

Strategic Housing Land Availability Assessment Monitoring Report at 31st March 2011

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1 Introduction

What is this document?

1.1 This document is the second monitoring report of the Bracknell Forest Strategic Housing Land Availability Assessment (SHLAA). The SHLAA sets out actual and potential sources of housing land using data that was current at 31st March 2011.

1.2 The SHLAA does not determine whether a site should be allocated or granted permission for development. It provides the evidence base for making future allocations. In Bracknell Forest, this matter is being dealt with through the production of a Site Allocations Development Plan Document (SADPD). The Bracknell Forest SHLAA was published in February 2010 as a supporting document to the Options Consultation on the SADPD.

What parts of SHLAA does this monitoring report update?

1.3 In addition to updating the database of sites to 31st March 2011, which involves taking into account progress made on developing individual sites and registering new sites that have come into the system, a number of other sections of the SHLAA have been updated to reflect changes in national policy, local policy and recent trends. The following table sets out the structure of the original SHLAA and gives an indication of where amendments have been made.

Table 1 Summary of Updated Sections

Section in original SHLAA	Updated?	Details of update
Chapter 2 - Context	Yes	To reflect changes and highlight emerging national policy. To reflect progress in developing local policies and proposals, particularly in respect of the need to meet the housing requirement. Addition of new information to reflect the results of the 2010 - 2011 commitments exercise and changes in the state of the housing market.
Chapter 3 - Methodology	Yes	Minor changes to reflect the progression of the SADPD, further work undertaken on availability and the need to roll time periods forward by a year.
Chapter 4 - Findings	Yes	Findings amended to reflect the analysis of data based at 31st March 2011. Additional tables included to clarify the contribution of sites <ul style="list-style-type: none">included in the Preferred Option of the SADPD at November 2010,

Section in original SHLAA	Updated?	Details of update
		<ul style="list-style-type: none"> • outside the planning process and located outside the Green Belt, • outside the planning process and located within the Green Belt. <p>Additional sub section added dealing with 'Excluded sites'.</p> <p>Sub sections on 'Determining the housing potential of windfall sites' (Section 5), 'Relationship with Employment Land Review' (Section 6) and 'Identifying and assessing the housing potential of suitable broad locations' (Section 7) have now been set up as separate sections of the report. These sections contain updated information on the approach to small sites, employment sites and broad locations.</p> <p>Further section added dealing with new sites submitted since 31st March 2011 (Section 8).</p>
Appendix 1- List of Strategic Housing Partnership Members	No	
Appendix 2 - Excluded sites	Yes	Updated table and map to include additional excluded site.
Appendix 3 - Site survey and assessment proforma	No	
Appendix 4 - Site suitability matrix	Yes	Matrix updated to remove sites that are no longer available and sites that are now commitments and therefore deemed to be suitable. New sites that were submitted up to 31st March 2011 have been added.
Appendix 5 - Availability and achievability questionnaire	No	
Appendix 6 - Sites in the SHLAA	Yes	Section A (sites inside the planning process) - now includes additional tables listing the Council's preferred locations for housing as set out in the SADPD Preferred Option. Section B

Section in original SHLAA	Updated?	Details of update
		<p>(sites outside the planning process) - now includes additional tables in order to distinguish between sites outside and inside the Green Belt.</p> <p>The content of the tables has been updated to incorporate the results of the commitments exercise at 31st March 2011 and new information submitted through the SADPD Preferred Options Consultation - see list below:</p> <ul style="list-style-type: none"> • New permissions granted between 1st April 2010 and 31st March 2011 • New starts and completions on sites between 1st April 2010 and 31st March 2011 • Changes to the estimated capacity of sites in defined settlements • Deliverability and developability considerations including updated information on the suitability, availability and achievability of various sites • New sites that have been submitted, including those put forward through the SADPD process up to 31st March 2011. • New sites that have been submitted since March 2011 have been listed for information. Further detail regarding suitability and potential capacity will be included in the next monitoring report.
Appendix 7 - Map of SHLAA sites	Yes	Updated by removing completed sites and adding new sites at 31st March 2011.
Appendix 8 - Sustainability of settlements	No	
Appendix 9 - Broad locations	Yes	Revised map included to show location and extent of urban extensions proposed in the SADPD Preferred Option.
Appendix 10 - Five year housing supply	Yes	To reflect the position at 1st April 2011.
Appendix 11 - Housing trajectory and breakdown of sites	Yes	To include completions between 1st April 2010 and 31st March 2011, new commitments and revisions to projected completions following receipt of further information from developers or other sources.

Section in original SHLAA	Updated?	Details of update
		New Appendix 12 including a housing trajectory and breakdown of sites for the SADPD Preferred Option and commitments at March 2011.
Appendix 12 - Glossary	Yes	This is now Appendix 13

Relationship between this report and the Annual Monitoring Report

1.4 The Government sees the compilation of a housing trajectory as being an essential part of the housing implementation process. The housing trajectory shows the net additional new homes likely to be delivered each year, including sites that are ready to be developed over a 5 year period starting with the current monitoring year. The remaining period of the trajectory identifies the net additional new homes expected to come forward each year, from developable sites and (where appropriate) broad locations identified as part of the plan's approach to housing. This information is currently reported in the Annual Monitoring Report (Housing Indicator H2).

1.5 Information collected as part of this report therefore enables the housing trajectory and the 5 year housing land supply data to be updated and rolled forward by a year. The next Annual Monitoring Report is due to be submitted to Government by the end of December 2011 and will review progress in the implementation of policies over the period 1st April 2010 - 31st March 2011

Relationship between this report and the Site Allocations Development Plan Document

1.6 The data in this report is based at 31st March 2011. The Preferred Option of the SADPD, was published for public consultation between 8th November 2010 - 17th January 2011. A number of the sites included in the Preferred Option were originally brought to the Council's attention through submissions to the SHLAA and were therefore assessed using the SHLAA methodology which does not incorporate the level of detail that has subsequently been applied in the assessment resulting in the list of preferred sites and estimates of capacity. As this monitoring report is being published subsequent to the publication of the Preferred Option, the capacities given for sites that are being progressed through the SADPD are those quoted in the Preferred Option. The analysis of responses received to the Preferred Option consultation and consideration of further evidence may result in further changes to the capacities and list of sites proposed for allocation and ultimately included in the draft Submission Document. For example, new sites have been submitted and additional information has been submitted on sites that were omitted from the Preferred Option. It is likely that a draft Submission Document will be published for a statutory period of consultation at the beginning of 2012.

2 Context

National policy context

2.1 Since the last monitoring report was published in November 2010, the Government has published the Localism Bill. The Bill includes a series of proposals for reforming the planning system, including the abolition of Regional Strategies, the introduction of neighbourhood planning, changes to the Community Infrastructure Levy (CIL) and changes to the way local plans are produced.

2.2 The Secretary of State announced his intention to revoke Regional Strategies in advance of the Localism Bill. However, confirmation that they remain part of the statutory 'development plan' was given on 10 November 2010 after a successful challenge by housing developer CALA Homes. Following that decision, the Government's Chief Planner wrote ⁽¹⁾ to all Local Planning Authorities and the Planning Inspectorate advising that they should still have regard to the Government's intention to abolish Regional Strategies through the Localism Bill and that it was a material consideration in planning applications and appeals. A subsequent challenge was dismissed by the Court on 7 February 2011. That decision was appealed in further litigation and the appeal was dismissed on 27 May 2011. It is now confirmed that the proposed abolition of Regional Strategies can be regarded as a material consideration by Local Planning Authorities and Inspectors when deciding planning applications and appeals. In relation to development plans, Regional Strategies remain part of the development plan until they are abolished by the Localism Bill currently going through Parliament.

2.3 The Government published a Plan for Growth ⁽²⁾ to support the March 2011 Budget. This includes ambitious proposals for further planning reform, to ensure that planning supports the sustainable development needed as the country emerges from recession. The Minister for Decentralisation issued a Written Ministerial Statement on 23 March making it clear that Local Planning Authorities and other bodies involved in granting development consents should prioritise growth and jobs. The Government's Chief Planner confirmed that the Statement is capable of being regarded as a material planning consideration in a letter titled 'Planning For Growth' ⁽³⁾. The Written Ministerial Statement refers to the Government's intention of introducing a strong presumption in favour of sustainable development through a National Planning Policy Framework (NPPF). The Statement goes on to state that Local Planning Authorities should continue to prepare up-to-date development plans, and should use that opportunity to be proactive in driving and supporting the growth that the country needs. Every effort should be made to identify and meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. When deciding planning applications, account should be taken of the need to maintain a flexible and responsive supply of land for key sectors, including housing.

