

# Strategic Housing Land Availability Assessment



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# 1 INTRODUCTION

## What is a Strategic Housing Land Availability Assessment?

**1.1** The Government considers Strategic Housing Land Availability Assessments (SHLAAs) to be important in helping to achieve a more responsive approach to land supply. The primary role of the Assessment is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

**1.2** SHLAAs provide background evidence on the potential availability of land for housing in an area and the choices available for delivering housing.

**1.3** A SHLAA is an important source of evidence for informing plan-making. **It does not allocate sites for development, nor does it determine whether a site should be allocated for housing development.** Decisions on which sites should be allocated are made in Development Plan Documents (DPDs) which form part of the Local Development Framework (LDF). DPDs are subject to full consultation and examination before any final decisions are made.

## What is the purpose of the document?

**1.4** This document is the SHLAA for Bracknell Forest. It sets out actual and potential sources of new housing land for the period April 2009 to March 2024. This is broken into a series of three 5 year time bands as follows:

- 2009-2014
- 2014-2019
- 2019-2024

**1.5** The Bracknell Forest SHLAA has the following objectives:

- To identify potential sites for new housing development and assess their suitability, availability and deliverability.

- To inform the subsequent allocation of sites for housing in the Site Allocations Development Plan Document (SADPD) and meet the South East Plan (SEP)<sup>(1)</sup> housing target for the Borough
- To inform the plan, monitor and manage approach to the provision of housing land and the Council's assessment of a five year supply of deliverable sites as required by Planning Policy Statement 3, Housing (PPS3)<sup>(2)</sup>

**1.6** The SHLAA has been based on the best available evidence at the time and it should be recognised that factors that affect the deliverability and developability of sites can change, particularly during challenging economic periods.

**1.7** It is important to note that the SHLAA will be used alongside other information in the decision making process, for example the Strategic Housing Market Assessment (SHMA)<sup>(3)</sup> of local housing needs.

### **Study area**

**1.8** The Government believes that SHLAAs should relate to housing market areas. These often cross local authority boundaries and collaborative working between local authorities is therefore required. Bracknell Forest forms part of the West Central Housing Market which also includes Reading, West Berkshire and Wokingham. Other Authorities within this area are at different stages in producing their LDF. Whilst it has not been feasible to produce a joint SHLAA, the methodology adopted is consistent with that set out in the Government's Practice Guidance<sup>(4)</sup> and it should therefore be possible to compare/amalgamate results.

1 South East Plan; Government Office for the South East, (May 2009)

2 Planning Policy Statement 3: Housing; Communities and Local Government, (November 2006)

3 Berkshire Strategic Housing Market Assessment (October 2007)

4 Strategic Housing Land Availability Assessments Practice Guidance; Communities and Local Government, 2007

## 2 CONTEXT

### National policy context

**2.1** PPS3 expects local planning authorities to ensure that sufficient and suitable land is available to meet the community's need for more homes. To help deliver this, PPS3 requires local planning authorities to prepare SHLAAs.

**2.2** The Government published guidance on the preparation of SHLAAs in July 2007. The guidance includes a reference to the need for Assessments to identify as many sites with housing potential in and around as many settlements as possible in the study area.

**2.3** Further advice on the topic has been published by the Planning Advisory Service (PAS). One of the documents published by PAS is called "Strategic Housing Land Availability Assessment and Development Plan Document Preparation"<sup>(5)</sup>. This suggests that it is possibly preferable to carry out a study in house due to the importance of the document and the need for staff to understand the approach taken and explain the significance of the findings. It also highlights the need to carry out or update a SHLAA before significant community engagement in connection with the progression of DPDs so that links between the evidence base and DPD can be understood. Other points made are that the assessment of sites beyond settlement boundaries should follow an assessment of what is available within settlements and that any site identified on a SHLAA database is not a 'windfall'.

**2.4** The requirement to maintain a 5 year supply of deliverable sites for housing set out in PPS3 is supported by the need to return data to the Government on the supply of ready to develop housing sites in National Indicator 159. This indicator cross refers to the annual monitoring of deliverable sites in Annual Monitoring Reports (AMRs) and evidence of sites with potential for housing in SHLAAs.

**2.5** One of the main aims of the Housing and Planning Delivery Grant (HPDG) is to encourage local authorities to improve the delivery of housing. In December 2009, the Government announced that in year 2 (2009/10) it would continue to reward local authorities with a deliverable five year supply of land and give additional grant to those with a completed SHLAA. A further enhancement would be awarded to those who could demonstrate the involvement of a housing market partnership.

### Regional policy context

**2.6** The SEP is the specific context for the SHLAA in terms of timescale and level of housing. The Plan covers a 20 year period from 2006 to 2026. Policy H1 of the final SEP identifies an average annual requirement of 639 dwellings which equates to 12,780 dwellings over the Plan period. The Plan also includes locational advice. The overall strategy is to focus development on urban areas and a regional target of providing at least 60% of all new development on previously developed land and through conversions is specified. However, the section dealing

5 Strategic Housing Land Availability and Development Plan Document Preparation, Planning Advisory Service,( July 2008)

with the Western Corridor and Blackwater Valley Sub Region, (within which Bracknell Forest is located), acknowledges that there may be a need to look outside the built-up areas in order to accommodate the levels of growth set out for the Sub Region in the Plan. Policy WCBV1 directs development to sustainable urban extensions at selected settlements. The possibility of smaller allocations at other settlements is also highlighted as long as these are sustainable. The importance attached to the Green Belt is referred to by making it clear that any urban extensions should minimise incursions into the Green Belt.

## Local policy context

**2.7** The Bracknell Forest Borough Core Strategy DPD was adopted in February 2008. <sup>(6)</sup> Whilst the overall housing provision is set out in Policy CS15 of the document, this reflects the lower requirement that was included in the submission version of the SEP. Policy H1 of the final SEP now takes precedence. The over arching principle of the Core Strategy is the achievement of sustainable development. Policy CS2 sets out locational principles for allocating land for development. Whilst these principles were developed in the context of dealing with the need to allocate land for a lower housing requirement, they are considered to be compatible with the approach taken in the SEP in that points 1 to 3 make it clear that opportunities within defined settlements (particularly in Bracknell Town Centre) should be considered before looking elsewhere. Where insufficient sites are available, point 4 then directs development to extensions to defined settlements.

## Recent pattern of housing development

**2.8** Table 1 'Dwelling Completions in Bracknell Forest' summarises the pattern of net dwelling completions in Bracknell Forest over the last 5 years.

**Table 1 Dwelling Completions in Bracknell Forest**

Year	Dwelling Completions (net)			
	Large	Medium	Small	TOTAL
<b>2004 - 2005</b>	112	90	40	242
<b>2005 - 2006</b>	42	184	41	267
<b>2006 - 2007</b>	-67	159	39	131
<b>2007 -2008</b>	413	53	35	501
<b>2008 - 2009</b>	359	95	13	467

*Source: JSPU Planning Commitments for Housing Series 2004/2005-2008/2009*



**2.9** The table shows that the number of net completions has varied considerably from year to year. The contribution from large sites has increased over the last two years. This is due to the commencement of development at two large sites in Bracknell that were allocated in the Bracknell Forest Borough Local Plan (BFBLP),<sup>(7)</sup> namely Jennetts Park – formerly known as Peacock Farm and The Parks – formerly known as The Staff College. Preparatory works at The Parks included the need to demolish a number of existing dwellings before starting to build a scheme involving the construction of 730 dwellings. These demolitions were recorded during 2006-2007 and had a considerable impact on the total net completions for that year. Although there were delays in bringing forwards Jennetts Park and The Parks, a number of permissions were granted on unidentified previously developed land (known as windfalls) which helped contribute to the overall requirement. This was particularly the case in the period 2005 – 2006 when there was a substantial contribution from medium sized sites. The majority of these developments included flats, with a number of schemes being completed in and around Crowthorne.

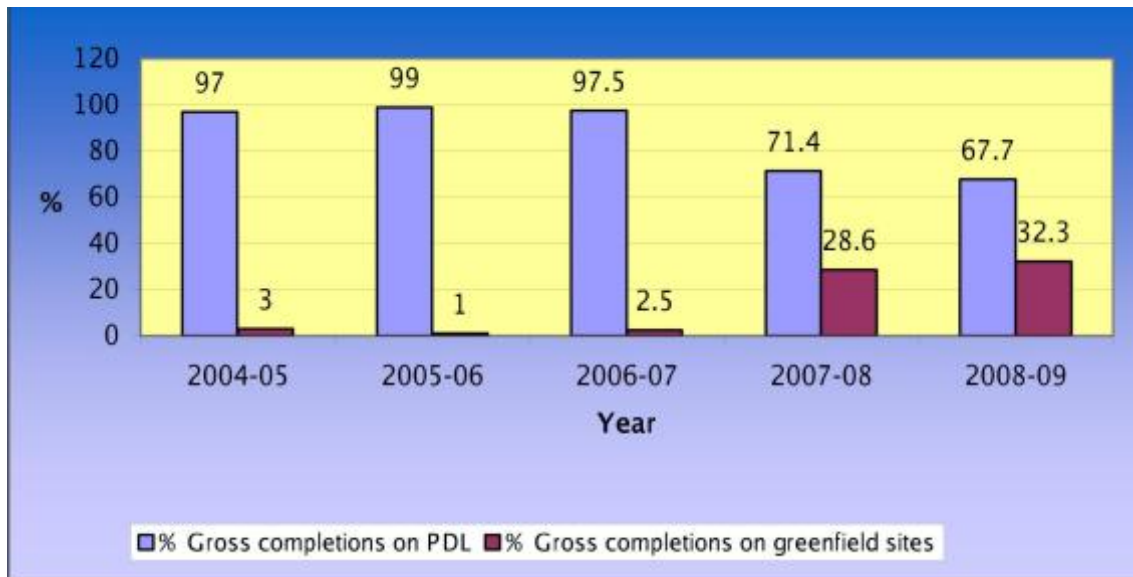
**2.10** A further issue that has had an impact on the number of dwelling completions over the last two years has been the designation of the Thames Basin Heaths as a Special Protection Area (SPA). Following the adoption of an Avoidance and Mitigation Strategy in 2007, sites that were previously delayed are being developed.

**2.11** The adverse market conditions began to affect the pace of development during 2008 – 2009. Whilst large and medium sized sites have continued to deliver, particularly affordable dwellings, the number of completions on small sites has dropped dramatically. It is assumed that these sites are particularly sensitive to changes in market conditions as it is much simpler to put the development of a small site on hold than a large site where dwellings are already under construction. The number of dwellings under construction fell significantly during 2008 – 2009 suggesting that there will be a fall in completions during 2009 -2010. Furthermore, it seems unlikely that the position will change in the short term as the number of new permissions granted during 2008 – 2009 was also low (88 net dwellings).

**2.12** Whilst a large proportion of completions have been achieved on previously developed land over the past few years, this is likely to fall with the delivery of development at Jennetts Park which is a greenfield site. Figure 1 'Percentage of new & converted dwellings on Previously Developed Land in Bracknell Forest' shows the percentage of residential development achieved on previously developed land and greenfield sites over the last few years

7 Bracknell Forest Borough Local Plan (BFBLP), (adopted January 2002)

**Figure 1 Percentage of new & converted dwellings on Previously Developed Land in Bracknell Forest**



Source: JSPU Planning Commitments for Housing, series 2004/2005 –2008/2009

NB The data in this diagram relates to all dwelling completions through new build, conversions and changes of use

**2.13** The outstanding commitments for residential development i.e. sites with outstanding planning permission or accepted in principle (including sites allocated in a DPD which do not yet have planning permission) give an indication of the amount of development in the 'pipeline'. Table 2 'Outstanding commitments at 31st March 2009' gives a breakdown of outstanding commitments.

**Table 2 Outstanding commitments at 31st March 2009**

<b>Commitment</b>	<b>No of dwellings (net)</b>
<b>Sites with planning permission</b>	
<b>Large</b>	3,186
<b>Medium</b>	207
<b>Small</b>	101
<b>Sub Total</b>	<b>3,494</b>
<b>Sites accepted in principle</b>	
<b>Land at Amen Corner</b>	725
<b>Land at Warfield</b>	2,200
<b>Sub Total</b>	<b>2,925</b>
<b>TOTAL</b>	<b>6,419</b>

*Source: JSPU Planning Commitments for Housing, series 2004/2005 –2008/2009*

**2.14** At 31st March 2009, there was a total of 3,494 dwellings with planning permission although due to issues associated with the Thames Basin Heaths Special Protection Area, it will not be possible to implement three planning permissions totalling 106 dwellings in Crowthorne. If these are deducted from the total, there are **3,388 dwellings with planning permission**. Dwellings yet to be started or completed at Jennetts Park, The Parks and Bracknell Town Centre represented a significant proportion of the figure. In addition, land was allocated for mixed use development, including 2,925 dwellings, in the Core Strategy DPD on Land at Amen Corner and Land at Warfield . Both these sites are being progressed through the production of Supplementary Planning Documents (SPDs). The document relating to Amen Corner is programmed to be adopted in March/April 2010 whilst that relating to Warfield is programmed to be adopted in December 2010/January 2011.

#### **Housing requirement in Bracknell Forest at 1<sup>st</sup> April 2009**

**2.15** The SEP requires Bracknell Forest to provide 12,780 dwellings over the plan period or an annual average of 639 dwellings per year. However, the level of completions during years 1 – 3 of the current plan period have been less than the total required if the annual average is applied to each of those years. The result is an overall requirement of 11,681 net dwellings for

the remaining plan period (2009 – 2026). If outstanding commitments are deducted from the total requirement, it becomes clear that sites must be found for a further 5,368 dwellings. The position is summarised in Table 3 'Housing requirement in Bracknell Forest at 1st April 2009'.

**Table 3 Housing requirement in Bracknell Forest at 1st April 2009**

	<b>Requirement 2006-2026 as in South East Plan (May 2009)</b>	<b>12,780</b>
<b>MINUS</b>	Completions 2006/07	131
<b>MINUS</b>	Completions 2007/08	501
<b>MINUS</b>	Completions 2008/09	467
	<b>Total requirement minus completions</b>	<b>11,681</b>
	Annual Average over remaining plan period of 17 years <sup>(8)</sup>	687 (11,681/17)
<b>MINUS</b>	Outstanding hard commitments that could be implemented as at 1st April 2009 <sup>(9)</sup>	3,388
<b>MINUS</b>	CS4 <sup>(10)</sup> and CS5 sites <sup>(11)</sup>	2,925
	<b>REMAINING TO BE ALLOCATED</b>	<b>5,368</b>
	<i>All figures are net</i>	

8 Shortfall averaged out over remaining plan period

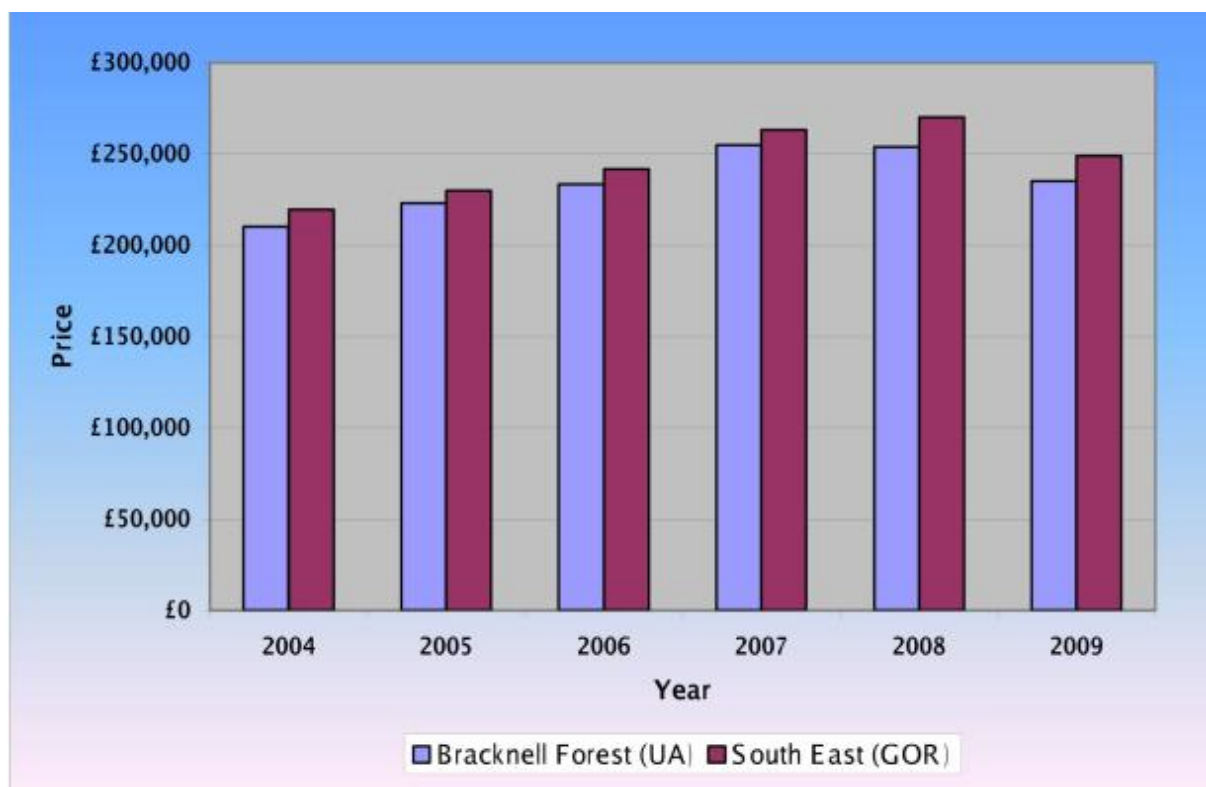
9 Figure for outstanding hard commitment at 1st April 2009 takes account of non implementation of 3 sites with planning permissions totalling 106 dwellings(Land N of Lower Broadmoor Rd Land at School Hill and Land N of Cricket Field Grove, Crowthorne)

