates otherwise.
- Sites over 300 units/where one house builder is involved: a rate of 75 dwellings per annum has been used (this is based on the average achieved to date on The Parks¹⁴, and Warfield Area 2¹⁵). This is considered robust, being half the build out rate for two house builders, unless information indicates otherwise.
- Sites over 300 units/where number of house builder not known (but could be one or more): a rate of 100 dwellings per annum has been used.

Windfall Allowance

15. Windfall sites are those that unexpectedly become available and that have not been allocated through the Local Plan process. Para. 70 of the NPPF says that LPAs may make an allowance for windfall sites in the 5 year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply but should not include residential gardens.

¹¹ Wykery Copse (a scheme of 149 units), single house builder (Bloor): over the three main completion years, completions averaged 49 dwellings per annum (3 year period 2009/10-2011/12).

¹² Foxley Lane/Murrell Hill Lane (a scheme of 67 units), single house builder (Croudace Strategic Ltd): over 2 completion years averaged 34 dwellings per annum (2 year period 2015/16-2016-17).

¹³ Jennetts Park/Peacock Farm (a scheme of 1,350 units), two house builders (Persimmon & Redrow): achieved an average of 144 dwellings per annum over the main 9 year period of the development (2007/08-2014/15). The first 8 years of completions averaged 159 per annum).

¹⁴ Staff College/The Parks (a scheme of 730 units/603 net), a single house builder (Taylor Wimpey): achieved an average of 77 units per year over 9 year period (2007/2008-2015/16).

¹⁵ Warfield Area 2 (a scheme of up to 750 units), a single house builder (Berkeley): achieved an average of 76 over a 3 year period (2015/16-2017/18).

16. An analysis of historic data supports the inclusion of windfall allowances for small (less than 5 dwellings) and medium sites (5 or more dwellings/less than 1ha)¹⁶. The rates used are:
- 14 dpa (net) for small sites,
 - 48 dpa (net) for medium sites. However, to avoid double counting with sites that are already listed as having permission, no allowance is included for the first two years of projected five year figures and only 50% of the allowance is included for the third year of projected figures.
17. The Council's Housing Trajectory does not include a windfall allowance for large sites. Therefore, if such sites become available, they provide an element of flexibility. Large sites are only included within the five year supply where they represent a hard or soft commitment, having regard to the NPPF definition of deliverable.

¹⁶ The rationale for the windfall allowances is set out in the Strategic Housing and Economic Land Availability Assessment Part 2 (August 2017) (pages 19-21). This was subject to public consultation during November-December 2016. No comments on the approach to windfall allowance were received: <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

Housing Land Supply (HLS) calculation

18. Taking account of the above, **Table 4** sets out the 5 year HLS calculation. In line with the PPG (para. 3-044-20180913) the calculation uses the ‘Sedgefield’ method. Its base date is 2018 (due to using local housing need assessment figure, using the 2016-based household projections, published on 20 September 2018), and includes a 20% buffer as set out in the NPPF. The results indicate that the Council is currently able to demonstrate a 5 year HLS.

Table 4: Five year supply calculation

Housing requirement over next 5 years (based on LHN figure of 510 – 20 September 2018)	2550	510 x 5
TOTAL requirement over next 5 years LHN requirement & shortfall (no shortfall as based at 2018)	2,550	
Plus NPPF 20% buffer	3,060	Plus 20% (in line with NPPF)
<i>Annual requirement over next 5 years</i>	612	
Deliverable supply (Projected completions 2018/19-2022/23)	4,617	
5 year Housing Land Supply	7.54	4,617/612

Glossary of Terms

Term	Acronym	Definition
Core Strategy	CSDPD	The CSDPD was adopted in February 2008. It 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.
Deliverable Sites		To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle or that are allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Housing Commitment		Land which is in some way committed for housing development. For Bracknell Forest, the following definitions are used: <ul style="list-style-type: none"> • Hard Commitment - a site which has planning permission for 1 or more dwelling. • Soft Commitment - land which has no formal planning permission, but which has been identified in principle as suitable for housing (either as a resolution to grant permission subject to a s.106 agreement, or as an allocated site). • Large site: sites of 1ha or more • Medium site: sites less than 1ha with 5 (net) or more dwellings • Small site: sites less than 1ha with under 5 (net) dwellings
Housing Delivery Test		Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
Housing Implementation Strategy	HIS	Provides information on the progress and delivery of housing sites which form part of the housing trajectory. It is a requirement of the NPPF.
Housing Land Supply	HLS	For planning purposes, this is the five year housing land supply. This relates to the number of dwellings considered capable of being delivered within a five-year

Term	Acronym	Definition
		time framework (as set out in the housing trajectory), when compared to the housing requirement.
Housing Trajectory		Includes completions to date and projected completions for large and medium hard and soft commitments (see housing commitments section above), across the plan period (2006-2026). It also includes appropriate windfall allowances.
National Planning Policy Framework	NPPF	The NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth. It was revised and republished in July 2018.
National Planning Practice Guide	PPG	The PPG is a web based resource which contains guidance to supplement the NPPF. It was first published in March 2014, and was updated following the publication of the revised NPPF, and is regularly updated.
Site Allocations Local Plan	SALP	The SALP was adopted in July 2013. It helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
Strategic Housing Market Assessment	SHMA	A study that defined the HMAs and set out the OANs for the study area. It considered needs for all types of housing (including affordable) and the needs of different groups (older people, students etc).
Windfall Sites		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.