2.4 A draft NPPF was published in July ⁽⁴⁾ The final version will eventually replace Planning Policy Statements. The presumption in favour of sustainable development (the 'presumption') is central to the policy approach in the draft document. On the topic of housing, the Government makes it clear that Local Planning Authorities should plan to meet their full housing requirement and ensure there is choice and competition in the land market to facilitate the delivery of homes on the ground. The preferred option involves identifying additional 'deliverable' sites for housing.

1 DCLG letter dated 10 November 2010

2 HM Treasury March 2011

3 DCLG letter dated 31 March 2011

4 Draft National Planning Policy Framework 25th July 2011; DCLG

This entails a minimum additional 20 per cent on top of the current five year land supply. A further proposal involves the removal of the brownfield target so that Local Planning Authorities are able to allocate the sites that they consider to be most suitable for development.

2.5 The Government has recently awarded the first year allocation of the New Homes Bonus which was introduced to provide Councils with an incentive to deliver housing growth. The New Homes Bonus match funds the additional Council Tax gained for each new dwelling, with an additional amount for affordable housing, for each of the six years after the dwelling is built.

Local policy context

2.6 A revised Local Development Scheme (<http://www.bracknell-forest.gov.uk/lds>) came into force on 8th August 2011. This contains updated programmes for the production of Local Development Framework documents.

2.7 The Council published its Preferred Option for its SADPD for a period of public consultation in November 2010. The document primarily focused on housing and proposed sites within settlement areas, sites on the edge of settlements and urban extensions. Approximately 780 responses were received to the Preferred Option and work is being carried out on preparing responses to the comments received in parallel with the compilation of a draft Submission Document. The latter is due to be considered by Executive and Full Council in November 2011 with a view to publishing the material for a statutory period of consultation during January and February 2012.

2.8 A draft SPD for a mixed use development at Warfield (agreed in principle through the Core Strategy - Policy CS5 and formerly known as land North of Whitegrove and Quelm Park) was published for public consultation in November 2010. Following analysis of comments received, a further more focused consultation is programmed to take place in September/October 2011 and it is likely that a final document will be considered for adoption towards the end of the year.

Recent pattern of housing development

Table 2 summarises the pattern of net new home completions in Bracknell Forest over the last 7 years.

Table 2 Dwelling completions in Bracknell Forest

Year	Dwelling completions (net)			
	Large sites	Medium sites	Small sites	TOTAL
2004 - 2005	112	90	40	242
2005 - 2006	42	184	41	267
2006 - 2007	-67	159	39	131
2007 - 2008	413	53	35	501
2008 - 2009	359	95	13	467
2009 - 2010	305	12	8	325
2010 - 2011	327	42	41	410

Source: *Planning Commitments for Housing Series 2004/2005 - 2010/2011 JSPU/BFC*

2.9 The table shows that the total number of completions during 2010 - 2011 increased by 26% compared to last year. This is perhaps to be expected given the large number of dwellings that were recorded as being under construction on 31st March 2010. Many of the completions were due to progress made on two large sites in Bracknell that were identified in the Bracknell Forest Borough Local Plan (BFBLP),⁽⁵⁾ namely Jennetts Park – formerly known as Peacock Farm (168 new homes completed) and The Parks – formerly known as The Staff College (54 new homes completed).

2.10 One other large site in the parish of Binfield contributed a significant number of completions, namely Wykery Copse, Peacock Lane. This site is being developed by Bloor Homes (57 new homes completed).

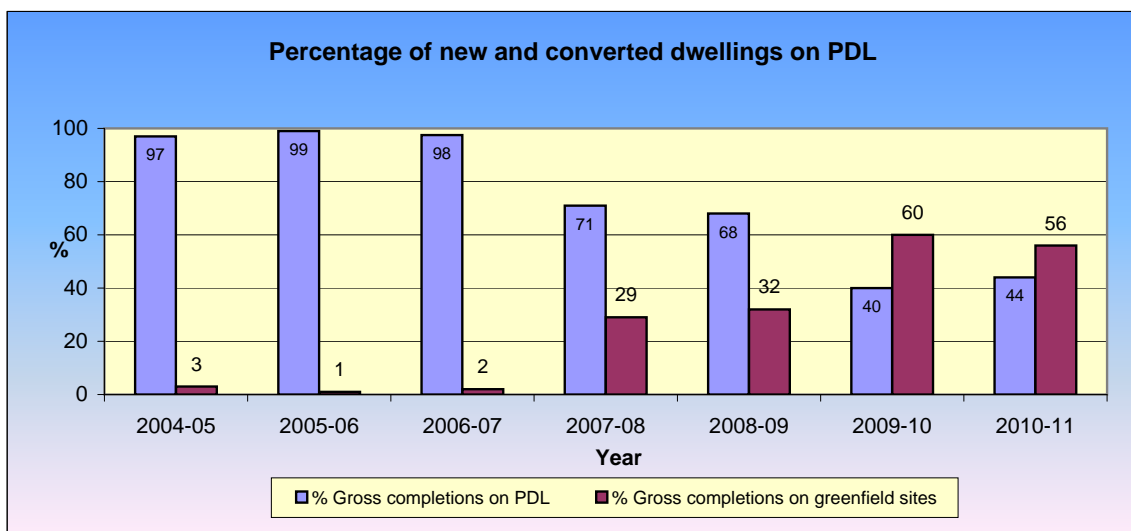
2.11 There has also been an increase in the number of new homes being completed on medium and small sites (83), compared to last year (20). This increase has followed the improvement in market conditions experienced during 2010. Notwithstanding the rise in completions on medium sites this year, the figures are still low compared to levels achieved between 2004 and 2007.

5 Bracknell Forest Borough Local Plan 2002 (BFBC)

2.12 After a slight improvement last year, the number of new homes under construction at 31st March 2011 fell from 273 in 2010 to 161 in 2011. Whereas there were 82 new homes under construction on medium sites at 31st March 2010, this figure decreased to 11 on the same date in 2011. It is also noted that house prices (see Figure 2) have declined slightly in Bracknell Forest since the beginning of the year suggesting that the improvement in market conditions that occurred during 2010, is not being sustained. This is probably influencing the number of starts being made on building new dwellings.

2.13 The proportion of completions on previously developed land remained at similar levels to the previous year (see Figure 1). The completion of development on two medium sites involving previously developed land in Bracknell contributed to this figure. However, the proportion of completions on previously developed land is much lower than 5 or 6 years ago. It is likely that this trend will continue because of the limited supply of previously developed sites (compounded by the removal of residential gardens from the definition of previously developed land) and the need to allocate further greenfield sites in order to meet the Borough's housing requirement.

Figure 1 Dwellings on Previously Developed Land and Greenfield Sites in Bracknell Forest



Source: Planning Commitments for Housing, 2010/2011 BFC

Table 3 Outstanding commitments at 31st March 2011

Commitment	No of new homes (net)
Sites with planning permission	
Large	2,246
Medium	114

Commitment	No of new homes (net)
Small	96
Sub Total	2,456
Sites accepted in principle	
Land at Amen Corner	725
Land at Warfield	2,200
The Old Manor Car Park, The Ring, Bracknell	14
H F C Bank PLC, North Street, Winkfield	22
Sub Total	2,961
TOTAL	5,417

Source: Planning Commitments for Housing, 2010/2011 BFC

2.14 The outstanding commitments for residential development i.e. sites with outstanding planning permission or accepted in principle (including sites allocated in a development plan document that do not yet have planning permission) give an indication of the amount of development in the 'pipeline'.

2.15 At March 2011 there were 2,456 new homes with planning permission, the majority being at Jennetts Park, The Parks and in Bracknell Town Centre. The number of new permissions granted increased this year from a low of 22 net new homes during 2009 - 2010 to 75 net new homes during 2010 - 2011. As the number of completions are exceeding the number of new permissions granted, the stock of outstanding permissions is declining.

2.16 Permission for a further 2,961 new homes has been agreed in principle. This figure includes 2,925 new homes, agreed in principle through the Core Strategy on Land at Amen Corner and Land at Warfield.

Housing requirement in Bracknell Forest at 1st April 2011

2.17 The Core Strategy requires 10,780 additional new homes to be delivered over the plan period or an annual average of 539 new homes per year. However, the level of completions during years 1–5 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 8,946 net new homes for the remaining plan period (2011 – 2026). If outstanding commitments are deducted from the total requirement, it becomes clear that sites must be found for a further 3,529 new homes. The position is summarised in Table 4.