10 Land at Amen Corner (725)

11 Land at Warfield (2,200)

## The Downturn in the Housing Market

Figure 2 Average Annual House Prices in Bracknell Forest and South East England



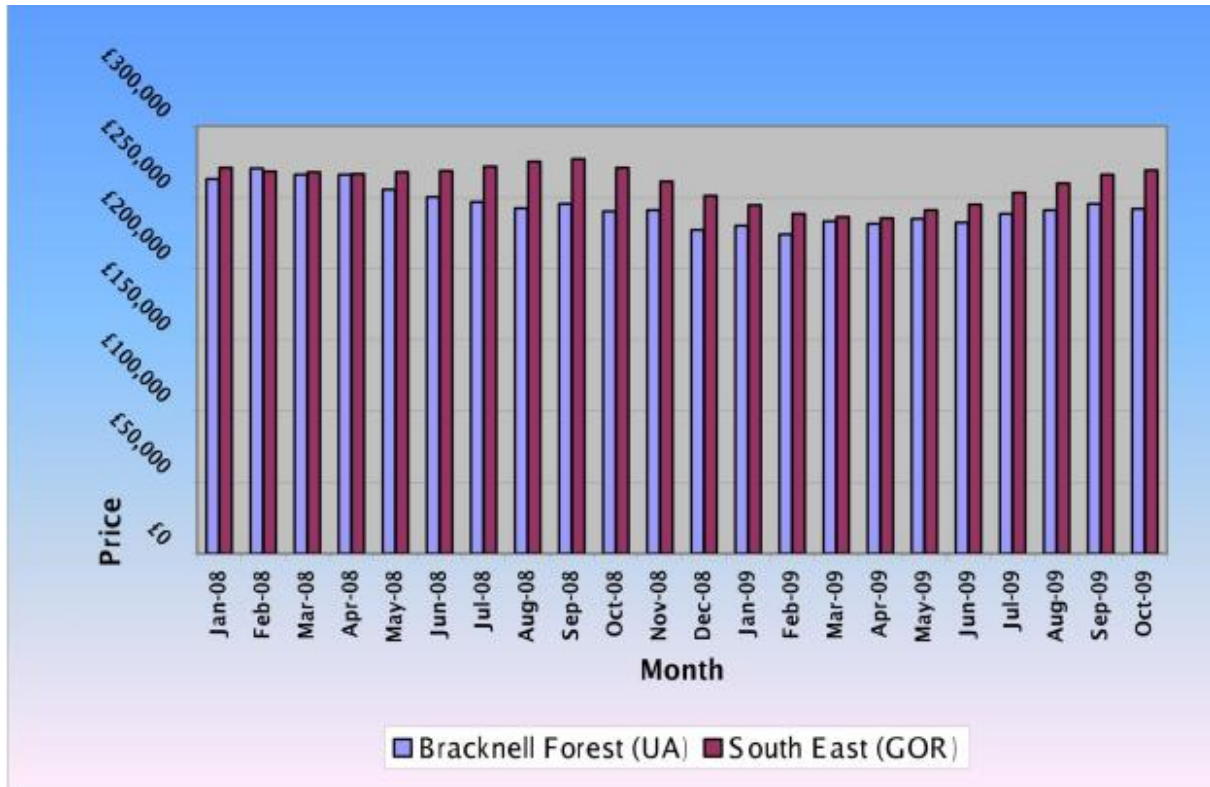
Source: Hometrack HIS based on data from Land Registry

Note: Averages are May-April

**2.16** As indicated above, Bracknell Forest has not escaped the effects of the downturn in the housing market.

**2.17** Figure 2 'Average Annual House Prices in Bracknell Forest and South East England' shows that the average price of a house in Bracknell Forest is just below that for South East England. The average price of a house in Bracknell Forest fell between 2007 and 2009. Figure 3 'Average Monthly House Prices in Bracknell Forest and South East England' below shows the degree of decline during 2008 and 2009 on a monthly basis (17% from Feb 2008 to Feb 2009). However, it also shows that there are signs that house prices may have started to stabilise during Autumn 2009.

**Figure 3 Average Monthly House Prices in Bracknell Forest and South East England**



Source: Hometrack HIS based on data from Land Registry

**2.18** Over the past year, people wishing to enter the housing market and those wishing to move up the market have found it very difficult to secure the mortgages that they need to buy a home. House builders have also encountered difficulties in gaining access to funding from the market to finance the delivery of their developments. It is also likely that the fall in land values has resulted in some landowners deciding to postpone selling sites in the hope that land values eventually rise.

**2.19** Although short-term demand has fallen, which has put pressure on price, it is considered that long-term demand is still strong. This is underpinned by government policy directed at delivering more housing to meet the national shortage.

# 3 METHODOLOGY

## Development of the methodology

### Background

**3.1** A methodology for the preparation of a SHLAA for Bracknell Forest was drawn up, using the Government's Practice Guidance and taking into account local circumstances. The methodology was then circulated to members of the Strategic Housing Partnership (see Appendix 1: List of Strategic Housing Partnership Members, January 2010), together with the Local Development Framework Steering Group, for discussion and feedback. Following further refinement, a letter was sent to developers, landowners, Registered Social Landlords and agents seeking comments on the methodology and details of any sites they might wish to be considered. An invitation to submit possible sites was also placed on the Borough Council's web site.

**3.2** Whilst comments received on the methodology as a result of this consultation were generally positive, some amendments were made, and the revised methodology was made available on the Borough Council's website.

### Draft Strategic Housing Land Availability Assessment

**3.3** Stages 1 to 5 of the Assessment were undertaken in 2007/2008 to support work on the first stages of a Development Management DPD which was to include site allocations. An Issues and Options Consultation took place on this DPD in February and March 2008. A document summarising Stages 1-5 of the SHLAA<sup>(12)</sup> was published at the same time as the Development Management Housing and Commercial Policies and Sites Issues and Options Consultation Document. This version of the Assessment did not make any judgements about the developability and deliverability of the sites. It simply listed the sites that had come to the Borough Council's attention and gave them a rating against the locational principles set out in Policy CS2 of the Core Strategy DPD.

**3.4** The Issues and Options Consultation Document included a series of questions concerned with the management and delivery of new housing, retail and employment development. One of the questions in the Issues and Options Consultation Document<sup>(13)</sup> invited consultees to submit any additional sites that they thought the Council should be considering for housing development through the SHLAA (a list of those sites already being considered was attached in an appendix). A further question sought views on the suitability, availability and achievability of the sites. The responses to these questions were analysed and subsequently published on the Borough Council's website. Most sites submitted were already being considered through SHLAA, although some respondents supplied further information.

12 Draft Strategic Housing Land Availability Assessment Stages 1-5, Bracknell Forest Borough Council, (February 2008)

13 Development Management Housing and Commercial Policies and Sites Development Plan Document: Issues and Options Consultation Document, Bracknell Forest Borough Council, (February 2008)

## **Changes since the publication of the Draft Strategic Housing Land Availability Assessment**

**3.5** Since the Issues and Options stage of the Development Management DPD a number of changes have taken place at a national, regional and local level. These have resulted in a need to review the content of existing and future DPDs (together with the associated evidence) and adjust resources and timetables. A revised Local Development Scheme (LDS)<sup>(14)</sup> was agreed by the Government Office for the South East in September 2009. This now prioritises work on a DPD that will deal with Site Allocations, including housing. The timetable states that submission will take place in February 2011, leading to Examination during the Summer of 2011 and hopefully, adoption in November/December 2011. The LDS also makes it clear that detailed proposals for Land at Amen Corner and Land at Warfield will be progressed through the production of SPDs rather than Area Action Plans.

**3.6** The SHLAA remains an important source of evidence to any future work on site allocations and uses a revised base date of 31<sup>st</sup> March 2009. This date is particularly important when considering the distinction between sites with and without planning permission. The methodology that was applied in the final Assessment is set out below and incorporates small refinements and additional detail to respond to problems encountered in carrying out the Assessment and criticisms of other Assessments that have been aired at regional workshops.

### **The Methodology**

**3.7** The methodology used is based on the Government's Practice Guidance. Paragraph 15 of this Guidance states that when the methodology is followed,

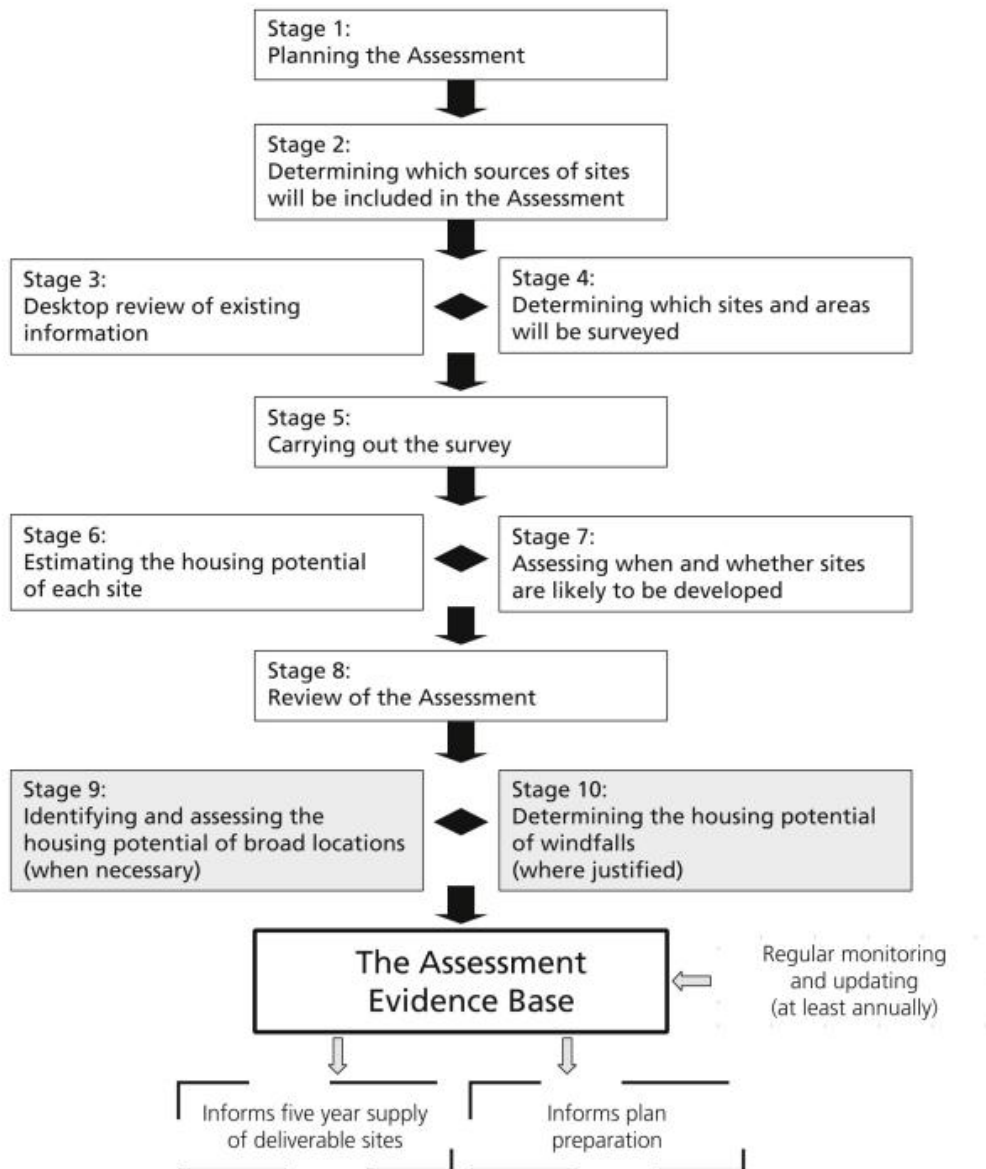
**3.8** *"...a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination."*

**3.9** The key stages in the preparation of an Assessment are summarised in Figure 4 'The Strategic Housing Land Availability Assessment process and outputs' below. Further details of the actions taken to complete each stage in respect of the Bracknell Forest Assessment are given below.

14 Bracknell Forest Borough Local Development Scheme, September 2009



**Figure 4 The Strategic Housing Land Availability Assessment process and outputs**



Source: reproduced from *Strategic Housing Land Availability Assessments Practice Guidance* ( Communities and Local Government, 2007)

## Managing the process

**3.10** The Government's Practice Guidance sets out several management issues to be addressed at the outset of preparing an Assessment. These issues, and how they were addressed in carrying out this Assessment are set out in turn in the Table 4 'Planning the Assessment – Issues and Actions' below.

**Table 4 Planning the Assessment – Issues and Actions**

Practice Guidance Issue	Action(s)
Is it possible to carry out the Assessment with other local planning authorities in the housing market area (HMA)?	Meetings were held with other Berkshire Unitary Authorities to discuss work programmes including the associated evidence required. Due to the different stages reached in the LDF process it was decided that all should follow the Government's Practice Guidance. The results from the SHLAAs should then be capable of re-aggregation to form a more strategic overview.
Is there an existing housing market partnership that could be used to take forward the Assessment?	<p>Existing Strategic Housing Partnership (SHP) which forms part of the Bracknell Forest Partnership. The SHP Board is composed of the following:</p> <ul style="list-style-type: none"> <li>• strategic agencies</li> <li>• voluntary and community sector</li> <li>• Housing Associations</li> <li>• private sector</li> <li>• statutory sector representatives</li> <li>• Chairman</li> </ul> <p>Members of the SHP have been involved in the preparation of the Assessment. A list of SHP members is attached as 'Appendix 1:List of Strategic Housing Partnership Members, January 2010'.</p>
Whether all relevant partners are involved in the partnership, and if not, which key stakeholders need to be included.	<p>The involvement of stakeholders in the preparation of the Assessment has gone beyond just that of the SHP to ensure that the following have been included:</p> <ul style="list-style-type: none"> <li>• housebuilders</li> <li>• social landlords</li> <li>• local property agents</li> <li>• local communities</li> <li>• other agencies where relevant</li> </ul>

Practice Guidance Issue	Action(s)
The resources for the project and the composition and skills of the project team	Preparation of the Assessment has been led by the Head of Spatial Policy, and day to day work carried out by a project team comprising officers from the Development Plan team. Relevant expertise has been brought in as required, including staff involved in Development Management and Property.
Management and scrutiny arrangements	The preparation of the Assessment has been subject to scrutiny through the Local Development Framework Steering Group, and through the Strategic Housing Partnership. The Assessment has also been considered by Executive.
Ensuring the quality of the work	The quality of the Assessment has been ensured through scrutiny by the project team and management arrangements set out above.
Detailed work programme and project milestones	The Bracknell Forest methodology contained a project plan that showed the key tasks that needed to be addressed to deliver the project. The plan had to be amended as circumstances changed during the course of the project.

## Sources of sites with potential for housing

### Site size threshold

**3.11** Although the Practice Guidance does not specifically address the minimum size of site to be included in a SHLAA, paragraph 25 does suggest that a 'minimum size of site' may be defined for survey purposes. This should reflect local circumstances and housing market conditions together with the resources available for carrying out the work. For this Assessment, it was not considered practical to attempt to identify all sites with potential for housing including those from sources such as the change of use and sub division of smaller buildings together with individual plots. Consequently, it was decided that a minimum site size threshold should be applied. The threshold chosen is based on potential site yield. Therefore, any site likely to contribute a net gain of 10 or more residential units has been used as the criteria. This equates with the definition of small sites in the commitments work.

**3.12** During the initial search for sites, difficulties were encountered in assessing the potential of some possible sites due to the restricted amount of information available through a desk top review. As a crude equivalent, it was decided to look for sites over 0.3ha as at a national minimum density of 30 dwellings per hectare (dph), a site of this size would deliver approximately 10 dwellings. The potential of sites identified in this way was scrutinised at a later stage. For example, in some instances it became clear that existing dwellings would need to be demolished resulting in the net gain in dwellings being less than 10.

**3.13** The contribution of sites that fall below the site size threshold outlined in this section are dealt with in the section on windfalls.

### **Sources of sites**

**3.14** The following sources have been considered in determining sites with housing potential in Bracknell Forest:

### **Sites in the planning process**

- Land allocated in the BFBLP (or with permission) for employment or other land uses which is no longer required for those uses;
- Existing housing allocations in the BFBLP;
- Site development briefs;
- Sites with outstanding planning permission for housing (full or outline);
- Sites which are under construction for housing;
- Planning applications under consideration at the time of the Assessment;
- Applications for residential development that have been refused, including those that are subject to appeals.

### **Sites not currently within the planning process**

**3.15** In addition, various sources of information were used to determine whether any of the following types of sites might have housing potential in the Borough:

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas;
- Large scale redevelopment and redesign of existing residential areas;
- Urban extensions;
- Sites in rural settlements;

**3.16** These examples are selected from Stage 2, Figure 4 of the Practice Guidance. This list also includes:

- New free standing settlements.

**3.17** On the basis of current evidence and the character of the area, it is not considered that new free standing settlements will have a role to play in meeting the housing requirement in Bracknell Forest for the period covered by this Assessment.

## Excluded sites

**3.18** Whilst the Practice Guidance makes it clear that the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, it does recognise that particular types of land or areas may be excluded, if justified.

**3.19** It is considered that policies that are designed to constrain development could include those that restrict the sprawl of built up areas into the countryside (including Green Belt policies), and those concerned with landscape/visual designations.

**3.20** Another category of policies protect land for more intrinsic reasons such as having attributes derived from the nature of the underlying strata. For the purposes of this Assessment, it has been decided to exclude sites falling within the following designations which represent intrinsic constraints that cannot be readily overcome:

- Thames Basin Heaths Special Protection Area (SPA);
- Sites within 400m of the Thames Basin Heaths SPA;
- Sites of Special Scientific Interest;
- Special Areas of Conservation;
- Flood Zone 3

**3.21** Planning Policy Statement 25<sup>(15)</sup> advocates a sequential approach to locating new development and makes it clear that areas of highest risk of river flooding (Zone 3), should be avoided where possible. The approach takes into account the vulnerability of land uses. Most residential development comes under the 'more vulnerable' classification. A Strategic Flood Risk Assessment was carried out for Bracknell Forest in 2006<sup>(16)</sup>. Although it is accepted that it was based on the lower housing requirement (11,139 net dwellings), it found that there was sufficient land in Zone 1 to preclude the need to accommodate new development in the areas of higher risk (paragraph 4.2). Consequently, the approach in the SHLAA is to exclude all land within Zone 3. In cases where only part of a site falls within Zone 3, it has been necessary to assess whether or not there is sufficient developable land outside Zone 3 before deciding whether or not to exclude the site.

**3.22** Land covered by the above designations and the sites excluded from the Assessment are shown on the Map in 'Appendix 2: Table showing designations and sites excluded from the survey'. A table listing the Table 12 'Excluded Sites' follows the map.

## Carrying out the survey

**3.23** A site survey and assessment proforma was prepared and used to document the characteristics of each site in a consistent manner. The boundaries of each site were also recorded on the Council's Geographical Information System so that maps could be produced for each site. The proforma included a section on the planning history of a site and existing use and character. A copy of the proforma is contained in 'Appendix 3: Site Survey and Assessment Pro-forma'.

<sup>15</sup> Planning Policy Statement 25: Development and Flood Risk; CLG, (December 2006)

<sup>16</sup> Bracknell Forest Strategic Flood Risk Assessment; Entec UK Ltd, (August 2006)

**3.24** All identified sites were visited unless they fell within the broad locations for development identified under Policies CS4 and CS5 of the Core Strategy. These sites are covered by commitments and are being dealt with separately through the progression of SPDs. As some sites were visited during 2007, it became necessary to make further visits at a later date as a result of deciding to revise the base date of the Assessment to 31<sup>st</sup> March 2009. It also became necessary to update the planning history set out on the proformas.

**3.25** Sites with planning permission at 31<sup>st</sup> March 2009 were visited early in April 2009 as part of the annual commitments exercise. Information collected on building progress was then fed into this Assessment. This included comments gathered as a result of contact with developers/consultants in respect of individual sites.

## Assessing the housing potential of each site

**3.26** The Practice Guidance states that the estimation of the housing potential of each site should be guided by existing or emerging policy. The SEP encourages higher density development and sets a regional target of 40 dwellings per hectare (Policy H4).

**3.27** An over arching objective of the Core Strategy is the delivery of sustainable development. Policy CS1 refers to the need to make efficient use of land, buildings and infrastructure and Policy CS7 stresses the need for high quality design. However, the Core Strategy does not give detailed guidance on the density of residential development that should be achieved in various parts of the Borough as that topic is to be dealt with in a subsequent DPD. The only policy in the BFBLP to touch on the issue is Policy H4 which is concerned with the protection of the distinctive residential character of the area. The SHMA suggests that new provision should include a higher proportion of smaller homes.

**3.28** In considering the issue of housing potential in this Assessment, it was decided to:

- take account of the yield detailed in the planning application for sites with planning permission for residential development, or
- have regard to the yield detailed as part of the submission of a site if a notional layout and supporting information had been provided, or
- use density multipliers to produce an initial yield based on the following assumptions.
- 30 dph to be applied as a minimum, in rural locations;
- 35 - 40 dph to be applied in suburban locations;
- 40 - 45 dph to be applied in urban locations; and,
- 50+ dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.

**3.29** Where density multipliers were used to calculate an initial yield, account was then taken of whether or not the yield needed to be modified to take account of an appropriate dwelling type, constraining factors such as trees and the character of the surrounding area. The Council is in the process of preparing a SPD <sup>(17)</sup> concerned with Character Area Assessments for specific areas of the Borough (Binfield Village, Chavey Down and surrounding areas, villages

<sup>17</sup> Character Area Assessments SPD Consultation Draft (July 2009) which was published for public consultation during July – September

to the north of Bracknell and defined areas of Bracknell, Crowthorne and Sandhurst) and regard was paid to work undertaken in connection with the preparation of this SPD. Reference was also made to any similar sites that were being developed in the local area and the views of colleagues within Development Management were sought on the potential attributed to each site.

**3.30** A further factor taken into account in assessing potential was the need for land to be devoted to other supporting uses such as schools, open space, roads and landscaping. This is particularly important where large sites are being considered. The results of research carried out on net developable area by URBED and Llewellyn Davies was used as a starting point. Although the results of this research was included in a document concerned with urban housing capacity that is no longer quoted by Government, it contains some useful tools that are still relevant. The percentages quoted were then compared with the percentages achieved on some sites in Bracknell Forest and regard was paid to the thresholds for the provision of on site infrastructure and facilities set out in Limiting the Impact of Development SPD<sup>(18)</sup>.

**3.31** Any site within 400m – 5km of the Thames Basin Heaths Special Protection Area (SPA) may have a significant effect on the SPA. Avoidance and mitigation measures must therefore be carried out to avoid and mitigate any adverse effects. Two options are available: i) a payment contribution towards strategic avoidance and mitigation measures or ii) an in kind bespoke scheme including an appropriate size and location of semi natural open space. This is in addition to any recreational open space. The in kind bespoke scheme can therefore have an impact on the ratio of gross to net developable area. However, the ratios used are fairly generous and semi natural open space may be provided beyond the site boundaries. Consequently, a lower net developable area has not been taken to compensate for this factor at this stage. This will need to be looked at further through the site allocations process.

**Table 5 Net developable area and site area thresholds**

Gross site area (ha)	Percentage net
Less than 1	100%
1 - 2	90%
2 – 5	70%
5+	65%

The yields set out for sites included in this Assessment are not definitive and may change should further site survey and design work be undertaken on any sites that are progressed through the planning process.

## Approach to when and whether sites will be developed

**3.32** The Practice Guidance suggests that sites should be categorised as follows:

18 Limiting the Impact of Development SPD (July 2007)



- deliverable – a site must be available now, offer a suitable location for housing development now and there must be a reasonable prospect that housing will be delivered on site within five years from the date of adoption of the plan.
- developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- not currently developable – a site that cannot currently come forward for housing.

**3.33** Conclusions about which category a site should be included within are based on data collected on suitability, availability and achievability. The approach taken to these issues is set out below.

### **Assessing suitability**

**3.34** A number of criteria were identified for assessing the suitability of sites for housing. The criteria were developed and presented in a site suitability matrix. The criteria are based on the factors identified in the Practice Guidance:

- policy restrictions,
- physical problems or limitations,
- potential impacts and
- environmental conditions.

**3.35** Paragraph 21 of the Government's Practice Guidance makes it clear that the scope of the Assessment should not be limited by excluding areas that are subject to existing policies that seek to constrain development as consideration may need to be given to reviewing them through the LDF process. It is suggested that it is more appropriate to look at policy restrictions when assessing the suitability of individual sites, in other words at this stage in the process.

**3.36** The number of sites coming forward from within the defined settlements of Bracknell Forest appears to be declining. Whilst this may be partly due to market conditions, it has become increasingly apparent that a reconsideration of policies that constrain development is likely to be needed to enable the housing requirement to be met. The opportunity to do this arises with the progression of a Site Allocations DPD. Assessing suitability in this assessment it was therefore decided to look at all possible options rather than apply existing policies aimed at constraint. The only exceptions to this are whether or not land is inside or outside defined settlement boundaries and whether or not a site is located within the Green Belt. This is because the SEP seeks to accommodate development in the existing built up areas in the first instance and because it seeks to minimise incursions into the Green Belt. Consequently, the policy section in the suitability matrix is limited to these two considerations.

**3.37** The Practice Guidance suggests that physical problems or limitations can include access and infrastructure. Criteria have been included that give a broad indication of a sites' accessibility to services and facilities. Planning Policy Guidance Note 13<sup>(19)</sup> suggests that walking is the

19 Planning Policy Guidance Note 13 - Transport, (April 2001)



most important mode of travel at the local level and offers the greatest potential to replace short car trips. It also advises that cycling has the potential to substitute for short car trips, particularly those under 5 km.

**3.38** As a result it was decided to use distances of 400m and 800m in terms of accessibility to local services and facilities as these roughly equate to 5 and 10 minute walking distances. 1200m was used in respect of larger scale facilities and services as it was felt that it indicated a reasonable distance that a person might be prepared to cycle to reach a facility or service, particularly if it is of a good quality, essential, or there are a range on offer in a particular location. The Council's 'Local View' data has been used to collect information on distances, where available. In other cases, it has been necessary to use straight line distances which it is accepted is a fairly crude approach. However, it is felt that the information gathered gives a broad indication of the accessibility of a site to a range of facilities that residents might require.

**3.39** Facilities and infrastructure that are eventually provided on land at Amen Corner and land at Warfield may improve the suitability of sites close to the area, particularly in terms of accessibility to schools, local centres, employment etc. However, detailed proposals have yet to be developed and it is considered premature to make assumptions for the purpose of this exercise. This issue will be considered further through the site allocations process and the need to achieve comprehensive solutions.

**3.40** Whilst it is accepted that new development must be accompanied by necessary infrastructure and facilities, it is difficult to identify needs without a site by site review. Furthermore, the nature of the strategy chosen in respect of the allocation of sites will influence the scale and form of infrastructure and facilities required.

**3.41** The consultation on the draft version of the SHLAA covering stages 1 – 5 of the methodology, and the Issues and Options version of the Development Management DPD in February 2008 attracted responses from certain agencies and service providers such as Thames Valley Police and the East Berkshire Primary Care Trust. Whilst none made comments on individual sites, all highlighted the need for new development to provide appropriate infrastructure and facilities and expressed a desire to continue to be consulted on possible site allocations. Some providers suggested that detailed modelling would be required on a site by site basis. There was also a tendency to prefer larger clearly defined sites on the basis that it is easier to provide upgrades or new facilities. One major constraint that it is possible to highlight at this stage is the lack of capacity in secondary schools serving residents of North Bracknell.

**3.42** The Council's Limiting the Impact of Development SPD sets out thresholds for the provision of necessary in kind and on site provision. Generally such provision must be considered for developments involving 650 dwellings or more. This threshold has therefore been used as a crude measure in the suitability assessment.

**3.43** Within the section dealing with physical problems or limitations, other factors such as whether a site has potential for minerals or whether it is affected by landfill issues have been looked at using data from the Council's Geographical Information System.

**3.44** The potential impacts section of the suitability matrix looks at a range of environmental and historic features as documented on the Bracknell Forest Proposals Map and through the Council's Geographical Information System. The section on environmental conditions looks at the compatibility of residential use with adjacent uses based on a site assessment.

**3.45** Each site has been assessed against each criteria and a mark included where the development of the site for residential purposes could cause a conflict. In some instances these conflicts might ultimately be addressed through either shifts in policy or the creation or improvement of infrastructure; however, the resolution of these issues will impact on viability and timescale.

**3.46** The results of the suitability assessment are used to classify each site into one of three grades of suitability - A, B or C, A being attributed to a site with the least conflicts and C being attributed to a site with the greatest number of conflicts. The site suitability matrix is attached as 'Appendix 4: Site Suitability Matrix'. Sites that already benefited from planning permission or that had been accepted in principle for residential purposes at March 2009 were not subject to this detailed process as they were generally assumed to be 'suitable'. However, as the Practice Guidance states that it may be necessary to assess whether any circumstances have changed on these sites that may constrain development, a general check was carried out with other colleagues. A major change that has occurred since the granting of certain permissions is the designation of the Thames Basin Heaths as a SPA. Three permissions in Crowthorne can not now be implemented as a result of this and the suitability of the sites for residential development has changed. These permissions have been excluded from the figures.

### **Assessing availability and achievability**

**3.47** The majority of sites included in the Assessment have been submitted by land owners or developers over the last two or three years. Due to concern that circumstances may have changed over this time period and because the level of information provided on sites varied considerably, it was decided that there was a need to contact those that had submitted sites and request up to date information on availability and achievability. A questionnaire was therefore compiled (attached as 'Appendix 5: Availability and Achievability questionnaire') that sought details on ownership and control of land together with information on constraints imposed by lack of infrastructure and a judgement on when a site might be developed. There were a few instances where the level of information available was sufficiently comprehensive and clear to allow an assessment to be made without requesting further information. In cases where sites had been identified through other sources i.e. they were not formally submitted through the SHLAA process, planning records have been reviewed and colleagues asked for information on availability and achievability.

## Availability

**3.48** Each site was given one of three possible grades (A, B or C) of availability by assessing best fit with the following criteria:

**Table 6**

	Availability Criteria
<b>A</b>	Developer owns site or has secured options/agreements.  Any known legal issues have been/are being resolved.
<b>B</b>	Developer is interested in developing the site and is negotiating with the landowner.  Landowner is willing to dispose of land for development during the next 15 years but has yet to involve developer.  Land is in multiple ownership resulting in site assembly issues.  Significant relocation issues yet to be resolved.
<b>C</b>	Developer has expressed an interest in developing the site but details of owner are unknown or owner is known but reluctant.  Known legal issues such as restrictive covenants have yet to be tackled. These currently act as barrier to residential development.

**3.49** It was decided not to delete sites falling within category C as long as it was considered that there was a reasonable prospect of the site becoming available during the time period being considered. However, in such cases, it has been assumed that a site is unlikely to come forward until the later periods. It is hoped that including such sites within the list will promote discussion and feedback. The Council will continue to make every effort to contact the landowners of these sites and hopes that further information will become available through engagement with stakeholders in connection with progression of the Site Allocations DPD. Any intelligence gathered will be used in the monitoring of SHLAA sites.

## Achievability

**3.50** Achievability relates to the likelihood of a site being developed for housing at a particular point in time. Economic viability is therefore an important factor and is judged through an assessment of the state of the market and costs associated with the development of a site such as preparation costs and the need to provide or improve infrastructure.

**3.51** The questionnaire referred to above in 3.47 , included a question that asked those with sites to indicate in which time band(s) they envisaged developing their sites. Information was also sought on the degree of interest already expressed in developing a site for housing. This therefore provided a crude market assessment.

**3.52** The Valuation Office was asked to provide a more detailed cost assessment of a sample of sites included in the Assessment. The sample included a range of site sizes from within and outside defined settlements. They also included greenfield sites and those that were previously developed. However, the value of this assessment is limited as it only provides an indication of viability at a particular point in time. The current turbulence of the housing market and impact that this has had on land values makes it particularly difficult to assess viability at present. It also depends on the degree of flexibility operated in terms of S106 contributions and the Council's priorities. It is intended to re-visit this work in respect of individual sites that meet the locational criteria and those that have the potential to do so when considered as part of comprehensive development areas once there is a clearer indication of the scale and type of supporting infrastructure required. This work will form part of the evidence gathering process in connection with the Site Allocations DPD.

**3.53** In coming to a decision about the time frame for the development of a site, regard has been paid to comments received from the landowner/agent, whether or not policies would need to be changed, research on build out rates and the scale of infrastructure that might be required.

**3.54** Each site has been assigned to one or more of four time periods, reflecting the outcome required by the Practice Guidance as follows:

- within 5 years (2009-2014)
- within 6-10 years (2014-2019)
- within 11-15 years (2019-2024)
- from 16 years and beyond (2024+)

**3.55** In considering how many houses are likely to be built by a developer on a site in any one year, particularly in respect of the larger sites, guidance has been drawn from a report produced by Glasgow University on behalf of the Government in February 2008<sup>(20)</sup>. This research suggests an average optimal sales rate of about 59 houses per annum on greenfield sites and 67 flats per annum on previously developed sites. The rate at which flats are built is influenced by the amount of capital involved, exposure to borrowing and the nature of the structure. As a result flats tend to be delivered in groups rather than as individual units. This means that there is often pressure to deliver quickly. The report also points out that large sites may be split between developers to try to improve the sales rate but that to be successful, it is necessary for each to have a distinct product. It also highlights the fact that developers regard local housing markets as having a limited capacity to absorb new-build supply and that they can become nervous about too many builders operating at one time in a locality.

20 Factors Affecting Build Out Rates: Glasgow University/CLG: February 2008

**3.56** A cautious approach may therefore need to be taken to sites to the east of Bracknell due to their proximity to the Strategic Development Areas that are being progressed by Wokingham Borough Council to the South and North of Wokingham. 2,500 dwellings are planned at South Wokingham and 1,500 dwellings are planned at North Wokingham. The following build out rates are used unless a developer has indicated otherwise:

- 50 – 70 dwellings per year will be used for sites of less than 500 dwellings; and,
- 140+ dwellings per annum will be used for sites of 500 or more dwellings on the basis that there will be more than one developer.

These figures will be monitored and reviewed.

**3.57** Where the development of a site is dependent on a change in policy, the timescale has taken into account the programme for producing the Site Allocations DPD, as set out in the LDS. As it is envisaged that the Site Allocations DPD will be adopted in November/December 2011, it has been assumed that sites may be granted planning permission in 2011 -2012. Larger sites may take longer due to master planning and preparatory works and infrastructure lead in times. Consequently, it has been assumed that it is unlikely that more than 25 dwellings will be delivered during the first period on any site that needs to be released through the Site Allocations DPD process.

**3.58** A number of submitted sites are located in the Green Belt and would require more than minor adjustments to existing boundaries, if to be released for housing. It is not considered appropriate to take such decisions in a lower order DPD such as a Site Allocations DPD. Such issues would need to be addressed through a review of the Core Strategy. Consequently, although many of these sites are being promoted by owners and confirmed as being immediately available, they have been placed in the later periods to allow for consideration through a review of the Core Strategy, if due to a change in the deliverability and developability of land outside the Green Belt, this proved necessary.