Table 4 Housing requirement in Bracknell Forest at 1st April 2011

	Requirement 2006-2026 as in Core Strategy (February 2008)	10,780
MINUS	Completions 2006/07	131
MINUS	Completions 2007/08	501
MINUS	Completions 2008/09	467
MINUS	Completions 2009/10	325
MINUS	Completions 2010/11	410
	(Total completions to date)	1,834
	Total requirement minus completions	8,946
	Annual average over remaining plan period of 15 years ⁽⁶⁾	596(8,946/15)
MINUS	Outstanding hard commitments that could be implemented as at 1st April 2010	2,456
MINUS	CS4 ⁽⁷⁾ and CS5 site ⁽⁸⁾	2,925
MINUS	Other sites accepted in principle	36
	REMAINING TO BE ALLOCATED	3,529
	<i>All figures are net</i>	

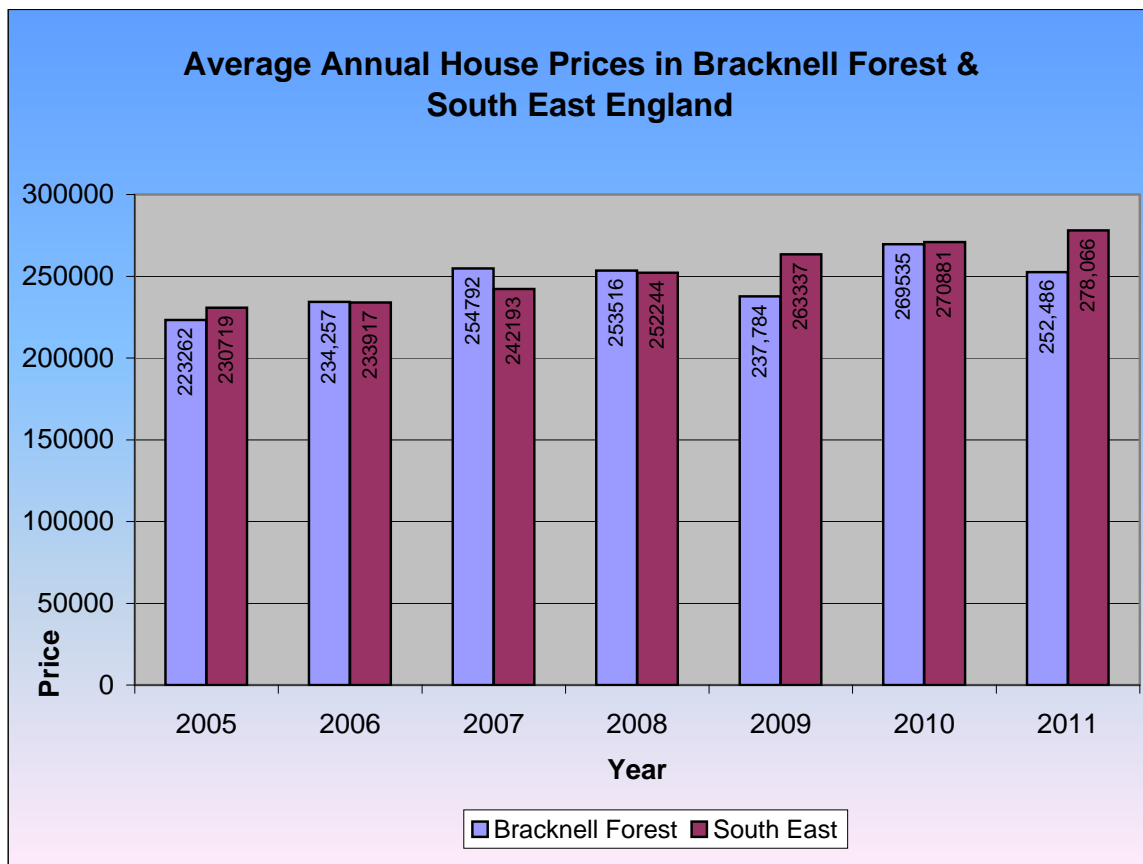
6 Shortfall averaged out over remaining plan period

7 Land at Amen Corner (725)

8 Land at Warfield (2,200)

House prices

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



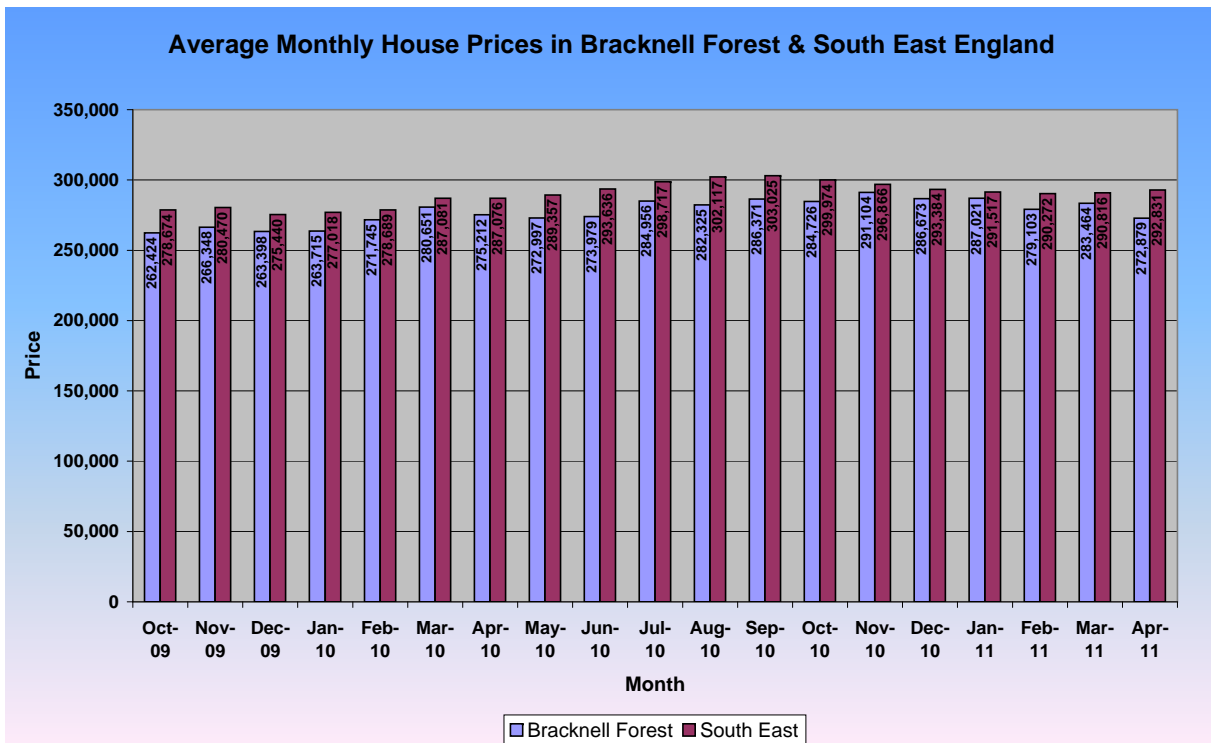
Source: Hometrack HIC based on data from Land Registry

Note: Averages are May-April

2.18 Figure 2 'Average Annual House Prices in Bracknell Forest and South East England' shows that there has been a slight fall in the average price of a house in Bracknell Forest to £252,486 over the last few months. The price remains just below the average for the South East which is £278,066. The housing market in Bracknell Forest was showing some signs of recovery during 2010, when prices increased slightly and were similar to the South East average. However, data for 2011 indicates that the market is still volatile.

2.19 Figure 3 'Average Monthly House Prices in Bracknell Forest and South East England' shows that the average price of a house in April 2011 (£272,879) was similar to that in May 2010. The slight increase experienced in the latter half of 2010 has not continued.

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



Source: Hometrack HIS based on data from Land Registry

2.20 People wishing to enter the housing market and those wishing to move up the housing ladder are continuing to find it difficult to secure the mortgages they need to buy a home. First-time buyers are still being asked to put down very large deposits, typically running at an average of 25% of the value of the homes they are buying. They are also being influenced by wider economic uncertainties.

2.21 The Government believes that it is critical that the house building industry gets the support it requires to build houses on the scale the UK needs. To support the housing market, the Government announced various measures in its Plan for Growth including providing equity loans, jointly funded with house builders, through a FirstBuy programme to assist first time buyers to purchase a new-build property.

3 Methodology

The methodology

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 formed Section 3 of the SHLAA that was published in February 2010.

3.2 The following sections update information that was included in the methodology and provide additional detail about the application of the methodology to certain types of sites that feature in this monitoring report.

Sources of sites with potential for housing

3.3 This report takes into account sites submitted by developers, landowners and other interested parties since the 1st April 2010. It therefore includes sites that were submitted in connection with work carried out on progressing SADPD, particularly the Preferred Option Consultation in November 2010 - January 2011.

3.4 Sites included in Policies SA1, SA2, SA3, SA4, SA5, SA6, and SA7 of the SADPD Preferred Option Document, (that didn't have planning permission at 31st March 2011) have been brought together into a table that deals specifically with sites being progressed through the development plan process. These are now included under the overall category of sites in the planning process (Section A). As the list of sites outside the planning process (Section B) include a number of Green Belt sites, these have been more clearly grouped.