## 4 FINDINGS

**4.1** An Assessment Summary Form has been produced which lists each site and summarises data on suitability, availability, achievability and capacity. This is attached as **Could not find 1264509003615**. A map showing the location of all sites included in the list is attached as 'Appendix 6: Sites in Strategic Housing Land Availability Assessment March 2009'. The Summary form separates the results for sites that have planning permission or which have been allocated for residential development from those that are not yet within the planning process. The former includes sites that are under construction and sites with planning permission but where work has not yet started. Both sets of data have then been categorised according to the locational principles set out in Core Strategy Policy CS2, although the categories have had to be expanded for sites not yet in the planning process (see paragraph 4.4). The priority sequence for the location of development in Policy CS2 is:

- Locational principle 1 - Bracknell Town Centre
- Locational principle 2 - Previously developed land and buildings in defined settlements
- Locational principle 3 - Other land within defined settlements
- Locational principle 4 - Extensions to defined settlements

**4.2** Policy CS2 makes it clear that extensions to defined settlements should have good public transport links to the rest of the urban area or have firm proposals to provide such links. As far as sites that are not yet within the planning process are concerned, it is accepted that these criteria are not always currently met and that further action through changes in policy and/or further work on the need and potential to improve transport infrastructure would be required if sites were to be taken forward.

**4.3** Locational principle 4, that deals with extensions to defined settlements, has been expanded for the purposes of giving a more detailed categorisation of sites. There are some sites that fall beyond the definition given in locational principle 4, in that they are located in the countryside, hence the addition of further categories.

**4.4** The additional categories are:

- Extensions to sustainable defined settlements
- Extensions to unsustainable defined settlements
- Sites in the countryside

**4.5** To meet the definition of a sustainable settlement, the neighbourhood should contain at least five of the following facilities:

- convenience store
- community hall
- primary school
- library
- public house
- post office/banking facility

- doctor's surgery
- dental practice

and be on a bus route with at least an hourly service.

**4.6** To be treated as an 'extension' to a settlement, a site should adjoin the existing boundary and be well related, both physically and visually with the surrounding landscape.

## Results for sites within the planning process

**4.7** Table 7 'Table 7 'Breakdown of the Outstanding Commitment Figure" summarises the position for sites with planning permission or accepted in principle, using the locational sequence set out in Core Strategy Policy CS2.

**Table 7 Breakdown of the Outstanding Commitment Figure**

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
1.Bracknell Town Centre	300	543	200	1043
2. Previously developed land and buildings in defined settlements	891	0	0	891
3. Other land within defined settlements	1115	238	0	1353
<b>Total for 1-3</b>	2,306	781	200	3287
4. Extensions to defined settlements	415	1410	1100	2925
<b>Total for 1-4 (rounded to the nearest 100)</b>	2700	2,200	1,300	6,200

**4.8** The results set out in the above table have been used to calculate the 5 year housing supply (see 'Appendix 10: Five year housing land supply') and produce the Housing Trajectory (see Figure 6 'Housing Trajectory 2006-2026') which covers the plan period. Both are based on a requirement of 12,780 dwellings for the plan period, as set out in Table 3 'Housing requirement in Bracknell Forest at 1st April 2009' of this document.

**4.9** The data collected showed that there was a 4.2 year supply at 1<sup>st</sup> April 2009. The Figure 6 'Housing Trajectory 2006-2026' attached as Appendix 10 shows forecast completions for the plan period and is supported by a table that gives details of all sites that are included within the data. Table 28 'Land Supply 2006/2026- Large Sites' gives the site address, projected year of delivery of dwellings yet to be completed, planning application reference and comment relating to progress on the site at March 2009. It is clear from the Housing Trajectory that there is not only a shortage of sites in the short term but also across the plan period. Furthermore, there are risks attached to the forecasts as developers will not currently commit to programmes for delivery due to adverse market conditions. For these reasons, the Council is prioritising work on progressing a Site Allocations DPD.



## Results for sites outside the planning process

**4.10** These sites do not currently have planning permission for residential development. The table below gives details of the potential number of dwellings that could be built on submitted and identified sites in each of the locational categories 1-4 and beyond.

**Table 8 Potential Number of Dwellings on Submitted and Identified Sites**

<b>Policy CS2 Locational Sequence</b>	<b>1-5 Years (Deliverable)</b>	<b>6-10 Years (Developable)</b>	<b>11-15 Years (Developable)</b>	<b>Total (Deliverable/ Developable Land Supply)</b>
1. Bracknell Town Centre				
2. Previously developed land and buildings in defined settlements	231	447	100	778
3. Other land within defined settlements	45	312	140	497
<b>Total for 1-3 (rounded to the nearest 50)</b>	<b>300</b>	<b>750</b>	<b>250</b>	<b>1,250</b>
4. Extensions to sustainable defined settlements	373	4591	2277	7241
5. Extensions to unsustainable defined settlements	135	852		987
6. Sites in the countryside	246	2,065	1,258	3,571
<b>Total 4-6 (rounded to the nearest 50)</b>	<b>750</b>	<b>7,500</b>	<b>3,500</b>	<b>11,800</b>

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
<b>Overall Total 1-6 (rounded to the nearest 100)</b>	<b>1,000</b>	<b>8,300</b>	<b>3,800</b>	<b>13,100</b>

**4.11** The total for categories 1-3 represents the potential number of dwellings that may be delivered from defined settlements. In view of the general presumption in favour of development within defined settlements, such sites tend to be constrained by availability issues and relative land values. Current market conditions are not encouraging such sites to come forward. During more stable times, the pressure for residential development is usually so great that such sites come forward and are developed at a rapid rate. However, competition for land for a range of uses is high and this means that it is unrealistic to expect an unrestricted supply of land from this area for residential development.

**4.12** The results indicate that there is the potential to deliver approximately 1,250 dwellings from sites within defined settlements over the plan period. This total comprises previously developed and greenfield sites in defined settlements. Some of these sites are currently in other uses, affected by policy restrictions that do not encourage residential development or have been subject to refusals/appeals for higher numbers of dwellings than now suggested.

**4.13** It is clear that unless there is to be a complete change in the character of large areas of existing defined settlements, there is insufficient scope to accommodate the remaining requirement for the plan period.

**4.14** The next sets of figures in the hierarchy of results relate to extensions to sustainable and unsustainable settlements and sites in the countryside.

**4.15** Categories 4 and 5 suggest that there is the theoretical potential to deliver:

- approximately 7,300 dwellings from extensions to sustainable settlements, and,
- approximately 1,000 dwellings from extensions to unsustainable settlements.

**4.16** These figures are derived from a range of type and size of sites adjoining parts of Sandhurst, Crowthorne, Bracknell, Binfield, North Ascot, Chavey Down – Longhill Road and the Green Belt village of North Street, Cranbourne. Some sites relate to existing settlements better than others and offer more opportunities to build sustainable communities. Whilst evidence collected suggests that most of these sites have a good prospect of being made available for development, the suitability of sites varies considerably. However, whilst the suitability categories

give an indication of the number of existing constraints applying to sites, they are based on a crude analysis and do not take account of opportunities that might arise to help enhance existing facilities or make new provision.

**4.17** The final category relates to sites in the countryside which amount to

- approximately 3,500 dwellings.

**4.18** However, some of these sites adjoin other sites that adjoin settlements so if considered together, their categorisation would change.

**4.19** It should be noted that Table 6 **includes sites in the Green Belt**. Two Green Belt sites are categorised as extensions to sustainable settlements (N Ascot and Ascot which is in the Royal Borough of Windsor and Maidenhead). A further selection of Green Belt sites fall within the category of extensions to unsustainable settlements as a number of sites are located around North Street, Cranbourne. The remaining Green Belt sites are categorised under sites in the countryside. The table below shows the impact of removing the capacity associated with Green Belt sites from the totals.

**Table 9 Potential Number of Dwellings on Sites not in Green Belt**

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
1. Bracknell Town Centre				
2. Previously developed land and buildings in defined settlements	330	430	114	852
3. Other land within defined settlements		312	140	452
<b>Total for 1-3 (rounded)</b>	<b>300</b>	<b>700</b>	<b>300</b>	<b>1,300</b>
4. Extensions to sustainable defined settlements	373	4188	2277	9115
5. Extensions to unsustainable defined settlements	135	361		496

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
6. Sites in the countryside	246	1,016	305	1,567
<b>Total 4-6 (rounded to the nearest 100)</b>	<b>1,100</b>	<b>6,300</b>	<b>2,800</b>	<b>12,500</b>

**4.20** The overall total given in Table 9 shows that even if Green Belt sites are excluded from consideration, there are still sufficient sites to yield a theoretical total of 12,500 dwellings. This is therefore approximately 7,000 dwellings more than the balance to be found. Whilst it is accepted that the suitability, availability and achievability of these sites varies, the scale of over provision suggests that there is sufficient potential without looking at sites in the Green Belt. However, it is not for this document to consider the strategy to be adopted.

## Relationship with Employment Land Review

**4.21** The Council commissioned consultants to produce an Employment Land Review (ELR)<sup>(21)</sup> which was finalised in December 2009. It has therefore been done in parallel to SHLAA. The ELR suggests a need for an additional 12,100 jobs over the plan period. 7,400 of these would be Business, Industrial and Distribution jobs. Once translated into floorspace requirements and compared with the existing supply, it appears that quantitatively, there is already sufficient office floorspace for the plan period but that there is a need for further land for industrial and warehousing floorspace.

**4.22** The ELR comments that most of the Borough's employment property stock is high quality, well serviced, accessible and fit for purpose. There is concern that piecemeal redevelopment of the principal employment areas might endanger the integrity and viability of remaining employment uses. However, it is accepted that there is a need to consider the possibility that some sites may have to be released for other uses in the event of an overriding need for housing sites. This is done through a relative assessment of areas. The main areas of potential are as summarised below.

**4.23** The Eastern Industrial Area is highlighted as being the area with the weakest identity. The area is highly sustainable, being close to Bracknell Town Centre and offers the opportunity to achieve relatively high density development. However, the report suggests that the scope for losses to other uses should be confined to the frontage area along London Road so that

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the core is left intact. Some of the land suggested with potential for other uses is affected by Flood Zones 2 and 3 and is therefore not suitable for housing. Other land may become available, but the majority of sites and premises in the area are currently occupied. The former Meteorological Office site has already been developed for flats and with other recent developments along the London Road is introducing a mixed use environment. Whilst an adjustment to the boundary of the defined employment area is possible, it is doubtful that such action would result in schemes involving a significant amount of residential development.

**4.24** A further area of potential change is Old Bracknell Lane West. The ELR points out that if redevelopment proposals emerge that involve other uses, there is a need to consider the balance of the office market at the time and the position with the Bracknell Town Centre regeneration scheme. There are two SHLAA sites in this area that have been included as possibilities for residential development. The ELR considers Bracknell Town Centre and suggests that there may be potential to reduce the amount of office floorspace to allow the introduction of further residential accommodation. However, it accepts that this might impact on commercial viability. Presently, this is probably not a realistic option. This assessment takes account of the amount of residential accommodation allowed for within the outline permission for the redevelopment of Bracknell Town Centre, but goes no further.

**4.25** The ELR considers the Crowthorne Business Estate in view of recent pressure for redevelopment of the site. It comments that the Council should permit most of the Crowthorne Business Estate to be released for housing or other uses with some small scale employment development. The area is included in SHLAA and has been assessed for housing.

**4.26** Other sites that been submitted through SHLAA that are in defined employment areas that the ELR suggests should be protected. The capacity of these areas has not been included in the results. The SHLAA also includes a few office sites that are not located in defined employment areas. For the purposes of this exercise they have been included as having potential for housing if available, suitable and achievable during the period concerned.

## **Overall position**

**4.27** Table 3 'Housing requirement in Bracknell Forest at 1st April 2009' shows a requirement for 5,368 net dwellings for the remainder of the plan period. Therefore, if a further 1300 dwellings are delivered from within defined settlements, there is still a need to find a further 4,000 dwellings from other areas. Practice Guidance suggests two options if a shortfall exists, these are:

- the identification of broad locations for future housing growth, within and outside settlements; and/or
- the use of a windfall allowance

These options are considered in the next section.

## Identifying and assessing the housing potential of suitable broad locations

**4.28** The Practice Guidance refers to broad locations as areas where housing development is considered feasible and will be encouraged but where specific sites cannot be identified. The original methodology suggested that this issue had already been addressed through identifying broad locations at Amen Corner and Warfield. It was stated that these areas would be incorporated within the SHLAA under this stage.

**4.29** As the Core Strategy has been adopted and these areas confirmed, the estimate of dwellings associated with each of these areas has been counted within section A of the results table dealing with existing commitments. Since compiling the original methodology, the housing requirement has risen by 2,000 dwellings as a result of the approval of the SEP. The results set out in Table 8 'Potential Number of Dwellings on Submitted and Identified Sites', suggest that there is sufficient potential to meet the outstanding requirement if the total for sites forming extensions to sustainable settlements are added to the total for sites within identified settlements. However, this would result in a piecemeal approach and would not necessarily represent the most sustainable patterns of development.

**4.30** The potential from sites forming extensions to sustainable settlements also include sites within the Green Belt. The SEP seeks to protect the broad extent of the Green Belt and the sub regional policy (WCBV1) makes it clear that urban extensions should minimise incursions into the Green Belt. The Core Strategy also states that the Council intends to maintain the Green Belt. As already explained, it is considered that the release of Green Belt sites would require a review of the Core Strategy. In view of this and the range of alternative locations that the data suggests exist, it has been decided to look at possible broad locations that would fit within the framework set out in the Core Strategy locational policy (Policy CS2).

**4.31** Government Guidance suggests that it is reasonable to identify broad locations where development is considered feasible but where specific sites cannot yet be identified. Such action helps give clarity to the local population and those involved in the development process. In view of the scale of the shortfall, it has been decided to consider the scope for broad locations within and adjoining settlements.

## Land within defined settlement

**4.32** Of all the settlements within the Borough, Bracknell covers the greatest area and is characterised by a fairly low density of development. The following paragraphs therefore explore the potential for identifying broad locations within this area.

### **Bracknell Town Centre and its neighbourhoods**

Bracknell was designated as a New Town in 1949. The New Town concept resulted in a carefully planned urban environment based on the development of a number of self-contained low density residential neighbourhoods around the Town Centre. At the heart of each neighbourhood

was a neighbourhood centre with a parade of shops, primary school, community centre, a pub and, in some instances, a church. The road pattern was designed for the unrestrained use of the private car, with separate pedestrian and cycle routes.

**4.33** Over the last few years, the Council has actively promoted the regeneration of Bracknell Town Centre which is now outdated and does not provide for the needs of modern retailing. There is also a limited mix of uses, including a very small amount of housing, and no evening economy. Many dislike the layout and design which has been likened to a fortress and choose to shop elsewhere. There is a need to improve the quality and vitality of Bracknell Town Centre so that it meets the needs of the working and resident population. The need for a vibrant town centre is highlighted in the Bracknell Forest Sustainable Community Plan <sup>(22)</sup> and this is pursued in the Core Strategy.

**4.34** The Council is working with Bracknell Regeneration Partnership to help achieve this objective. As part of this process an outline planning application was approved which included around 1,000 new dwellings. Whilst the economic downturn has had an adverse impact on the project, efforts are being made to find ways of moving it forwards. Whilst the SHLAA includes 1,000 dwellings in Bracknell Town Centre, there have been suggestions that this number could be increased. At a workshop held in December 2009 in connection with the progression of the Site Allocations DPD, there was considerable support for trying to achieve more residential development in the Town Centre, although most accepted that much depended on the creation of a suitable environment and penetrating the physical barriers formed by the ring roads so that the Town Centre is better linked with surrounding residential areas.

**4.35** In view of the current state of the market and the challenges of putting together an exciting mixed use scheme, it has been decided to continue to work on the basis of achieving around 1,000 dwellings in the Town Centre for the period being considered. This will obviously be monitored at appropriate times.

**4.36** As far as other parts of Bracknell are concerned, many residents like the neighbourhood concept and the fact that residential areas are fairly self contained with convenient access to social infrastructure, services and employment areas. Many also like the spacious layout and presence of green spaces and ability to drive on relatively uncongested roads.

**4.37** Whilst policies aimed at encouraging regeneration and more efficient use of land have led to a number of small schemes coming forward within neighbourhoods, particularly over the past few years, there appears to be a lack of interest in larger schemes. Possible reasons for this have been explored through meetings with internal colleagues and a representative from Bracknell Forest Homes who own and manage 5,600 rented and 1,100 leasehold properties following the transfer of the Council stock in 2008.

**4.38** Unlike other New Towns, more traditional means of construction and materials were used in building Bracknell's neighbourhoods. A Private Sector Stock Condition Survey <sup>(23)</sup> was undertaken in 2003 and updated in 2009. This work indicates that the condition of the private sector housing stock is generally good. Bracknell Forest Homes is delivering a £61 million five year major works programme which will mean that their homes meet the Decent Homes

22 Bracknell Forest Sustainable Community Plan-Living Together, Working Together (2005)

23 Bracknell Forest Sustainable Community Plan - Living Together, Working Together (2005)



Standard. There are very few long term vacant properties. The oldest neighbourhood is Priestwood which was built in the 1950's. However, it is a popular place to live and is not showing signs of decline.

**4.39** Fragmented ownership also makes it difficult to assemble large sites. Although the Borough had a large stock of social housing as a result of the Development Corporation's extensive building programme, this has declined significantly since 1981 as a result of Right to Buy sales. Furthermore, high existing land values together with costly site preparation and construction works mean that returns are relatively low and a considerable amount of risk is attached to schemes.

**4.40** Current plans appear to be restricted to the continuation of small scale intensification and infilling, with most proposals resulting in a net gain of less than 10 dwellings and therefore falling under the 'small' sites definition. Schemes being considered by Bracknell Forest Homes include the redevelopment of remote garage blocks for housing and adding additional units to terraces. In some cases, it is hoped that this might help address anti-social behaviour problems and safety issues to the rear of properties. However, both forms of development can also give rise to concerns in the existing community due to parking issues and loss of amenity areas. Bracknell Forest Homes has also looked at the potential to redevelop low rise blocks of 1960's flats built on wide open green spaces. However, this is not considered an option for the current plan period as most have been improved under the Decent Homes Programme. Sheltered schemes are also currently under review as some no longer offer the sort of accommodation now required. However, any redevelopment of these sites is unlikely to result in a net gain of dwellings.

**4.41** The areas offering most potential are possibly those based on Local Centres within Bracknell's neighbourhoods and consideration has been given to the possibility of showing certain Local Centres and the surrounding area as broad locations. However, most units within the Local Centres are occupied and there are few structural problems that might stimulate schemes to come forward. Great Hollands is Bracknell's largest neighbourhood and was built by the Bracknell Development Corporation in the late 1960's. Some initial master planning work has been undertaken on the Local Centre which showed that it may be possible to include further residential accommodation at the Local Centre and on adjacent land. However, suggested options were not favourably received and it is unlikely that a scheme would be delivered in the relevant period. In the longer term, Harmanwater Local Centre may also be a candidate for renewal as there are indications that there is interest in improving existing facilities so that they meet the needs of the local population. Whilst the smaller Local Centres have also been considered, those with greatest potential (Bay Road and North Ascot ) are located within Flood Zones 2 and 3 and therefore offer no scope for residential accommodation.

**4.42** Consequently, although initial work has been undertaken, it is likely to take some years of negotiations with landowners and the local community before deliverable schemes can be produced. At this stage, it is not considered that designating broad locations would be appropriate due to the lack of certainty over their development potential.



## Employment areas

**4.43** As referred to above, the ELR includes a comparative analysis of existing employment areas which is to be used in the event that there is overriding need for land for other purposes. However, as already indicated opportunities are limited. The ELR does not highlight extensive employment areas that could be treated as broad locations. Certain individual sites are already included as having potential for housing.

## Land outside defined settlement

### Urban extensions

**4.44** Practice Guidance suggests that broad locations can also include areas adjoining settlements or outside settlements. A 'small' extension to a settlement is given as an example under the heading 'within and adjoining settlements' and a major urban extension is given as an example under the 'outside settlements' heading.

**4.45** Using the SHLAA sites, and assuming that the Green Belt is to be protected, it is possible to show eight broad locations on land predominantly outside defined settlements. These broad locations are shown on the map attached as Appendix 8. The areas have been identified by looking for clusters of SHLAA sites. These sites do not always adjoin one another or a settlement boundary. However, if considered with intervening land, they form the basis of a broad area that would form an extension to an existing settlement. Other land has been included in the interests of achieving more comprehensive solutions. However, the availability of these sites would need to be tested further and could influence whether or not a particular broad area was feasible.

**4.46** It is recognised that the areas include a broad location based on one settlement that is currently classified as 'unsustainable'. Any future proposals would need to address this issue, amongst many other matters, and demonstrate how a sustainable community could be achieved. The eight broad locations are set out in the table below and shown on the map in Appendix 8.

**Table 10 Broad locations outside existing defined settlements**

Area	Site Area	Developable Area	Capacity	
	ha	ha	At 35dpha	At 40dpha
1. South West Sandhurst	41	27	900	1100
2. Broadmoor	135		480 (as part of a mixed scheme)	
3. North East Crowthorne	140	34	1200	1300
4. West Binfield	91	59	2000	2300
5. East Binfield	99	23	800	900
6. North Warfield	62	40	1400	1700
7. Chavey Down – Longhill Road	58	38	1300	1500

Area	Site Area	Developable Area	Capacity	
	ha	ha	At 35dpha	At 40dpha
8. East Bracknell	80	52	1800	2100
<b>TOTAL</b>			<b>9880</b>	<b>11380</b>

**4.47** The approximate capacities of these areas have been calculated using two different densities (35 dph and 40 dph), to produce a range of figures for each area. The densities used are indicative but are considered to reflect the densities likely to be achieved on urban extensions involving a range of housing types and sizes with an emphasis on family housing. They also take account of recent discussions with potential developers of some of these areas.

**4.48** The totals given in Table 10 should **not** be added to the figures in Table 6 as some double counting would occur. Table 6 simply attempts to present the options that might be available for accommodating the remaining housing requirement, it is not suggesting that these areas should be allocated for development.

**4.49** As can be seen from the totals given, the theoretical capacity of these areas is far in excess of the remaining requirement. The total of all broad areas amounts to between 10,000 - 11,000 dwellings. These figures do however suggest that there is sufficient land to accommodate the current annual average requirement beyond the end of the plan period and/or to offer a degree of flexibility if certain sites do not come forwards as expected.

**4.50** A range of further evidence would need to be collected before any decisions could be taken on which might be the most sustainable locations. At this stage, it should not be presumed that any particular area offers a better option than another. It is possible that a combination of areas could be chosen, depending on the outcome of further work that is likely to be undertaken as part of the Site Allocations DPD process and the final strategy chosen for selection. This would include collecting further evidence on constraints, landscape implications, infrastructure requirements, viability and availability.

## Determining the housing potential of windfalls

**4.51** PPS3 (para. 59) and the Guidance make it clear that housing should come forward on identified sites, and that allowances for windfall sites should not be included for the first 10 years of supply unless supported by robust local evidence and that specific, which should include a review of past rates and a look at likely future trends

**4.52** The methodology for this Assessment makes it clear that efforts have been made to identify sites with the potential to deliver 10 or more net dwellings. Sites that fall below this threshold have not been included. However, such sites are likely to continue to come forward through conversions, changes of use and redevelopment. Small site development has traditionally made up a proportion of new housing provision in the Borough and policies continue to actively promote such development in suitable locations. It is therefore considered reasonable to include an allowance for their future contribution.

**4.53** The windfall allowance included for small sites is based upon current information held on past rates of completion on small sites, and current levels of permissions together with other information gathered as a result of a consultation exercise.

**Table 11 Hard Commitments and Dwelling Completions Small Sites (less than 1ha and under 10 units)**

Year	Hard Commitments (net)			Completions (net)
	Brownfield	Greenfield	Total	
2004-2005	131	5	136	40
2005-2006	120	5	125	41
2006-2007	97	6	103	39
2007-2008	93	8	101	35
2008-2009	94	7	101	13

**4.54** The above table shows that rates have declined from the levels achieved at the beginning of the decade. The publication of PPG3 in December 2000 (now cancelled) emphasised the need to re-use urban land and buildings and resulted in an intensive search for possible sites. Whilst PPS3, which replaced the earlier guidance, has continued to prioritise previously developed land and in particular vacant and derelict sites and buildings, those sites that have been easiest to assemble have already been developed. The impetus caused by PPG3, is reflected in the higher rates of completions achieved on small sites between 2001 and 2004.

**4.55** As can be seen from the above table, the majority of permissions relate to previously developed land. Most of this land is within defined settlements. A review of previous permissions shows that the greatest source of small sites has tended to be land that is already in residential

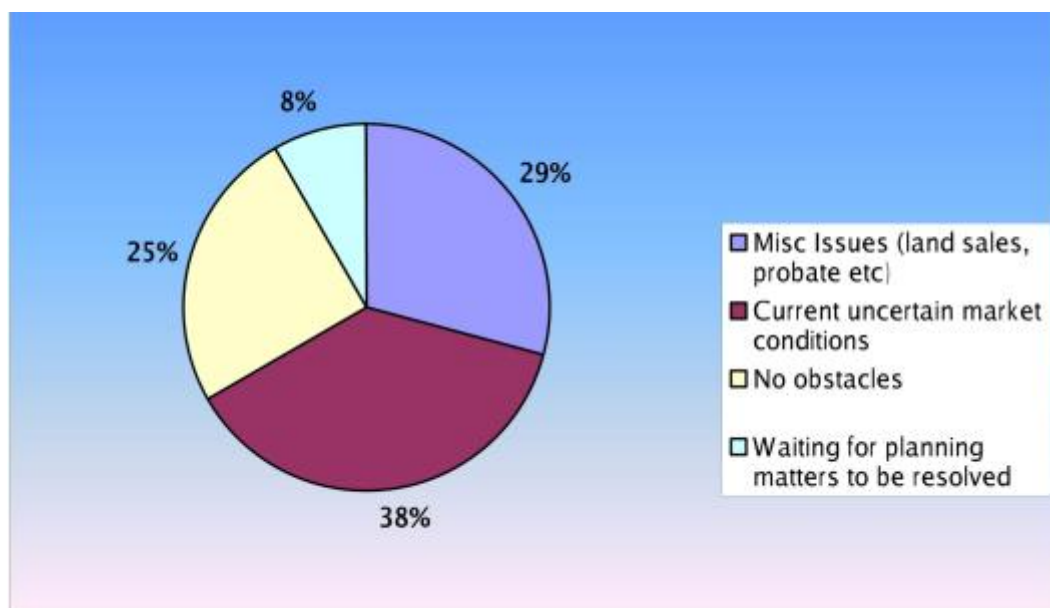
use. Although the level of outstanding commitments fell from the levels reached between 2004 - 2006, it has remained consistent over the past three years. New permissions have continued to be granted. In 2006-2007, new permissions amounting to 20 net additional dwellings were granted. During 2007-2008 there were 46 net new dwellings permitted and in 2008- 2009, there were 32 net new dwellings. The stock of permissions has therefore continued to be replenished.

**4.56** Whilst the number of completions dropped dramatically during 2008/09, it is considered that such a low level of completions was due to the impact of adverse market conditions rather than a lack of permissions.

### Survey of applicants

**4.57** In May 2009, applicants were contacted and asked about possible obstacles to delivery. Letters were sent to the applicants of 67 sites where development progress was unknown and 24 responses were received (36%). Over a third of the respondents quoted adverse market conditions as being the reason for not having started. Small site delivery appears to be particularly sensitive to market conditions as it is much easier to halt activity on these sites than the larger sites where construction may have already started.

**Figure 5 Delivery Issues Survey May 2009**



Source: BFC Survey (May 2009)

**4.58** Valuation surveyors have confirmed the importance of market conditions stating that land purchased before 2008/09 has decreased in value so significantly that its value will not be recouped from development at the moment resulting in small developers tending to hold on to sites.

## **Expected Completions 2010/11**

**4.59** As a result of works started in 2008/9 and information received through the survey, it is predicted that 26 of the small sites with outstanding planning permissions in 2008/09 will be completed in 2009/10.

## **Future levels**

**4.60** It is very difficult to predict the level of completions that are likely to be achieved from small sites over the plan period. As indicated above, the majority of sites that have come forward over the last few years have tended to be residential sites. The layout of Bracknell's neighbourhoods results in few small sites coming forward in these areas, the greatest source tends to be the older more traditional settlements. Non residential sites tend to make a small proportion of small sites and are likely to continue to do so.

In view of this, it has been decided to take a fairly cautious approach and opt for an allowance of 30 net completions per year on small sites. This will be monitored and reviewed each year.

## 5 KEEPING THE ASSESSMENT UP TO DATE

**5.1** This Assessment provides a snapshot of the availability of land for new housing over the next 15 years, but as the discussion in the document highlights, circumstances can change considerably over a matter of months rather than years. The granting or lapsing of planning permissions for significant numbers of new dwellings can have a big effect on the overall housing supply. As recent events have shown, changes in market conditions can also affect the rate of progress on building out existing sites and can delay (or in strong market conditions accelerate) the commencement of development on sites not yet started.

**5.2** There are also likely to be further sites proposed by landowners and agents that may be suitable, available and deliverable/developable. These may also include further Council owned sites as more certainty is secured as to the likely timing of disposal and availability.

**5.3** The SHLAA will be updated on an annual basis as part of the annual monitoring report process. This monitoring will enable the Council to identify how specific sites progress, what other sites come into the system and how progress is being made towards achieving the Borough's requirement set out in the SEP.

**5.4** The details of all SHLAA sites are held in a database linked to the Council's Geographical Information System, enabling convenient and simple updating as there is greater certainty about dwelling yield. In this way, this study provides the basis for future monitoring and enables the Council to manage the future release of land as necessary.

### Commenting on the Assessment

#### By post:

Development Plan Team

Environment, Culture and Communities Department

Bracknell Forest Council

Time Square

Market Street

Bracknell

Berkshire

RG12 1JD

**By email:** [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)

# Appendix 1:List of Strategic Housing Partnership Members, January 2010

Simon Hendey Chief Officer: Housing – Bracknell Forest Council

Chick Lavender- Tenant & Leaseholders Panel

Michael Marsh- Tenant & Leaseholders Panel

Rhiannon Stocking-Williams- Homelessness Forum Bracknell Citizens Advice Bureau

Cllr Mary Ballin- Council Executive Member – Planning & Transportation

Cllr Dale Birch- Council Executive Member – Adult Services, Health Commissioning & Housing

Derek Thurgood- Thames Valley Housing Association Regional Development Manager

Ian Steed - Homes and Communities Agency Area Manager

Chris Martin- Homes and Communities Agency Investment and Regeneration Manager

Martyn Clark- Bloor Homes Regional Managing Director

Roger Knight- Newbury Building Society Lending Manager

Sandra MacKay- Leaders Branch Manager

Chris Woolf- Government Office for the South East

Clare Dorning -Environment, Culture & Communities Head of Housing Strategy and Needs

Paul Beetham- Housing Enabling Officer

Bev Hindle- Chief Officer: Planning and Transport

John Waterton- Team Manager Policy

Janet Weekes- Housing Enabling Officer

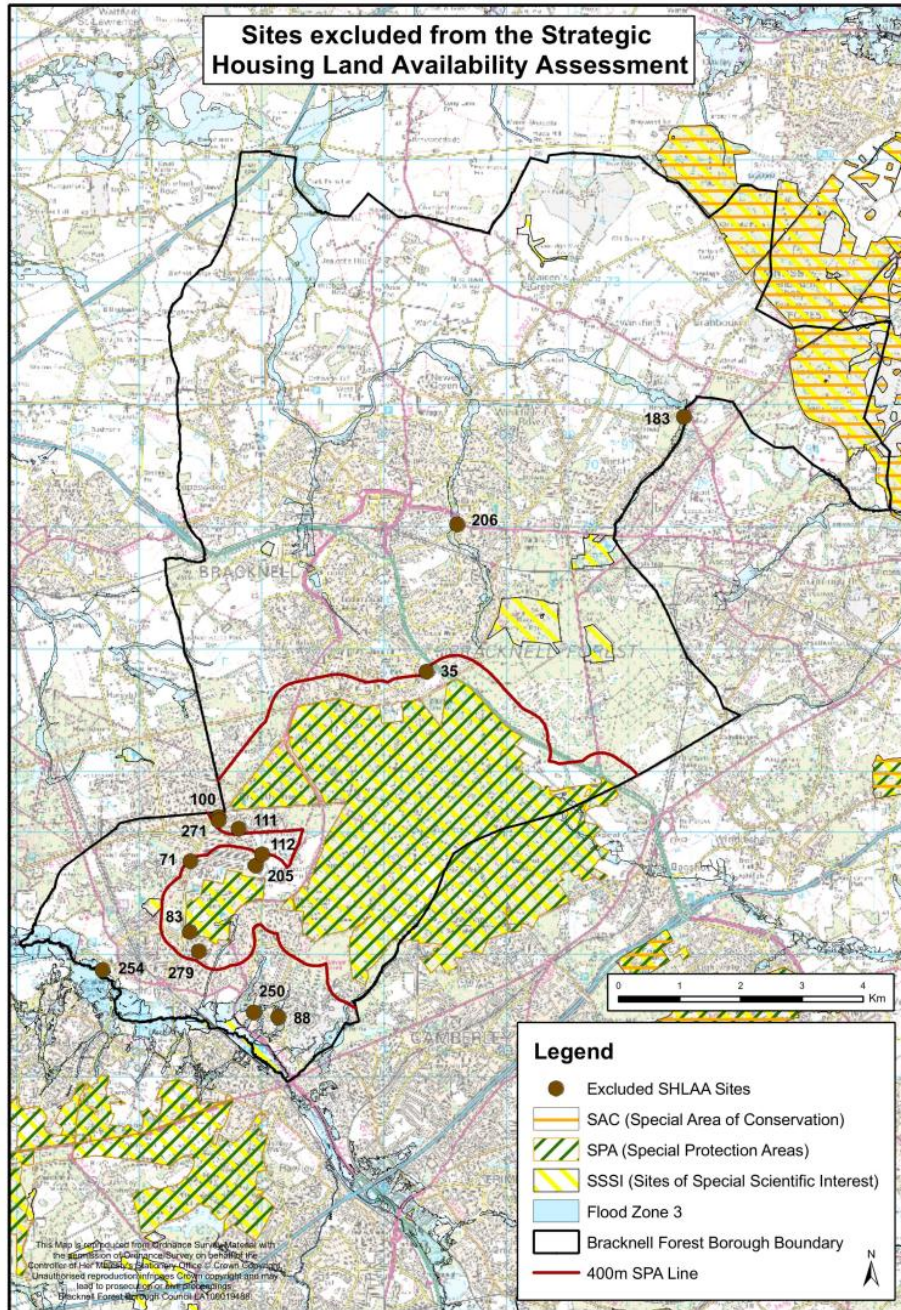


## Appendix 2: Table showing designations and sites excluded from the survey

**Table 12 Excluded Sites**

Site Ref.	Address	Reason
35	Land r/o Sainsbury's, Ringmead, Bracknell	Within 400m of SPA
71	36-44 Sandhurst Road, Crowthorne	Within 400m of SPA
83	Land at Crowthorne Road, Sandhurst	Within 400m of SPA
88	r/o Jolly Farmer, Yorktown Road, Sandhurst	Flood Zone 3
100	Lakelands, Woodleigh, Blythwood & Hazeldene, Bracknell Road, Crowthorne	Within 400m of SPA
111	Land North of Cricket Field Grove, Crowthorne	Within 400m of SPA
112	Land North of Lower. Broadmoor Road, Crowthorne	Within 400m of SPA
183	16-26 New Road, Winkfield	Flood Zone 3
205	Site at South Rd, Lower. Broadmoor Rd & South Meadow, Crowthorne	Within 400m of SPA
206	Coal Pension Properties Ltd, Eastern Gate, Bracknell	Flood Zone 3
250	r/o 290-306 Yorktown Road, Sandhurst	Flood Zone 3
254	Land adj Yateley Road, Sandhurst	Flood Zone 3
271	Triangle of land between Upper Broadmoor Road & Bracknell Road, Crowthorne	Within 400m of SPA
279	29 Robin Lane, Sandhurst	Within 400m of SPA