3.5 The findings detailed in this monitoring report reflect the position at 31st March 2011. Since then a number of new sites have been submitted or brought to the Council's attention as potential housing sites. These are listed for information purposes in a section called 'New sites' (Section 8). Further detailed work on the suitability, availability, achievability and capacity of these sites will be included in a future monitoring report.

Availability

3.6 The Council has undertaken further work during 2010/11 to establish whether or not sites are available. This has fed into the SADPD process. Letters were originally sent to the owners/occupiers of the most 'suitable' sites that were classified as 'previously developed land and buildings' and 'other' land in defined settlements, in July 2010 asking for an update on availability. Similar letters were also sent to owners/occupiers of sites proposed as possible extensions to Warfield Park Mobile Home Site.

3.7 In March 2011, a further availability exercise was undertaken. Letters were sent to owners of those sites not contacted in July 2010, to establish whether or not sites were available. The results of both exercises have been fed into this report.

3.8 For the purposes of this monitoring report, a site has been removed from the database if the Council has evidence that it is no longer available. Where updated information on availability has not been received, the site is included in the latest time period - 16 years and beyond (2026+) and the availability is notated with a 'y'. Responses to the SADPD Preferred Options Consultation have also been used to update data on availability together with local knowledge and the outcome of discussions with Development Management colleagues.

Achievability

3.9 The 2010 Monitoring Report reflected the position at 31st March 2010 and used 5 year time periods beginning at 2010. These have now been moved on by a year to reflect the passage of time. The periods used are as follows:

A (0 - 5 years): 2011/2012 - 2015/2016

B (6 - 10 years): 2016/2017- 2020/2021

C (11 - 15 years): 2021/2022 - 2025/2026

D (16+ years): 2026+

Emerging changes in national policy and guidance issued by the Government and responses and supporting technical work to the SADPD have resulted in a need for the Council to amend its timetable for progression of the SADPD. The Council remains committed to taking the document forward and it is hoped that it might be adopted in 2013. It is possible that sites that require a change in policy, could be granted planning permission during 2013/2014 if planning applications are developed along side the SADPD.

4 Findings

4.1 This section of the monitoring report updates Section 4 of the SHLAA (Findings) by including data at 31st March 2011 and drawing conclusions.

4.2 Tables have been produced that list each site on the SHLAA database and summarise associated data on suitability, availability, achievability and capacity. These are attached in an 'Updated Appendix 6: Sites in the SHLAA at 31st March 2011' A map showing the location of all sites included in these tables is attached as 'Updated Appendix 7: Map of SHLAA sites at 31st March 2011' The tables are sub-divided into two sections:

- Section A - those presenting data for sites that have planning permission (including sites that are under construction and sites with planning permission but where work has not yet started) or that have been accepted in principle or that have been identified in the SADPD Preferred Option
- Section B - those presenting data for sites that are not yet within the planning process. Non Green Belt and Green Belt sites are separated.

4.3 Both sets of data have been categorised by drawing upon the locational principles set out in Core Strategy Policy CS2. 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.

4.4 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.

4.5 Locational principle 4, that deals with extensions to defined settlements, has been expanded to distinguish between sites that form extensions to sustainable and unsustainable settlements. There are also some sites that fall beyond the definition given in locational principle 4, in that they are located in the countryside, hence the addition of a further category.

4.6 The additional categories are:

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

4.7 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.

4.8 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

4.9 Table 5 summarises the position for sites with planning permission or accepted in principle, using the locational sequence set out in Core Strategy Policy CS2.

Table 5 Breakdown of outstanding commitment figure by locational principle and time period

Policy CS2 location sequence	0-5 years (deliverable)	6-10 years (developable)	11-15 years (developable)	Total deliverable/developable land supply
1. Bracknell Town Centre	218	862	0	1,080
2. Previously developed land and buildings in defined settlements	364	52	0	416
3. Other land within defined settlements	876	0	0	876
Total for 1-3	1,458	914	0	2,372
4. Extensions to sustainable defined settlements	615	1,310	1,000	2,925
5. Sites adjoining unsustainable defined settlements and villages	1	0	0	1
6. Sites in the countryside	23	0	0	23
Total for 4-6	639	1,310	1,000	2,949

Policy CS2 location sequence	0-5 years (deliverable)	6-10 years (developable)	11-15 years (developable)	Total deliverable/developable land supply
Overall total for 1-6	2,097	2,224	1,000	5,321 (9)

4.10 The results set out in Table 5 have informed the calculation of the 5 year housing land supply (see 'Updated Appendix 10: Five year housing land supply' and have helped produce the housing trajectory (see [Updated Appendix 11: Housing trajectory and breakdown of sites \(excluding SADPD Preferred Option Sites\)](#)), which covers the plan period. Both are based on a requirement for 10,780 net new homes for the plan period, as set out in Table 4 'Housing requirement in Bracknell Forest at 1st April 2011' of this document.

4.11 The data collected showed there was a 3.7 year housing land supply at 1st April 2011 (see 'Updated Appendix 10: Five year housing land supply'. The housing trajectory 2006 - 2026 is supported by a table that gives details of all sites that are included in the data (see [Updated Appendix 11: Housing trajectory and breakdown of sites \(excluding SADPD Preferred Option Sites\)](#)) including the site address, projected year of delivery of dwellings yet to be completed, planning permission reference and comment relating to progress on the site as at 31st March 2011. The 5 year supply figures at 1st April 2011 and supporting data do not include sites being progressed through the SADPD process. This is because the sites being proposed for inclusion and capacities were still in a state of flux at that date. Consequently, the housing trajectory shows that there is a shortage of sites in the short term and across the plan period. Furthermore, there are risks attached to the forecasts as developers will not currently commit to programmes for delivery due to difficult market conditions. This is why the Council is prioritising work on progressing the SADPD. The weight attached to this document and sites proposed for allocation will increase as it proceeds through the statutory processes.

4.12 In view of the shortage of sites highlighted above, Table 6 has been included to give an indication of the cumulative impact of sites proposed in Policies SA1, SA2, SA3, SA4, SA5, SA6 and SA7 of the SADPD Preferred Option. As indicated above, these may change as the document is progressed. They do however start to show how the current shortage of land for housing is to be addressed. The time periods given are those that were suggested in a trajectory that was published with the Preferred Option. For the purposes of this document, a housing trajectory is enclosed that replicates the position for the Preferred Option sites but that updates the position for commitments (position at 31st March 2011) (see [New Appendix 12: Housing trajectory from SADPD Preferred Option document, November 2010, \(updated to include commitments position as at 31st March 2011\)](#))

9 The small sites figure of 96 outstanding new homes in Table 3 'Outstanding commitments at 31st March 2011' is not included here because individual sites that make up this figure fall below the site size threshold defined in the SHLAA methodology

Table 6 Sites included in the Site Allocations Development Plan Document - Preferred Option

Policy CS2 location sequence	0-5 years (deliverable)	6-10 years (developable)	11-15 years (developable)	Total deliverable/developable land supply)
1. Bracknell Town Centre	0	0	0	0
2. Previously developed land and buildings in defined settlements	130	202	216	548
3. Other land within defined settlements	88	225	0	313
Total for 1-3	218	427	216	861
4. Extensions to sustainable defined settlements	211	1453	588	2,252
5. Sites adjoining unsustainable defined settlements and villages	0	0	0	0
6. Sites in the countryside	0	0	0	0
Total for 4-6	211	1453	588	2,252
Overall Total for 1 - 6	429	1,880	804	3,113

4.13 Although land at Bay Drive was included in Policy SA 2 in the Preferred Option, it has subsequently been granted planning permission and is therefore included within the data in Tables 3 and 5. Similarly, as Land at Amen Corner (Policy SA 8) and Land at Warfield (Policy SA9) are counted as soft commitments, they are included within the figures in Tables 3 and 5 rather than in the above table to avoid double counting. The Preferred Option figures also included an allowance for small windfall sites that is not counted here. As a number of sites involve the development of land outside existing defined settlements, their implementation is to a large extent dependent on the adoption of the SADPD. Furthermore, they also need to be accompanied by significant improvements to the infrastructure, including green space, education facilities and the transport system. As a result, new homes on a number of sites are most likely to be delivered in six to ten years time. In the shorter term, it is hoped that some small urban sites will contribute to the five year supply.

Results for sites outside the planning process

4.14 These sites do not have planning permission and have not been accepted in principle for residential development. Furthermore, they do not include the sites that were included in the SADPD Preferred Option. They are sub divided into sites that are located outside the Green Belt and sites that are located within the Green Belt.

Potential capacity of sites outside the Green Belt

4.15 The table below gives details of the potential number of dwellings that could be built on submitted and identified sites by locational category and time period.