Map 1



## Appendix 3: Site Survey and Assessment Pro-forma

**Table 13 Site Survey and Assessment Pro-forma**

General			
Site Ref		Source code	
Site Address			
Postcode			
Ward		Parish	
Site area (ha)		Date of site visit	
Grid ref			
Planning history			
Current use			
Surrounding uses			
Character of the area			
Assessing "Suitability"			
Policy restrictions			
Accessibility limitations			
Physical problems or limitations			
Potential environmental impacts	•		
Suitability score			
Assessing "Availability" (ownership(s), legal issues)			

<b>General</b>		
<b>Assessing “Achievability” (market, cost and delivery factors)</b>		
<b>Can any constraints to suitability, availability and achievability be overcome?</b>		
<b>Considering suitability, availability and achievability, is the site deliverable/developable?</b>		
<b>Is the site deliverable (i.e. in a suitable location, available now and deliverable within 5 years [2009/10 – 2013/14])?</b>	<b>Yes</b>	<b>No</b>
<b>If no, is the site developable (i.e. in a suitable location with a reasonable prospect that it will be available at a point in time)?</b>	<b>Yes</b>	<b>No</b>
<b>Time Period: A = 2009/10– 2013/14, B = 2014/15 – 2018/19, C = 2019/20 – 2023/2024, D = 2024+</b>		
<b>If A, B or C, what is its potential capacity?</b>		

[www.bracknell-forest.gov.uk/](http://www.bracknell-forest.gov.uk/)

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SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (all or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category	
24	Land E of Murrell Hill Lane, S of Foxley Lane and N of September Cottage, Binfield (inc. 59)	x			x				x	x		x							x						x							8	B		
28	Land S of Foxley Lane and W of Murrell Hill Lane, Binfield	x			x				x	x		x					x		x							x							9	B	
29	Land N of London Road and W of Murrell Hill Lane, Binfield	x				x		x	x	x		x				x	x	x	x				x		x		x				x	13	C		
30	Land adj Church Road, Sandhurst	x			x				x	x	x	x				x	x		x					x			x					11	C		
31	Swan Lane Treatment Works, Swan Lane, Sandhurst	x							x				x	x	x				x					x	x								8	B	
32	104-116 College Road, Sandhurst				x						x		x	x					x								x						6	B	
33	TRL, Old Wokingham Road, Crowthorne	x			x	x			x	x					x		x		x	x														9	B
34	White Cairn, Dukes Ride, Crowthorne	x			x			x			x		x						x															6	B
36	Land at Opladen Way, Bracknell									x	x	x							x											x			x	6	B



SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint	than on site in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential Impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
43	Easthampstead Sewage Treatment Works, Old Wokingham Road, Bracknell	x				x	x	x	x		x			x		x				x														9	B
44	Whitmoor Bog Sewage Treatment Works, Winkfield	x				x	x		x	x	x	x				x				x	x													10	C
46	Garth Hill School, Sandy Lane, Bracknell												x				x			x														3	A
49	Land E of New Forest Ride, Winkfield	x							x	x	x		x				x	x		x										x		x		10	C
54E	Land at Hayley Green and Chavey Down, Warfield and Winkfield	x				x				x	x	x						x		x							x				x			10	C
64	Land N of Newhurst Gardens, Warfield					x				x	x	x		x				x		x								x				x		10	C
68	24-30 Sandhurst Road, Crowthorne					x								x						x	x							x						5	A
70	The Rough, New Road, Winkfield	x	x			x				x	x	x		x				x										x				x		10	C
74	Lavender Park Golf Club, Swinley Road, Winkfield	x	x					x	x	x	x	x		x						x	x							x						12	C
76	Land S of Cricket Field Grove, Crowthorne					x	x							x						x	x		x								x			7	B
77	Land adj Elm Lodge/ Garden Cottage, North Street, Winkfield	x	x			x		x		x	x	x		x																		x		9	B

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
78	Land at The Brackens & Pinewood Lodge, Swinley Road/London Road, Winkfield	x					x	x	x	x	x		x			x			x	x									x			11	C	
79	Land at North Street, Winkfield	x	x		x		x		x	x	x	x	x																x			9	B	
80	Land at Winkfield Lane & Crouch Lane, Winkfield	x	x		x	x	x	x	x	x	x	x	x																x			11	C	
81	Land at Winkfield Lane & Crouch Lane (inc. Barton Lodge), Winkfield	x	x		x	x	x	x	x	x	x	x	x						x										x			12	C	
82	Barton Lodge, Drift Road/Winkfield Plain, Winkfield	x	x		x	x	x	x	x	x	x	x	x						x										x			12	C	
85	Windsene, Forest Road, Warfield	x			x	x	x		x	x	x	x	x				x	x	x		x			x	x	x	x		x			15	C	
89	Land S of Forest Road and E of Coach Road, Winkfield	x	x		x				x	x	x	x	x				x										x		x			10	B	
90	Land N of Tilehurst Lane, Binfield	x			x				x	x		x	x														x		x			8	B	
91	Land N of Herschel Grange, Warfield	x				x		x	x	x	x	x	x				x	x	x								x		x			11	C	



SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
92	Land adj to Newell Hall, Warfield Street, Warfield	x					x	x	x	x	x		x						x										x		9	B		
93	Land at junction of Forest Road with Foxley Lane, Binfield	x			x	x				x		x		x													x			x		8	B	
94	Swinley Edge, Coronation Road, Winkfield	x			x	x	x	x	x	x	x		x				x		x										x		12	C		
95	Battle Bridge House, Forest Road, Warfield							x	x	x	x		x		x																	7	B	
96	Land at White House Farm, North Street, Winkfield	x	x		x		x		x	x	x		x																x		9	B		
97	Land at White House Farm, North Street, Winkfield	x	x		x		x	x	x	x	x		x																x		10	C		
98	Blue Mountain Golf Club, Wood Lane, Binfield (inc. 21, 22, 132, 225 & 226)	x			x					x							x		x							x	x			x		8	B	
99	Wyevale Garden Centre, Forest Road, Binfield	x			x		x	x	x	x	x		x	x												x			x		11	C		

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
101	Old Tollgate Cottage, Red Tile Cottage and land to rear of the White Cottage, London Road, Bracknell								x				x					x							x							4	A	
102	Green Acres, Warfield Road									x		x				x	x	x														5	A	
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell				x				x	x		x				x		x							x							7	B	
106	Peacock Bungalow, Peacock Lane, Binfield					x	x		x			x				x		x	x											x		8	B	
107	Hillcrest, Sundial Cottage, and Popeswood Garage London Road, Bracknell				x		x	x	x	x		x		x				x														8	B	
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell				x				x	x		x				x		x							x							7	B	
113	Land at School Hill, Crowthorne				x	x						x	x					x	x		x											7	B	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential Impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
120	Brooks Corner, Jarrah, Pippins, Lahinch, Devonian, Tilehurst Lane, Binfield				x				x		x		x												x							5	A	
122	Dolhir and Fern Bungalow, London Road, Winkfield	x							x	x	x		x			x		x														7	B	
123	Farley Hall, London Road, Bracknell				x		x		x	x			x						x				x		x							8	B	
124	Western Centre, Bracknell								x	x			x	x	x	x		x													x	8	B	
125	Land E of Long Hill Road, Winkfield	x			x	x	x	x	x	x	x	x	x			x	x	x								x				x		13	C	
128	Scotlands Farm, Forest Road, Warfield	x				x	x	x	x	x	x	x	x	x			x								x					x		11	C	
130	The Hideout, Old Wokingham Road, Bracknell	x			x	x	x	x	x		x		x						x											x		9	B	
131	1-11 Windlesham Road, Bracknell				x					x			x						x														4	A
134	Land at Roebuck Estate, Binfield				x				x				x						x														4	A
135	Land between North Street and Hatchet Lane, Winkfield (inc. 201 & 202)	x	x		x		x	x	x	x	x		x						x						x					x		12	C	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctor's surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
137	Land at Sandbanks, Long Hill Road, Winkfield								x	x	x		x			x			x													6	B	
143	Powell Duffryn House, London Road, Bracknell												x			x			x														3	A
144	Floringham Lodge, Downshire Way, Bracknell												x						x														2	A
146	44-54 Kings Road, Crowthorne				x								x						x														3	A
148	Ambulance Station, Downshire Way, Bracknell												x						x														2	A
152	Land at Wildridings Road												x	x			x		x										x				5	A
154	Humphries Yard, Bagshot Road, Bracknell												x		x				x												x		4	A
155	Cressex Lodge, Terrace Road South				x				x		x		x						x							x							6	B
158	Corner of High St. & Lower Broadmoor Road				x								x						x														3	A
161	Moss End Farm, Bowyers Lane, Warfield	x	x				x		x	x	x		x				x												x				9	B

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m – 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
163	Land at Goaters Hill, Asher Drive, Winkfield	x	x		x	x			x	x	x	x	x					x													10	C		
165	Land S of The Limes, Warfield	x			x				x		x		x			x	x	x										x			9	B		
169	Great Hollands Square Neighbourhood Centre				x								x					x													3	A		
172	Birch Hill Neighbourhood Centre				x				x		x		x					x													5	A		
173	Harmans Water Neighbourhood Centre, Bracknell				x								x					x													3	A		
190	Land at Florence Road, Sandhurst										x	x						x								x			x		5	A		
191	Reeds Hill Farm, Reeds Hill, Bracknell										x	x						x										x			4	A		
194	Land N of Cain Road, Binfield					x		x	x	x			x				x	x										x			8	B		
197	Land at Popes Manor, Murrell Hill Lane, Binfield	x			x	x	x	x	x	x			x					x			x				x		x	x			13	C		
201	Land to the NW of Hatchet Lane, Winkfield	x	x		x	x		x	x	x	x		x					x										x			11	C		

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
202	Land to the r/o Willowgate to Stanley Cottage, North Street, Winkfield	x	x		x		x	x	x	x	x		x						x								x				11	C		
204	Land at Bog Lane, New Forest Ride, Winkfield	x			x					x			x					x									x			x		7	B	
207	Land at North Lodge Farm, Forest Road, Warfield	x			x					x		x	x			x		x														9	B	
209	Jealott's Hill, Warfield	x	x				x	x	x	x			x		x		x		x													9	B	
210	Land E of Maidenhead Road, Warfield	x	x				x	x	x	x			x																x			8	B	
211	Land W of Maidenhead Road, Warfield	x	x				x	x	x	x			x																x			8	B	
215	Commercial Centre, Old Bracknell Lane West, Bracknell												x	x				x													x		4	A
216	Bracknell Cricket Ground, Larges Lane, Bracknell												x						x										x				3	A
221	Land E of Chavey Down Road, Winkfield	x			x		x		x	x	x		x			x	x		x									x				11	C	
223	Land 90-94 Yorktown Road, Sandhurst												x	x				x	x							x						5	A	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
			Green Belt																														
227	Bracknell			x				x	x			x					x														5	A	
228	Albert Road Car Park, Bracknell											x					x														2	A	
229	Neale Lodge, Priory Road			x	x			x	x	x	x	x			x		x														9	B	
230	Hyperion House to Resource House, Old Bracknell Lane West, Bracknell											x			x		x												x	4	A		
232	48-52 Dukes Ride, Crowthorne			x								x					x								x						4	A	
238	Land adjacent to Red Tile Cottage, London Road, Bracknell								x			x					x											x			4	A	
239	Land at Whitehouse Farm, Foxley Lane, Binfield	x		x				x	x			x					x											x			7	B	
241	Tagra and Gimfel, Birch Lane, Warfield Mobile Home Park, Warfield	x		x	x	x		x	x	x		x			x		x										x				11	C	
243	Longcroft and White Gates, Long Hill Road, Warfield	x		x	x	x		x	x	x		x			x		x								x		x				12	C	
246	Land E of Warfield Park, Warfield	x		x	x	x		x	x	x		x			x		x					x		x	x		x				14	C	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctor's surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint	than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential Impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category	
247	Land NE of Warfield Park, Warfield	x			x	x	x		x	x	x		x					x	x	x				x		x				x		14	C			
249	Wick Hill Centre, Sandy Lane, Bracknell												x				x		x														3	A		
251	White Gates, Mushroom Castle, Winkfield	x			x		x		x	x	x		x				x	x		x											x		11	C		
252	Land to rear of the Cricketers PH off Forest Road/Cricketers Lane, Warfield	x			x		x		x	x	x		x					x		x											x		11	C		
255	Sandhurst Industrial Estate									x			x		x					x	x												5	A		
256	Land at Steeple View, Gibbins Lane, Warfield	x					x		x	x	x		x					x		x											x		10	C		
257	Broadmoor Hospital, Crowthorne	x			x	x							x	x						x	x		x							x			9	B		
262	Land W of Chavey Down Road, Winkfield	x			x		x		x	x	x		x							x											x			9	B	
264	Land at Western Cottages, Nine Mile Ride, Crowthorne	x			x		x		x	x			x							x											x			8	B	
267	Land at Silverdene, Ambarrow Lane, Crowthorne	x			x				x	x	x		x							x							x				x			9	B	



SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctor's surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential Impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category	
273	Land at Cabbage Hill Lane, Binfield	x			x	x	x	x	x	x	x	x	x												x							10	C		
274	Land W of Locks Ride, Winkfield	x			x		x			x	x	x	x			x	x		x											x			11	C	
275	Land adj to Earley Wood Chase, Winkfield	x	x		x	x	x	x	x	x	x	x	x				x		x											x			13	C	
282	Land off Church Road, Winkfield	x	x		x		x	x	x	x	x	x	x				x				x									x			12	C	
284	Land at 152 New Road, Winkfield	x			x					x	x	x	x														x				x			8	B
285	HFC Bank, North Street, Winkfield	x	x		x		x	x	x	x	x	x	x						x														10	C	
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne				x								x						x							x	x							5	A
287	Land between Wokingham Road and Ambarrow Lane, Sandhurst	x				x				x	x		x			x	x		x						x						x			11	C
288	Land at Somerton Farm, Forest Road, Winkfield	x			x		x		x	x	x		x				x									x		x	x				11	C	

# Appendix 5: Availability and Achievability questionnaire

**BRACKNELL FOREST COUNCIL**

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

**ASSESSMENT OF WHEN AND WHETHER A SITE IS LIKELY TO BE DEVELOPED**



<b>ADDRESS OF SUBMITTED SITE AND REFERENCE NO.</b>	
<b>1. Contact details (<i>Please amend/complete as necessary</i>)</b>	
Name	
Company/organisation ( <i>if applicable</i> )	
Address	
Telephone no.	
E-mail	
If you are an agent representing a client(s), please supply the name(s) and address(es) of those for whom you are acting	
<b>2. Availability</b>	
What is your/your client's interest in the land?  ( <i>Mark as applicable</i> )	Owner Yes/No
	Lessee Yes/No
	Option/conditional contract Yes/No
	Other (please specify)

<p>If you are not the owner or the site is in multiple ownership, please submit the name(s) and address(es) and contact details of all owner(s)</p> <p><i>Please continue on separate sheet, if necessary, and provide a plan showing parcels of ownership if in multiple ownership )</i></p>			
<p>Has the owner (or each owner) indicated support for development of the land?</p>			
<p>Are there any legal constraints that might prohibit or delay any development e.g covenants, ransom strips?</p> <p><i>(Please give details)</i></p>			
<p>In which of the specified periods could work on the development commence?</p> <p><i>(Mark as applicable)</i></p>		2009-2014	
		2014-2019	
		2019-2024	
		2024-2029	
<p>Once work has commenced, how many years do you think it would take to develop the site?</p>			
<p><b>3. Achievability</b></p>			
<p>Are there any constraints that would affect development?</p>		Yes/No	<i>If yes, please provide further details</i>
	Highways		
	Drainage		
	Sewerage		
	Electricity		
	Gas		
	Telecommunications		

	Water		
	Other		
Are any of the above constraints likely to affect the achievability or timing of the development? (Please give details)			
<b>4. Market Interest</b>			
Please choose the most appropriate category below to indicate what level of market interest there is in the site (Mark as appropriate)	Site is owned by a developer		Yes/No
	Developer has option on land/conditional contract		Yes/No
	Developer negotiating an option/conditional contract		Yes/No
	Enquiries received		Yes/No
	Site is being marketed		Yes/No
	None		Yes/No

Please return this form by e-mail to [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)

The form must be received by **31st May 2009**. You should be aware that we are obliged to place all information submitted about sites in the public domain. Please note that we are not able to consider new sites at this stage. Any new sites will need to be considered as part of the SHLAA annual monitoring process.