Table 7 Potential number of dwellings on submitted and identified sites - outside the 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	0	0	0	0
2. Previously developed land and buildings in defined settlements	0	0	138	138
3. Other land within defined settlements	14	28	0	42
Total for 1-3 (rounded to the nearest 50)	50	50	150	200
4. Extensions to sustainable defined settlements	135	670	758	1,563
5. Extensions to unsustainable defined settlements	79	332	197	608
6. Sites in the countryside	280	1,900	433	2,613
Total for 4-6 (rounded to the nearest 50)	490	2,900	1,390	4,780
Overall total 1-6 (rounded to the nearest 100)	500	3,000	1,500	5,000

4.16 The total for categories 1-3 represent the potential number of new homes that may be delivered from defined settlements. The capacity of this area is low for a number of reasons as outlined below.

4.17 The suitable and available sites have been extracted and included in the SADPD Preferred Option. Some sites that were originally included in the database have now been granted planning permission for non residential uses. The implementation of these permissions means that there is no prospect of achieving residential development on these sites and they have therefore been removed from the SHLAA database. Other sites that were included in this category in the last monitoring report have now been granted permission for residential

development and are therefore included in Tables 3 and 5, for example, land at Bay Drive, Bracknell. A further change has been that some landowners have confirmed that their land is no longer available for development. In some instances this has meant that adjoining land has had to be removed from the SHLAA database as it no longer qualifies for inclusion due to the site size threshold.

4.18 The majority of the capacity shown is due to the inclusion of a defined employment area. However, the Council's Employment Land Review suggests that there is currently no justification for releasing this particular area of land for housing as it performs a valuable role in the local market.

4.19 The next sets of figures in the hierarchy of results relate to extensions to sustainable and unsustainable settlements and sites in the countryside. Categories 4 and 5 suggest that there is the theoretical potential to deliver approximately 2,171 dwellings from extensions to sustainable and unsustainable settlements. These figures include the potential of a number of sites that have been considered through the SADPD process but that weren't recommended for inclusion in the Council's Preferred Option. This is due to the consideration of responses to the Issues and Options consultation and results of technical studies that have dealt with matters touched upon in the SHLAA suitability assessment in greater depth. Some landowners are pursuing their sites as omission sites and have produced further technical information that will be considered prior to the publication of a draft Submission version of the SADPD.

4.20 The final category (6) relates to sites in the countryside which have the theoretical potential to deliver approximately 2,613 dwellings. Whilst some of this capacity is derived from isolated sites in the countryside, other sites have been considered through the SADPD process on the basis that they adjoin other sites that adjoin settlements. They formed elements of the eight Broad Areas that were consulted upon at the Issues and Options stage of the SADPD. As with some of the sites falling within categories 4 and 5, they are still being pursued by landowners as omission sites.

Potential capacity of sites within the Green Belt

4.21 The table below gives details of the potential number of dwellings that could be built on submitted and identified sites by locational category and time period.

Table 8 Potential number of dwellings on submitted and identified sites - within the 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	0	0	0	0
2. Previously developed land and buildings in defined settlements	0	0	0	0
3. Other land within defined settlements	0	0	0	0

Policy CS2 locational sequence	1-5 years (deliverable)	6-10 years (developable)	11-15 years (developable)	Total (deliverable/developable land supply)
Total for 1-3 (rounded to the nearest 50)	0	0	0	0
4. Extensions to sustainable defined settlements	25	353	0	378
5. Extensions to unsustainable defined settlements	15	122	0	137
6. Sites in the countryside	0	369	0	369
Total for 4-6 (rounded to the nearest 50)	40	800	0	900
Overall Total 1-6 (rounded to the nearest 100)	40	800	0	900

4.22 The first category is irrelevant as Bracknell Town Centre is outside the Green Belt. As far as categories 2 and 3 are concerned, the database does not contain any sites within Green Belt villages.

4.23 Category 4 deals with extensions to defined sustainable settlements. North Ascot and Ascot (which is in the Royal Borough of Windsor and Maidenhead) are both considered to be sustainable settlements. Two Green Belt sites are categorised as extensions to these settlements resulting in the capacity given in the table. A further selection of Green Belt sites fall within the category of extensions to unsustainable settlements as a number of sites are located around the settlement of North Street, Cranbourne. Category 6 deals with other land in the Green Belt that does not adjoin either excluded or Green Belt settlements.

4.24 The overall potential for sites in the Green Belt is approximately 900 dwellings. Whilst a few of these sites appear to have good suitability and availability ratings, they have not been considered for release through the SADPD process as the original study indicated that there was sufficient potential to meet the housing requirement without reviewing Green Belt boundaries.

Excluded sites

4.25 Since the publication of the 2010 Monitoring Report, the Council has received details of a new site that falls within the definition of an 'excluded' site. Windy Ridge, Crowthorne Road is an 'excluded' site because it is located within 400m of the boundary of the Thames Basin Heaths Special Protection Area (SPA). The site supports important breeding populations of a number of birds of lowland heathland, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge, and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting. Natural England has advised that new housing development within 5

kilometres of the SPA may harm the rare bird populations due to disturbance to the birds from walkers, cats and dogs frequenting the heathland. As a result no additional housing will be permitted within 400 metres of the SPA.

4.26 For the purposes of the SHLAA it has been decided to exclude sites falling within 400m of the SPA since it represents an intrinsic constraint that cannot readily be overcome. The number of sites falling within the other categories, Sites of Special Scientific Interest, Special Areas of Conservation and Flood Zone 3 remains unchanged.

4.27 An updated list of excluded sites and the map showing the land covered by the above mentioned designations are included in 'Updated Appendix 2:Excluded Sites'

5 Determining the housing potential of windfall sites

Determining the housing potential of windfalls

5.1 The SHLAA methodology seeks to identify sites with the potential to deliver 10 or more net dwellings. Sites that fall below this threshold are not included in the Assessment. 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.

5.2 Although an allowance was included for their future contribution throughout the remaining Plan period in the consultation documents that have already been published in connection with the SADPD, the position is being reviewed. This is due to responses received drawing attention to paragraph 59 of PPS3 where it states that allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. Furthermore, it is noted that Inspectors have queried the inclusion of windfall allowances in the housing land supply figures through recent appeal decisions on planning applications and the examination of development plan documents.

5.3 PPS3 does however accept that it is possible to include a windfall allowance for years 10 -15. Any allowance must have regard to historic windfall delivery rates and expected future trends. Consequently, Table 9 presents data relating to small site windfalls over the last few years.

Table 9 Hard commitments and dwelling completions on small sites (less than 1ha and under 10 units)

Year	Outstanding hard commitments (net)			New permissions (net)	Completions (net)
	Previously developed land	Greenfield	Total		
2004 - 2005	131	5	136	Data not available	40
2005 - 2006	120	5	125	Data not available	41
2006 - 2007	97	6	103	20	39
2007 - 2008	93	8	101	46	35
2008 - 2009	94	7	101	32	13

Year	Outstanding hard commitments (net)			New permissions (net)	Completions (net)
2009 - 2010	92	10	102	11	8
2010 - 2011	84	12	96	38	41

5.4 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 has fallen from the levels reached between 2004 - 2006, it has remained fairly consistent over the past five years. Whilst the level of new permissions granted fell substantially during 2009 - 2010, it increased during 2010 - 2011. The number of completions also increased during 2010 - 2011 with 41 (net) dwellings being completed. There were 36 (net) dwellings under construction at the end of the monitoring period.

5.5 In view of the fall in the level of completions on small sites over the last few years and changes in the treatment of residential gardens (greenfield rather than previously developed land), a fairly cautious approach has been taken to the assumption to be used for windfall sites in the future. Consequently, a total of 30 net completions per year is currently being used.

6 Relationship with the Employment Land Review

Relationship with Employment Land Review

6.1 The SHLAA referred in some detail to the Employment Land Review (ELR) that was finalised in December 2009 and published as a supporting document to the Options Consultation on SADPD in February 2010. The ELR concluded that quantitatively, there was sufficient office floorspace for the plan period, but that there was a need for further land for industrial and warehousing floorspace. The ELR comments that the Borough's employment stock is high quality, well serviced, accessible and fit for purpose and that there is evidence of continuing investment in employment areas through schemes involving refurbishment and redevelopment.

6.2 The ELR raised concern that piecemeal redevelopment of the principal employment areas might endanger the integrity and viability of remaining employment uses. However, it was accepted that there was a need to consider the possibility that some sites might have to be released for other uses, in the event, for example of an overriding need for housing sites. The main areas highlighted in the ELR as having potential for change were the Eastern Industrial Area, Old Bracknell Lane West, Crowthorne Business Estate and Amen Corner (Farley Moor Lake/Cain Road).