Thank you for your assistance

## Appendix 6: Sites in Strategic Housing Land Availability Assessment March 2009

**It should be noted that site references are not consecutive as since the beginning of the process, a number of sites have gained planning permission and been completed whilst others have been withdrawn from the Assessment**

## A. SITES IN THE PLANNING PROCESS

### 1. Bracknell Town Centre

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
47	Bracknell Town Centre	A	A	300	543	200		1,043
	<b>TOTAL</b>			<b>300</b>	<b>543</b>	<b>200</b>		<b>1,043</b>

### 2. Previously developed land and buildings in defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential[1] (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
40	Land off Brants Bridge, Bracknell	A	B	178				178
16	Land at Brakenhale School, Rectory Lane, Bracknell	A	A	63				63
67	The Parks, Broad Lane, Bracknell	A	A	507				507
103	Byways, Crowthorne Road, Bracknell	A	A	13				13

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential[1] (net dwellings)
				Deliverable	Developable	Developable		
110	78-84 Waterloo Road, Crowthorne	A	A	15				15
104	Half Acre and Netherby, Rectory Lane, Bracknell	A	A	17				17
115	Orchard Lea, Winkfield Lane, Winkfield	A	B	23				23
142	Auto Cross, London Road, Binfield	A	A	21				21
147	Land at Poppletrees, Glenhills, Crowthorne Road, Bracknell	A	A	22				22
192	The Hollies, Milestone, Burnside, London Road, Bracknell	A	A	18				18
235	Land at 127A 129 & 131 Fernbank Road, Winkfield	A	A	14				14
	<b>TOTAL</b>			<b>891</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>891</b>

### 3. Other land within defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
66	Peacock Farm (now Jennetts Park), Peacock Lane, Bracknell	A	A	955	238			1,193
114	Land at Wykery Copse, Peacock Lane, Binfield	A	A	149				149
289	Land at Warfield Park, off Harvest Ride, Warfield	A	A	9				9
290	Land at Braeside, Binfield	A	A	2				2
	<b>TOTAL</b>			<b>1,115</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>1,353</b>

#### 4. Extensions to defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
220	Land at Amen Corner	A	A	415	310			725



Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
54	Land N of Whitegrove and Quelm Park	A	B		1,100	1,100		2,200
	<b>TOTAL</b>			<b>415</b>	<b>1,410</b>	<b>1,100</b>	<b>0</b>	<b>2,925</b>

## B. SITES OUTSIDE THE PLANNING PROCESS

### 1. Bracknell Town Centre

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
	<b>TOTAL</b>							<b>0</b>

### 2. Previously developed land and buildings in defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
10	125-131 Dukes Ride, Crowthorne	B	B	11				11
15	Adastron House, Crowthorne Road, Bracknell	A	B		18			18
32	104-116 College Road, Sandhurst	B	C		14			14
46	Garth Hill School, Sandy Lane, Bracknell	A	B	49	50			99
68	24-30 Sandhurst Road, Crowthorne	A	C		10			10

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
95	Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield	B	B	14				14
102	Greenacres, Warfield Road, Warfield	A	C					
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell	B	C					
106	Peacock Bungalow, Peacock Lane, Binfield	B	B	23				23
107	Hillcrest , Sundial and Popeswood Garage, London Road, Binfield	B	C		20			20
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell	B	C		10			10
113	Land at School Hill, Crowthorne	B	B	30				30
123	Farley Hall, London Road, Binfield	B	B		72			72
124	The Western Centre,  Land between Western Road/Downmill Road, Bracknell	B	A					
131	1-11 Windlesham Road, Bracknell	A	C			18		18

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
134	Land at Roebuck Estate, Binfield	A	C					
137	Sandbanks, Longhill Road, Winkfield	B	B	11				11
143	Powell Duffryn House, London Road, Bracknell	A	C					
144	Floringham Lodge, Downshire Way, Bracknell	A	C			22		22
146	44-54 Kings Road, Crowthorne	A	B	17				17
148	Ambulance Station, Downshire Way, Bracknell	A	C					
152	Land at Wildridings , Road, Bracknell	A	C					
154	Humphries Yard, Bagshot Road, Bracknell	A	C		25			25
155	Cressex Lodge, Terrace Road S, Binfield	B	C					
158	Corner of High Street and Lower Broadmoor Road, Crowthorne	A	C					
169	Great Hollands Square, Bracknell	A	C					
172	Birch Hill Neighbourhood Centre, Bracknell	A	C					

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
173	Harmans Water Neighbourhood Centre, Bracknell	A	C					
191	Reeds Hill Farm, Reeds Hill, Bracknell	A	A	10				10
215	Commercial Centre Bracknell Lane West, Bracknell	A	B		77			77
223	90-94 Yorktown Road, Sandhurst	A	C		17			17
227	1-14 Wokingham Road, Bracknell	A	A	46				46
228	Albert Road Car Park, Bracknell	A	B		40			40
230	Hyperion to Resource House, Old Bracknell Lane West, Bracknell	A	C			60		60
232	48-52 Dukes Ride, Crowthorne	A	C		21			21
249	Wick Hill Centre, Sandy Lane, Bracknell	A	B		73			73
255	Sandhurst Industrial Estate, Swan Lane, Sandhurst	A	A					
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	A	B	20				20
	<b>TOTAL</b>			<b>231</b>	<b>447</b>	<b>110</b>		<b>778</b>

### 3. Other land within defined settlements

Site ref	Address	Suitability	Availability	Achievability				
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	15 years+ 2024 +	
17	Bay Drive, Bullbrook, Bracknell	A	A	45				45
19	The Football Ground, Larges Lane, Bracknell	A	B		85			85
36	Land at Opladen Way, Bracknell	B	B		28			28
76	Land S of Cricket Field Grove, Crowthorne	B	B		100			100
190	Land at Florence Road, Sandhurst	A	C			14		14
194	Land N of Cain Road, Binfield	B	B		87			87
216	Bracknell Cricket Ground, Larges Lane, Bracknell	A	C			126		126
238	Land adj Red Tile Cottage, London Road, Bracknell	A	B		12			12
	<b>TOTAL</b>			<b>45</b>	<b>312</b>	<b>140</b>		<b>497</b>

#### 4. Sites adjoining sustainable defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	15 years+ 2024 +	
9	Scotlands Farm, Forest Road, Warfield	C	B	23				23
20	2 Wood Lane and land to the N, Binfield	B	B	18				18

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
24	Land E of Murrell Hill Lane, S of Foxley Lane and N of September Cottage, Binfield	B	A	25	42			67
28	Land at S of Foxley Lane and W of Murrell Hill Lane (incl. Whitehouse Farm), Binfield	B	A	25	639			664
29	Land N of London Road and W of Murrell Hill Lane, Binfield	C	A	25	505			530
30	Land adj Church Road, Little Sandhurst	C	B	25	118			143
31	Swan Lane Treatment Works, Swan Lane, Sandhurst	B	B					
33	TRL, Old Wokingham Road, Crowthorne	B	A		600	100		700
34	White Cairn, Dukes Ride, Crowthorne	B	B	16				16
44	Whitmoor Bog Sewage Works, Winkfield	C	B			143		143
49	Land E of New Forest Ride, Winkfield	C	C		195	750		945
54E	Land at Hayley Green and Chavey Down, Winkfield and Warfield	C	C		780	780		1560

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
64	Land N of Newhurst Gardens, Warfield	C	B	25	86			111
70	The Rough, New Road, Winkfield	C	A		284			284
90	Land N of Tilehurst Lane, Binfield	B	B	25	106			131
91	Land N of Herschel Grange, Warfield	C	A	25	34			59
92	Land adj to Newell Hall, Warfield Street, Warfield	B	A	16				16
93	Land at junction of Forest Road with Foxely Lane, Binfield	B	A	25	6			31
94	Swinley Edge, Coronation Road, Winkfield	C	B		94			94
98	Blue Mountain Golf Club, Wood Lane, Binfield	B	A	25	300	335		660
122	Dolhir & Fern Bungalow, London Road, Winkfield	B	C		32			32
163	Land at Goaters Hill, Asher Drive, Winkfield	C	B		29			29
197	Land at Popes Manor, Murrell Hill Lane, Binfield	C	A	25	90			115
204	Land at Bog Lane, New Forest Ride, Winkfield	B	B	25	35			60



Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
257	Broadmoor Hospital, Crowthorne	B	B		300	50		350
284	Land at 152 New Road, Winkfield	B	A		16			16
287	Land between Wokingham Road and Ambarrow Lane, Sandhurst	C	B	25	300	119		444
	<b>TOTAL</b>			<b>373</b>	<b>4591</b>	<b>2277</b>		<b>7241</b>

### 5. Sites adjoining unsustainable defined settlements and villages

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
		<b>Assessment</b>	<b>Assessment</b>	<b>0-5 years 2009 - 2014</b>	<b>6-10 years 2014 - 2019</b>	<b>11-15 years 2019 - 2024</b>	<b>15 years+ 2024 +</b>	
2	Land W of Prince Albert Drive, Winkfield	C	A		79			79
3	Land adj 86 Locks Ride, Winkfield	C	A		23			23
5	Land S of junction of Forest Road, with Chavey Down Road, Winkfield	C	A	25	79			104
77	Land adj Elm Lodge/Garden Cottage, North Street, Winkfield	B	C		18			18
79	Land at North Street, Winkfield	B	C		70			70

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
96	Land at White House Farm, North Street, Winkfield	B	B		28			28
97	Land at White House Farm, North Street, Winkfield	C	A		26			26
125	Land E of Longhill Road, Winkfield	C	B	25	5			30
135 (incl. 201 & 202)	Land between North Street & Hatchet Lane, Winkfield	C	B		140			140
165 (incl within 54E)	Land S of The Limes, Warfield	B	C		10			10
207 (incl within 54E)	Land at North Lodge Farm, Forest Road, Warfield	B	B	28				28
221	Land E of Chavey Down Road, Winkfield	C	A	25	150			175
239	Land at Whitehouse Farm Cottages, Foxley Lane, Binfield	B	B	10				10
251	White Gates, Mushroom Castle, Winkfield	C	B	25	29			54
262 (incl within 54E)	Land W of Chavey Down Road, Winkfield	B	B	10				10

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
274	Land W of Locks Ride, Winkfield	C	B	25	75			100
285	HFC Bank, North Street, Winkfield	C	B		130			130
	<b>TOTAL</b>			<b>135</b>	<b>852</b>			<b>987</b>

## 6. Sites in the countryside

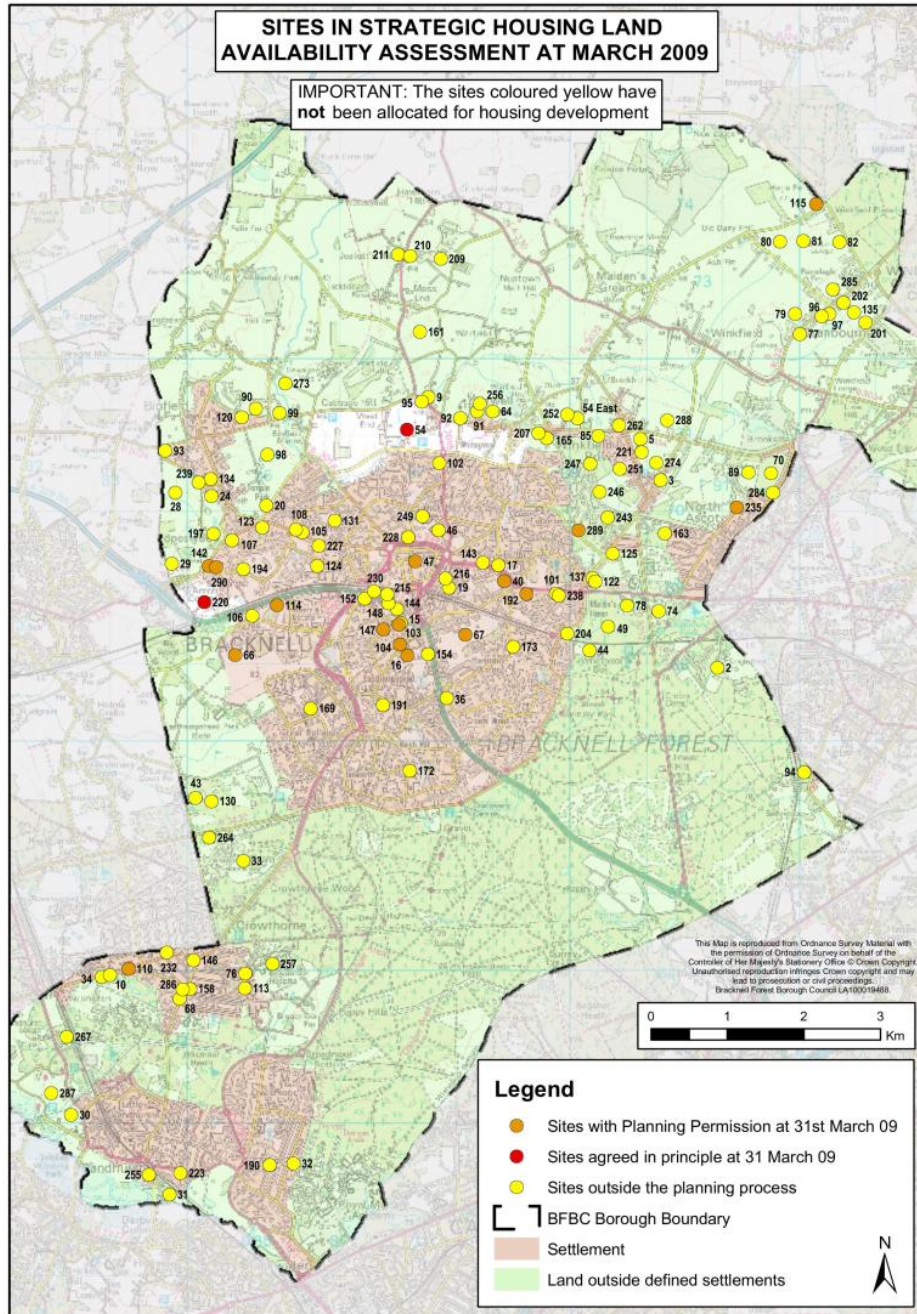
Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
		<b>Assessment</b>	<b>Assessment</b>	<b>0-5 years</b> <b>2009 - 2014</b>	<b>6-10 years</b> <b>2014 - 2019</b>	<b>11-15 years</b> <b>2019 - 2024</b>	<b>15 years+</b> <b>2024 +</b>	
43	Easthampstead Sewage Treatment Works, Old Wokingham Road, Bracknell	B	B			57		57
74	Lavender Park Golf Club, Swinley Road, Winkfield	C	B		147			147
78	Land at The Brackens & Pinewood Lodge, Swinley Road/London Road, Winkfield	C	B	25	137			162
80	Land at Winkfield Lane and Crouch Lane, Winkfield	C	C		50	133		183
81	Land at Winkfield Lane and Crouch Lane (inc. Barton Lodge), Winkfield	C	C		50	374		426

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
82	Barton Lodge, Drift Road/Winkfield Plain, Winkfield	C	C			138		138
85	Winsdene, Forest Road, Warfield	C	B	36				36
89	Land S of Forest Road and E of Coach Road, Winkfield	B	B		222			222
99	Wyevale Garden Centre, Forest Rod, Binfield	C	B	25	49			74
128	Scotlands Farm, Forest Road, Warfield	C	B	25	300	127		452
130	The Hideout, Old Wokingham Road, Bracknell	B	B	25	300	106		431
161	Moss End Farm, Bowyers Lane, Warfield	B	B		300	309		609
209	Jealotts Hill, Warfield	C	B		140			140
210	Land E of Maidenhead Road, Warfield	B	B		42			42
211	Land W of Maidenhead Road, Warfield	B	B		68			68
243	Longcroft, and Whitegates, Longhill Road, Warfield	C	C			14		14
246	Land E of Warfield Park, Warfield	C	B		10			10
247	Land NE of Warfield Park, Warfield	C	A	10				10

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
252 (incl within 54E)	Land to the rear of the Cricketers PH, off Forest Road/Cricketers Lane, Warfield	C	B	25	32			57
256	Land at Steeple View, Gibbons Lane, Warfield	C	A	25	18			43
264	Land at Western Cottages, Nine Mile Road, Crowthorne	B	B	25	8			33
267	Land at Silverdene, Ambarrow Lane, Crowthorne	B	A	25	43			68
273	Land at Cabbage Hill Lane, Binfield	C	C		20			20
288	Land at Somerton Farm, Forest Road, Winkfield	C	B	25	161			186
	<b>TOTAL</b>			<b>246</b>	<b>2065</b>	<b>1259</b>		<b>3572</b>

[1] The total potential in respect of 'sites in the planning process' relates to the remaining capacity of the site i.e. does not include completions that occurred on the site before 1<sup>st</sup> April 2009 as they are taken into account elsewhere.

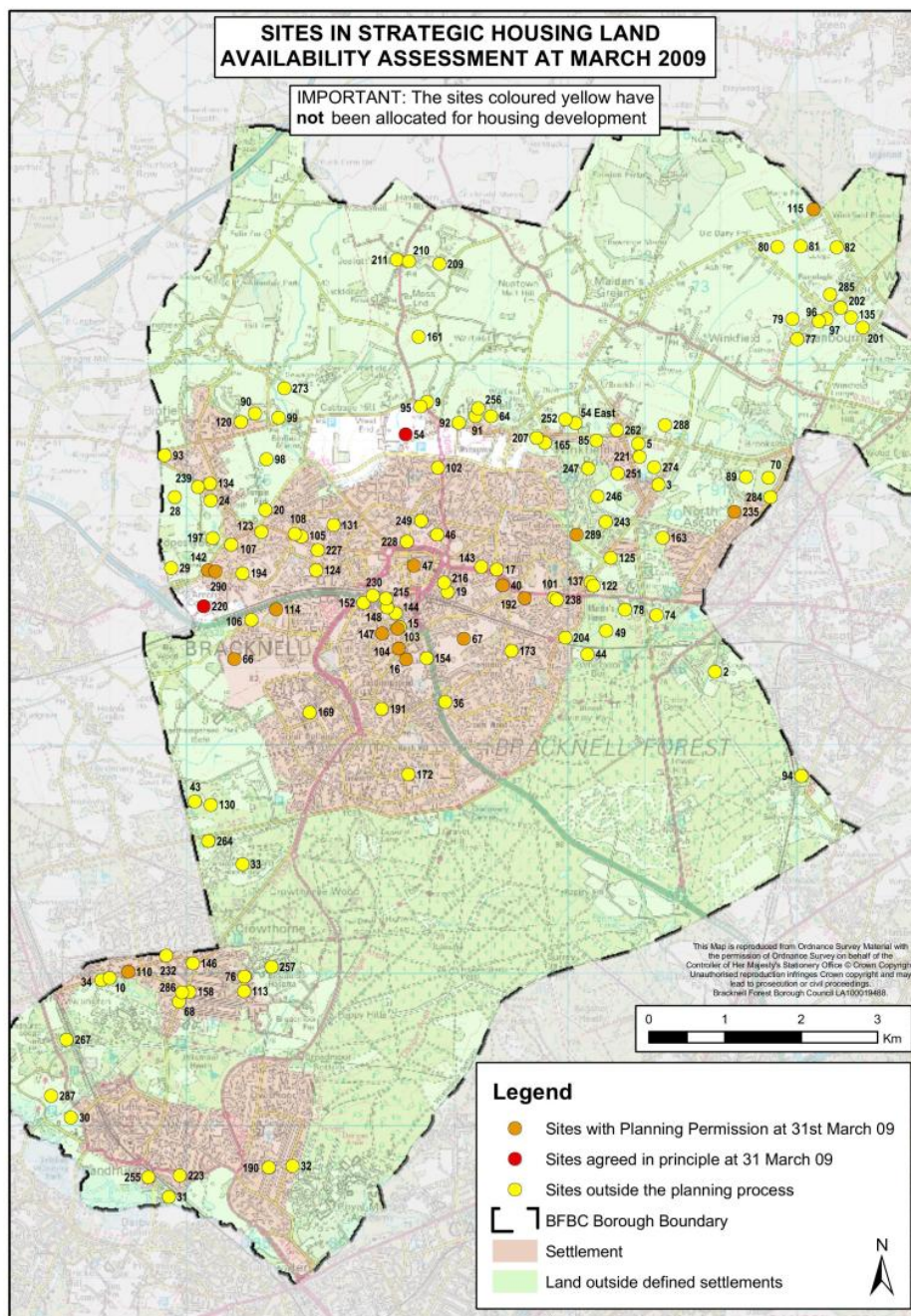
## Map 2 Appendix 7





# Appendix 7: Map of Sites in Strategic Housing Land Availability Assessment 2009

Map 3 Appendix 7



## Appendix 8: Sustainability of settlements/neighbourhoods in close proximity to SHLAA sites



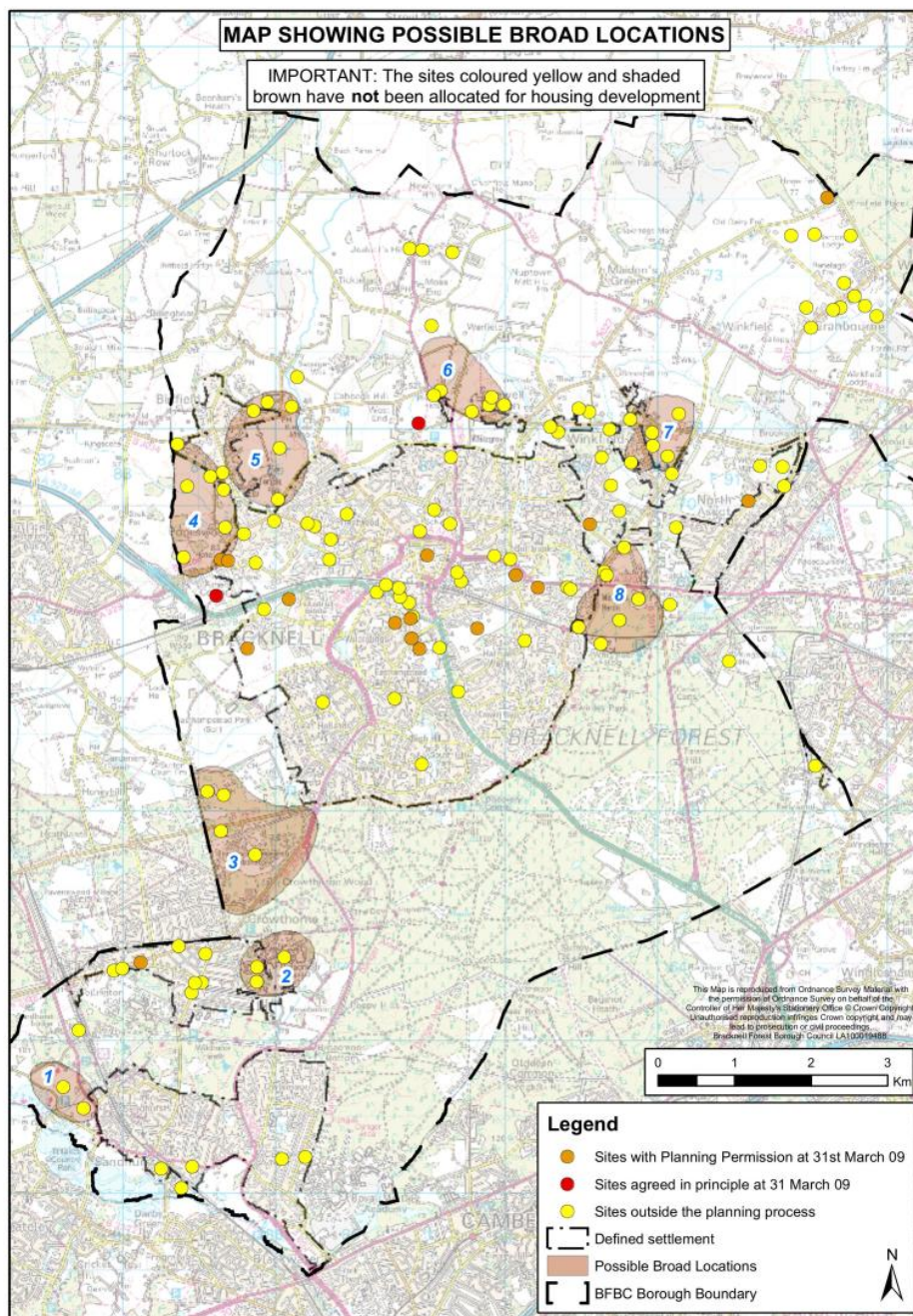
**Table 26 Sustainability of settlements/neighbourhoods in close proximity to SHLAA sites**

Settlement	Facility										
	Primary School	Convenience Store	Post Office/ Banking Facility	Public House	Library	Church	Village Hall/ Community Centre	Doctors Surgery	D e n t a l Surgery	Bus Route (Daytime Service)	
Binfield	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Bracknell –selected neighbourhoods											
Great Hollands	✓	✓	✓	✓	✓		✓	✓	✓	✓	
Priestwood	✓	✓	✓	✓		✓	✓	✓	✓	✓	
Whitegrove	✓	✓	✓		✓	✓	✓	✓		✓	
Chavey Down/ Long Hill Road	✓						✓			✓	
Chavey Down/North Road						✓	✓				
Crowthorne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Hayley Green										✓	
Newell Green <sup>(2)</sup>				✓			✓			✓	
North Ascot	✓	✓	✓	✓	✓	✓	✓		✓	✓	
Sandhurst	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Warfield Street <sup>(3)</sup>										✓	
Green Belt Villages											
North Street, Cranbourne	✓			✓						✓	
Prince Consort Drive											

1. Based on 'First' Bus Map (April 2009)
2. Settlement adjoins area agreed for major growth through Core Strategy – Land at Warfield (Policy CS5). Therefore sustainability will change and needs to be considered in the context of proposed development
3. Settlement adjoins area agreed for major growth through Core Strategy – Land at Warfield (Policy CS5). Therefore sustainability will change and needs to be considered in the context of proposed development

# Appendix 9: Possible Broad Locations

Map 4 Map showing possible broad locations



## Appendix 10: Five year housing land supply

### FIVE YEAR SUPPLY AS AT 1<sup>ST</sup> APRIL 2009

The following table has been prepared to give a statement of the Council's five year supply of deliverable housing sites in accordance with PPS3.

<b>Requirement 2006 - 2026 as set out in South East Plan (May 2009)</b>	<b>12,780</b>
Completions 2006/07	131 (net)
Completions 2007/08	501 (net)
Completions 2008/09	467 (net)
<b>Total Requirement MINUS Completions</b>	<b>11,681</b>
Annual Average over remaining plan period of 17 years	687 per annum (11,681/17)
<b>Requirement over next 5yrs</b>	<b>3,435 (687 x 5)</b>
Deliverable supply	2,871
<b>Requirement over next 5yrs MINUS Deliverable Supply</b>	<b>-564</b>
<b>Supply</b>	<b>4.2yrs</b>

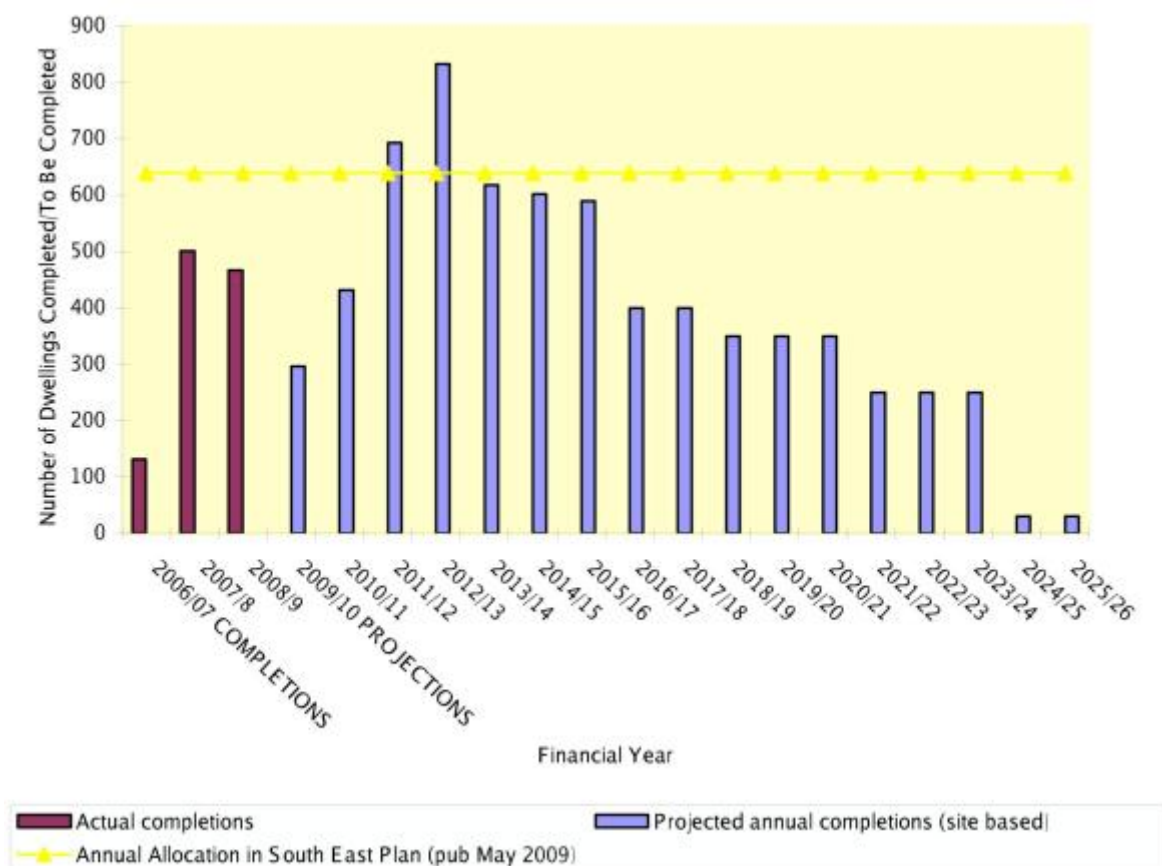
#### Sources:

South East Plan (May 2009); CLG

Planning Commitments for Housing (March 2006/2007- March 2008/2009); JSPU

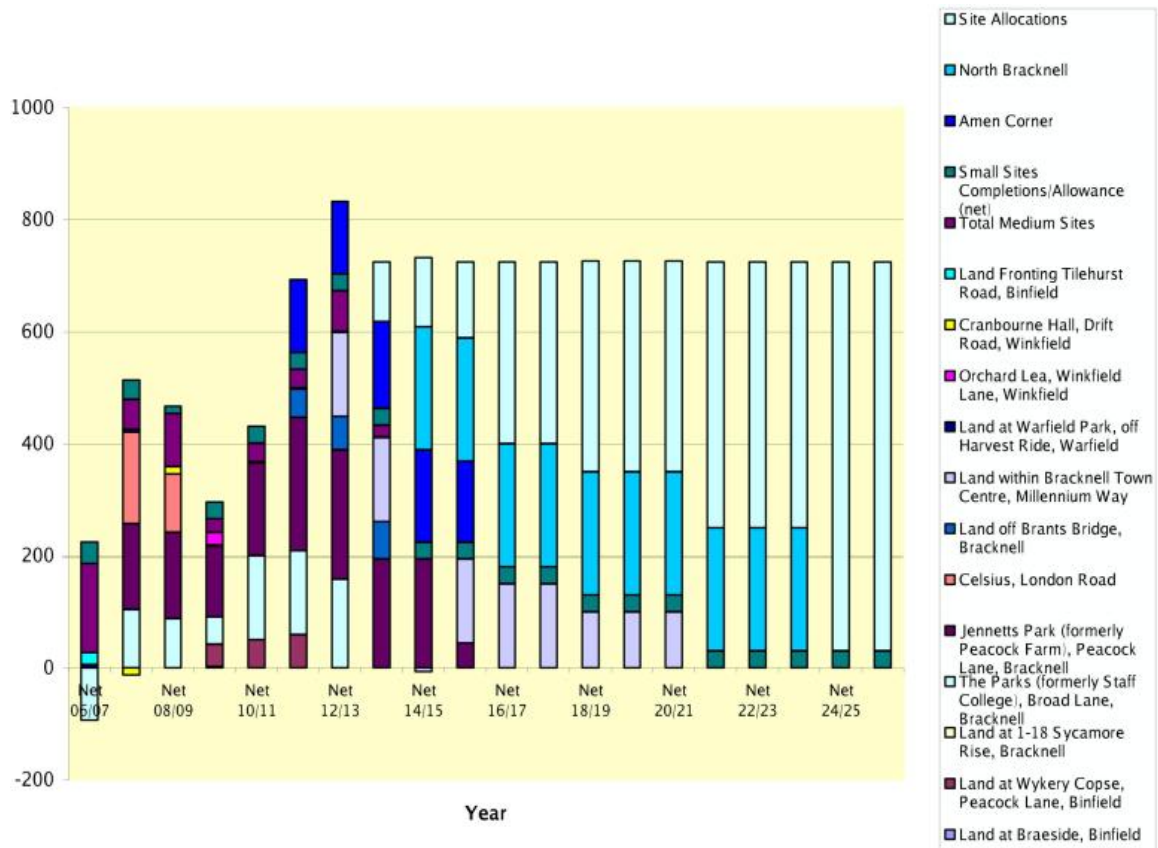
## Appendix 11: Housing Trajectory and breakdown of sites

**Figure 6 Housing Trajectory 2006-2026**



**Source:** JSPU Planning Commitments for Housing at March 2009 & Bracknell Forest Borough estimates 2009 and South East Plan 2009

**Figure 7 Housing Trajectory 2006-2026 by site breakdown**



**Source:** JSPU Planning Commitments for Housing at March 2009, BFBC estimates including developer forecasts.

**Table 28 Land Supply 2006/2026- Large Sites**

Bracknell Forest Housing Trajectory 2006-2026 Site Breakdown																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net		Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net



**Table 29 Land Supply 2006/2026-Medium Sites**

Bracknell Forest Housing Trajectory 2006-2026 Site Breakdown																																				
Site	Actual Completions										Projected Completions										Development status															
	06/07		07/08		08/09		09/10		10/11		11/12		12/13		13/14		14/15		15/16		16/17		17/18		18/19		19/20		20/21		22/23		23/24		25/26	
	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net	Net		
Medium Sites																																				
Auto Cross, London Road, Binfield (08/00309)	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started but site cleared. Depends on economic conditions		
Byways, Crowthorne Road (07/00776)	0	-1	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started but site cleared. Depends on economic conditions		
The Hollies, Milestone, Burnside, London Road, Bracknell (07/00035)(08/00298)	0	0	-4	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started but site cleared. Depends on economic conditions		
Half Acre and Netherby, Rectory Lane, Bracknell (06/00002)	0	0	-2	7	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started but site cleared. Will commence 09/10		
Land at Brackenhale school, Rectory Lane, Bracknell (07/01259)	0	0	0	0	0	0	0	0	0	21	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started but site cleared. Hope to start 09/10 depending on outcome of RM application		
Land at Popple Trees, Glenhills, Crowthorne Road, Bracknell (08/00260)	0	0	0	0	0	0	0	0	5	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started. Hope to start 09/10		
78-84 Waterloo Road, Crowthorne (06/00312)(08/00267)	0	-4	6	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Under construction		
Land at 127a, 129 and 131 Fernbank Road, Winkfield (08/00263)	0	0	0	2	5	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Not started. Hope to start 09/10		
Ossington, Casares, & St. Chad, Pollardrow Ave, Bracknell (02/0111)(04/01203)	0	-3	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed		
Strata, (formerly FSS House), Mount Lane, Bracknell (04/00875)	0	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed		
Broom Lodge, London Road, Bracknell (05/00567)(06/00811)	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed		
Hawthorne Cottage and Wickfield, Watfield Road, Bracknell (05/00069)	12	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed		
Aston Grange, Ralphs Ride, Bracknell (04/00662)(06/00502)	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed		
Alpha House/ land at Cardoss, 79 High Street, Crowthorne (04/00643)	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed		









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

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