6.3 The ELR drew upon data based at 2008. A review of commitments data for 2008/2009 to 2010/2011 shows that although some office floorspace has been demolished, overall, there has been a net gain of 25,812 sq.m. of (Business B1) office floorspace. The amount of office floorspace with outstanding planning permission has also risen (127,451 sq.m. (Business (B1)) at 31st March 2011). Evidence continues to support the ELR's conclusion that there is an oversupply of office floorspace.

6.4 In view of the results of the Options Consultation on the SADPD which demonstrated considerable support for reducing the size of particular employment areas, and using more employment land for housing, further work was undertaken on the suitability and availability of employment land for housing with reference to the areas highlighted in the ELR and sites on the SHLAA database. As a result of this the SADPD Preferred Option, proposed changes to the extent of the employment designation in the following defined employment areas.

Eastern Industrial Area

6.5 The ELR commented that the area's market potential and commercial identity was being reduced by housing development. Depending on demand and supply, it was considered that the Council should consider office sites that might come forward for release to other uses such as housing as long as they didn't affect the integrity of the core of the site south of Eastern Road and west of Brants Bridge.

6.6 As interest continued to be expressed in redeveloping various parcels of land north of Eastern Road and as some of the land had already been cleared ready for redevelopment it was decided to propose the removal of the employment designation from the land in the SADPD Preferred Option. Another area of land fronting Broad Lane now adjoins residential development and in view of the character of the area and fact that floorspace was vacant and in the process of being marketed, it was decided to recommend the removal of the designation from this area.

6.7 Furthermore, in view of the sustainable location of land north of Eastern Road, close to Bracknell Town Centre and public transport together with changes to the character of this part of London Road due to recent developments, the Preferred Option proposed the allocation of land north of Eastern Road for mixed-use development. Although some of the land already has planning permission for office development, it seems unlikely that the permissions will be implemented. A permission relating to Foundation House, Eastern Road expired in May 2011. The site area of 2.9ha is already included in the SHLAA database (Site 308). The Preferred Option proposed 0.9ha to remain in employment use with 2ha being developed for residential use.

Old Bracknell Lane West

6.8 The ELR refers to the sustainability of the site in view of its close proximity to the station and Bracknell Town Centre. It sees it as being an attractive location for small to medium sized units and considers that its future is somewhat dependent on the progression of the Bracknell Town Centre Regeneration Scheme. It comments that in the event of the relocation of the Council's Depot (Commercial Centre), the site should be considered for office/business use or a mixed use scheme.

6.9 The Council's Depot occupies a significant proportion of the land identified as a defined employment area. It separates two large buildings from a park occupied by small to medium units. As highlighted in the ELR, the site is in a sustainable location. This is an advantage to both office and residential developments. A number of residential properties already exist to the south and east of the area. The SADPD Preferred Option proposed to remove the defined employment designation from Old Bracknell Lane West and allocate the Depot site for 77 dwellings. The land comprising the Depot is included as site 215 on the SHLAA database. The Preferred Option also proposed the relocation of the Depot to the new urban extension proposed at the former Transport Research Laboratory in Crowthorne (Policy SA5). This means that there is a realistic prospect that the existing Depot site may be available for redevelopment.

Crowthorne Business Estate

6.10 The Crowthorne Business Estate forms part of the former Transport Research Laboratory (TRL) site and is identified as a major employment site in the countryside. The buildings have a total floorspace of over 47,000sq.m, varying in size, quality and nature. Most of the buildings are unoccupied and it was agreed at the appeal in 2008 that they have little or no potential for re-use.

6.11 The ELR does not view the area as a good location for large scale new offices and comments that the Council should allow most of the site to be released for housing or other uses, with some small scale employment uses. The site is included as site 33 on the SHLAA database and is considered to be suitable and available for housing.

6.12 The SADPD Preferred Option proposed the allocation of the site for mixed use development including approximately 1,000 dwellings (Policy SA5). Whilst the TRL headquarters building will remain, the Enterprise Centre will be re-provided and a Depot incorporated in the development, the scale of provision and location are not considered sufficient to justify some form of employment designation. The built up part of the site will ultimately be within the settlement boundary. The Preferred Option therefore proposed to remove its designation as an 'Identified Major Employment Site' from the land.

Amen Corner (Farleywood Lake/Cain Road)

6.13 The ELR refers to the possibility of clarifying/redefining the boundary of the defined employment area at Amen Corner. The need to safeguard an office core is highlighted. An area of land to the north of Cain Road and south of Turnpike Road has remained undeveloped for a number of years. The land has had the benefit of permission for commercial and residential use although the residential permission has lapsed. A covenant currently restricts development of the land for residential purposes, but, there are indications that this is not insurmountable in the medium term. There is still interest in residential on the site and although there are a number of commercial premises to the south and east, the site adjoins recreational land, a community centre and residential development to the north. The site is included as site 194 on the SHLAA database and is considered to be suitable and available for housing. The SADPD Preferred Option, proposed to remove the employment designation from the land and allocate the site for approximately 75 dwellings (Policy SA2).

Potential of other land in employment use

6.14 The Preferred Option also proposed the allocation of Farley Hall (currently used as offices (1443m²) although not located within a defined employment area) for residential purposes (35 dwellings).

6.15 Other sites were proposed for allocation that currently involve employment generating uses. However, these do not fall within the definition of 'employment uses' given in the Core Strategy which is business, industrial, and distribution uses. An example is Adastron House, Crowthorne Road (SHLAA ref: 15) which currently comprises 218m² of non residential institutional floorspace.

7 Identifying and assessing the housing potential of suitable broad locations

Land within defined settlements

7.1 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.

Bracknell Town Centre

7.2 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 ⁽¹⁰⁾ and this is pursued in the Core Strategy.

7.3 The Council is working with Bracknell Regeneration Partnership to help achieve this objective. A masterplan was adopted for the regeneration of Bracknell Town Centre in 2002. An outline permission (04/01129/OUT) was subsequently granted and an application (07/00623/OUT) to amend parameter plans approved under the outline permission was allowed in 2007. This permission relates to the redevelopment of a site of 39.8 hectare with a mix of uses including retail, business, leisure, education, health centre, civic offices, and residential uses, together with the relocation of the Police Station, Magistrates Court and British Legion. In November 2010, permission was granted for an extension (10/00434/EXRT) of the outline permission for a further 3 years.

7.4 Interest in the regeneration project has increased in the last few months. Waitrose gained approval of reserved matters (10/00827/REM pursuant to outline planning permission 10/00434/EXT) for the erection of a supermarket (3,344 sq m gross floorspace) in February 2011. Work on the new store has commenced and it is planned to open the store at Christmas 2011. In March 2011, planning permission was agreed subject to the completion of a S106 Agreement for a new Healthspace (comprising GP Surgeries, urgent care, diagnostics, outpatients, audiology, podiatry, physiotherapy, community dentistry, mental health services for adults and children, other health associated services and retail pharmacy) at Skimped Hill Lane (10/00800/FUL).

7.5 Although consultation on the SADPD has revealed considerable support for increasing the number of new homes assumed in the Town Centre, it is heavily constrained by the road network and at this stage it is not considered realistic to try and achieve a greater number of residential units within the scheme than is currently planned. The regeneration proposals are designed to reduce physical barriers and improve linkages with peripheral areas which should encourage further sustainable residential development in them.

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

Other areas within defined settlements

7.6 Over the past few years a number of sites have come forward for residential development, particularly in the older settlements such as Crowthorne. Bracknell was designated as a New Town in 1949 and consists of a carefully planned urban environment based on self contained, low density neighbourhoods around the Town Centre. As mentioned in the SHLAA, the potential for regeneration of parts of these areas has been investigated. However, many residents like the fact that many of the neighbourhoods have spacious layouts with extensive green spaces and relatively uncongested roads.

7.7 Whilst policies aimed at encouraging regeneration and more efficient use of land have led to a number of small schemes involving intensification and infilling coming forward within neighbourhoods, most proposals resulting in a net gain of less than 10 dwellings and therefore fall under the 'small' sites definition. It seems unlikely that the situation will change radically in the near future.

Land outside defined settlements

7.8 Drawing upon clusters of sites in the SHLAA that were located outside the Green Belt and close to defined settlement boundaries, the Options Consultation on SADPD identified eight possible broad areas for development with the aim of testing their feasibility. Following the reduction in the housing requirement, analysis of responses received to the consultation and consideration of the content of technical studies, the Council dropped four of the broad areas from consideration for development during the plan period. They were:

- Broad Area 1 - South west Sandhurst
- Broad Area 6 - North Warfield
- Broad Area 7 - Chavey Down/Longhill Road
- Broad Area 8 - East Bracknell

7.9 The extent of land proposed for development within the other Broad Areas was reduced and further consideration was given to an appropriate mix of uses on each site prior to the publication of a Preferred Option for consultation. The latter contained four urban extensions (see 'Updated Appendix 9: Broad locations for development')

- Broad Area 2 - Land at Broadmoor, Crowthorne (Policy SA4)
- Broad Area 3 - Land at Transport Research Laboratory (Policy SA5)
- Broad Area 4 - land at Amen Corner North, Binfield (Policy SA6)
- Broad Area 5 - land at Blue Mountain, Binfield (Policy SA7)

8 New sites

New sites

8.1 This monitoring report has a base date of 31st March 2011. Since then a number of new sites have been submitted to the Council for consideration through the SHLAA process. In addition, the SADPD Preferred Option proposed the removal of an existing employment designation from sites that are now considered to have the potential to be developed for housing. The sites are summarised below and included in 'Updated Appendix 6: Sites in the SHLAA at 31st March 2011' (table 8 - SHLAA Sites submitted since 31st March 2011) together with their reference number. Further detail regarding site suitability and potential capacity will be included in the next monitoring report.

- Brookfield Farm Equestrian Centre, Bracknell Road, Warfield (Site 312)
- Glenwood, Bracknell Road, Bracknell (Site 313)
- Land between Grove Gardens & Glenwood, Bracknell Road, Warfield (Site 314)
- Land south west of Alford Close, Sandhurst (Site 315)
- Land north of Peacock Lane, Binfield (Site 316)
- Land at Old Bracknell Lane, Bracknell (Site 317)
- Land at Broad Lane, Bracknell (Site 318)
- Binfield Nursery, Binfield (Site 319)
- Downside, Wildridings Road, Bracknell (Site 320)
- Beaufort Park, Nine Mile Ride, Bracknell (Site 321)

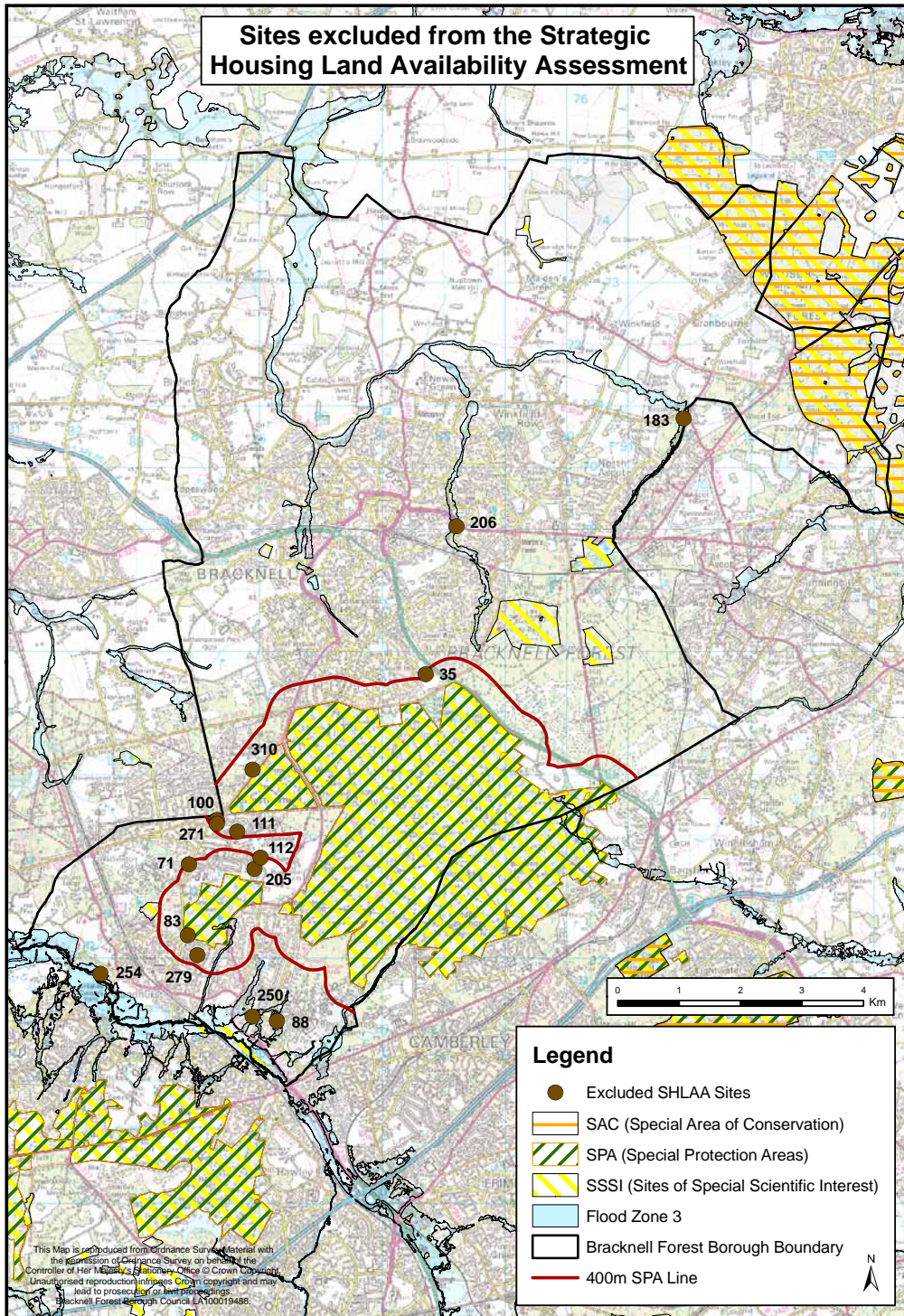
Appendices

Updated Appendix 2: Excluded Sites

Excluded Sites

Site Ref.	Address	Reason
35	Land to the rear of 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	Rear of 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	Rear of 290-306 Yorktown Road, Sandhurst	Flood Zone 3
254	Land adjacent to 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
310	Windy Ridge, Bracknell Road, Crowthorne	Within 400m of SPA

Map 1 Sites excluded from the Strategic Housing Land Availability Assessment at 31st March 2011



Updated Appendix 4: Site suitability matrix

SHLAA Site Suitability Matrix

SHLAA Site Suitability Assessment																																					
SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations										Number of crosses	Score category (see 15, 16, 18-65, C, 10)																					
					More than 800m 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 DfWd Emp. Area	Significant topographical constraint	Infrastructure - payment contributions rather than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 20m of landfill site	Minerals	Potential impacts	400m - 50m of SPA (AI or most of 50)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (LWS)	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	Adapted to incompatible uses (house, small)	Number of crosses	Score category (see 15, 16, 18-65, C, 10)			
2	Land west of Prince Albert Drive, Winkfield	x	x			x	x	x										x	x														13	C			
3	Land adj 86 Locks Ride, Winkfield	x	x			x	x	x	x	x	x						x		x															12	C		
5	Forest Road with Chavey Down Road, Winkfield (now site 292)	x				x		x	x	x	x					x			x															10	C		
9	Scottlands House, Forest Road, Warfield	x					x	x	x	x	x															x								10	C		
10	125-131 Dukes Ride, Crowthorne					x		x											x															7	B		
15	Adastron House, Crowthorne Road, Bracknell																		x															2	A		
19	The Football Ground, Larges Lane, Bracknell																		x															3	A		
24	5 of Fosseley Lane and N of September Cottage, Binfield (inc. 59)	x				x			x	x									x								x							8	B		
28	Land S of Fosseley Lane and W of Murrell Hill Lane, Binfield	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							12	C		
30	Land adj Church Road, Sandhurst	x				x			x	x						x	x		x								x							11	C		
32	104-116 College Road, Sandhurst					x													x																7	B	
33	TRL, Old Watlington Road, Crowthorne	x				x		x	x	x									x																9	B	
34	White Cairn, Dukes Ride, Crowthorne	x				x		x											x																6	B	
36	Land at Opladen Way, Bracknell																		x																6	B	
46	Garth Hill School, Sandy Lane, Bracknell																		x																3	A	
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																10	C	
68	24-30 Sandhurst Road, Crowthorne					x													x																6	A	
70	The Rough, New Road, Winkfield	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																12	C	
76	Land S of Cricket Field Grove, Crowthorne					x	x												x																7	B	
77	Land adj Elm Lodge/ Garden Cottage, North Street, Winkfield	x	x			x		x	x	x	x																								9	B	
78	Pinewood Lodge, Swinley Road/London Road, Winkfield	x					x	x	x	x	x																									11	C
79	Land at North Street, Winkfield	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																								11	C	
81	Land at Winkfield Lane & Crouch Lane (inc. Barton Lodge), Winkfield	x	x			x	x	x	x	x	x																								12	C	
82	Barton Lodge, Duff Road/Winkfield Plain, Winkfield	x	x			x	x	x	x	x	x																								12	C	
85	Windsdene, Forest Road, Warfield	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																								10	B	
90	Land N of Tinkhurst Lane, Binfield	x				x			x	x	x																								8	B	
91	Land N of Herschel Grange, Warfield	x					x	x	x	x	x																								11	C	
92	Land adj to Newell Hall, Warfield Street, Warfield	x					x	x	x	x	x																								9	B	
93	Land at junction of Forest Road with Fosseley Lane, Binfield	x				x	x		x	x	x																								8	B	
94	Swinley Edge, Coronation Road, Winkfield	x	x			x	x	x	x	x	x																								13	C	
95	Battle Bridge House, Forest Road, Warfield						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 500m from primary school	More than 1200m from a secondary school	More than 400m from a doctors surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint	Infrastructure - payment contributions either from or to be provided	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, (NI or most of site)	Within 200m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (LWS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Trees Preservation Order	Conservation Area	Listed Building	More than 50% of area is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category (A=1-5, B=6-7, C=8-10)			
96	Land at White House Farm, North Street, Winkfield	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																								10	C			
98	Blue Mountain Golf Club, Wood Lane, Binfield (inc. 21, 22, 132, 225 & 228)	x				x			x																									8	B			
99	Wyeside Garden Centre, Forest Road, Binfield	x				x	x	x	x	x																									11	C		
102	Green Acres, Warfield Road																																		5	A		
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell					x				x																									8	B		
106	Peacock Bungalow, Peacock Lane, Binfield							x	x																										8	B		
107	Hillcrest, Sundial Cottage, and Popeswood Garage, London Road, Bracknell					x	x	x	x	x																										9	B	
108	Washwinds, Newlands and Homelagh, Wokingham Road, Bracknell					x				x																									8	B		
113	Land at School Hill, Crowthorne					x	x																												7	B		
122	Dohr and Fern Bungalow, London Road, Winkfield	x							x	x																									7	B		
123	Fairley Hall, London Road, Bracknell					x	x			x																									8	B		
124	Western Centre, Bracknell									x																									8	B		
125	Land E of Long Hill Road, Winkfield	x				x	x	x	x	x																									13	C		
128	Scotlands Farm, Forest Road, Warfield	x						x	x	x																										11	C	
130	The Hideout, Old Wokingham Road, Bracknell	x				x	x	x																											9	B		
134	Land at Roebuck Estate, Binfield					x																													5	A		
135	Land between North Street and Hatchel Lane, Winkfield (inc. 201 & 202)	x	x			x	x	x	x	x																										12	C	
137	Land at Sandbanks, Long Hill Road, Winkfield								x	x																										7	B	
143	Powell Duffryn House, London Road, Bracknell																																			3	A	
144	Floringham Lodge, Downshire Way, Bracknell																																			3	A	
146	44-54 Kings Road, Crowthorne					x																														4	A	
148	Ambulance Station, Downshire Way, Bracknell																																			2	A	
152	Land at Wildridings Road																																			5	A	
154	Humphries Yard, Bagshot Road, Bracknell																																			4	A	
155	Cresser Lodge, Terrace Road South					x				x																										6	B	
158	Corner of High St. & Lower Broadmoor Road					x																														3	A	
161	Moss End Farm, Sowyers Lane, Warfield	x	x					x	x	x																										9	B	
163	Land at Goaters Hill, Asher Dove, Winkfield	x	x			x	x	x	x	x																										10	C	
165	Land S of The Limes, Warfield	x				x				x																										9	B	
169	Great Hollands Square Neighbourhood Centre					x																														3	A	
172	Birch Hill Neighbourhood Centre					x				x																										5	A	
173	Hammans Water Neighbourhood Centre, Bracknell					x																														3	A	
190	Land at Florence Road, Sandhurst																																		5	A		
194	Land N of Cain Road, Binfield							x	x	x																										8	B	
197	Land at Popes Manor, Murrell Hill Lane, Binfield	x				x	x	x	x	x																										13	C	
201	Land to the NW of Hatchel Lane, Winkfield	x	x			x	x	x	x	x																											11	C

SHLAA SITE NO.	SITE ADDRESS	Policy	Outlets settlement	Green Belt	Physical problems or limitations	Potential impacts	Environmental conditions	Score category (A= 1-5; B= 6-9; C= 10)
202	Land to the rio Willowgate to Stanley Cottage, North Street, Winkfield		x	x	More than 500m from strategic road network More than 400m from a point allowing access to public transport (bus stop or railway station)			11 C
207	Land at North Lodge Farm, Forest Road, Warfield		x		More than 1200m from a town centre or 800m from a local centre			9 B
209	Jealott's Hill, Warfield		x	x	More than 800m from a primary school More than 1200m from a secondary school			9 B
210	Land E of Maidenhead Road, Warfield		x	x	More than 800m from a doctors surgery More than 1200m from a DeWired Emp. Area			8 B
211	Land W of Maidenhead Road, Warfield		x	x	Significant topographical constraint			8 B
215	Commercial Centre, Old Bracknell Lane West, Bracknell				Infrastructure - payment contributions rather than on site/ off site			4 A
216	Bracknell Cricket Ground, Larges Lane, Bracknell				Flood zones 2 & 3			3 A
221	Land E of Chavey Down Road, Winkfield (now 292)		x		Contaminated (groundwater knowledge of past uses)			11 C
223	Land 90-94 Yorktown Road, Sandhurst				Landfill site or within 250m of landfill site			5 A
227	Land at 1-14 Wokingham Road, Bracknell				Minerals			6 A
228	Albert Road Car Park, Bracknell				Potential impacts 400m - 50m of SPO (A or most of Aa) Within 500m of SSSI			2 A
232	48-52 Dukes Ride, Crowthorne				Areas of archaeological potential Historic Park & Garden Local Wildlife Site (LWS) Ancient Woodland			5 A
239	Land at Whitehouse Farm, Footley Lane, Binfield		x		Areas of Special or Local Landscape Importance River Corridor Tree Preservation Order Conservation Area Listed Building			7 B
243	Langroth and White Gates, Long Hill Road, Warfield (includes 245)		x		More than 50% of sites granted adjacent to incompatible uses (noise, smell)			12 C
246	Land E of Warfield Park, Warfield		x		Number of crosses			14 C
247	Land NE of Warfield Park, Warfield		x		Score category (A= 1-5; B= 6-9; C= 10)			14 C
251	White Gates, Mushroom Castle, Winkfield		x					11 C
252	Cricketers Pit off Forest Road/Cricketers Lane, Warfield		x					11 C
255	Sandhurst Industrial Estate							5 A
256	Land at Steeple View, Gibbins Lane, Warfield		x					10 C
257	Breadmoor Hospital, Crowthorne		x					9 B
262	Land W of Chavey Down Road, Winkfield		x					9 B
264	Land at Western Cottages, Nine Mile Ride, Crowthorne		x					8 B
267	Land at Silverdene, Ambarrow Lane, Crowthorne		x					9 B
273	Land at Cabbage Hill Lane, Binfield		x					10 C
274	Land W of Loche Ride, Winkfield (now 292)		x					11 C
275	Land adj to Earby Wood Chase, Winkfield		x					13 C
284	Land at 152 New Road, Winkfield		x					9 B
286	Place, Old Bakehouse Court, High Street, Crowthorne							6 A
287	Land between Wokingham Road and Ambarrow Lane, Sandhurst		x					11 C
288	Land at Somerton Farm, Forest Road, Winkfield		x					11 C
291	Row Farm, Winkfield Row, Winkfield		x					10 C
292	Land at Chavey Down Road, Winkfield (inc 5, 221, 274)		x					12 C
294	Land adj Ryehill Kennels, Church Lane, Binfield		x					9 B
295	Brooklyn & Pavilion House, Forest Road, Newell Green		x					9 B
297	Park View Farm, Old Wokingham Road		x					11 C
299	Handpost Farm, Bracknell Road, Warfield		x					8 B

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 60m from strategic road network	More than 60m from a public transport (bus stop or railway station)	More than 120m from a town centre or 80m from a local centre	More than 400m from a primary school	More than 120m from a secondary school	More than 800m from a doctors surgery	More than 120m from a Defined Emp. Area	Significant topographical constraint	Infrasonic - payment contributions either from on site/land	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landslide risk or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA, AI or most of AI	Within 500m of ESS	Area of archaeological potential	Historic Park & Garden	Local Wildlife Sites (LWS)	Areas of Special or Local Landscape Importance	Revs Corridor	Trees Preservation Order	Conservation Area	Landscape	More than 50% of site is grassland	Environmental conditions	Adjoins to incompatible uses (noise, smell)	Number of constraints	Score category (A= 1-5; B= 6-9; C= 10+)	
300	Palm Hill Guest House, London Road, Bracknell		x																														7	11	C
301	Seven Acre Farm, Old Wokingham Road		x			x	x	x	x	x	x																							11	C
302	Land Adj Dukes Ride		x			x																												8	B
303	Pinewood Park, Old Wokingham Road		x			x	x	x	x	x																								9	B
307	Nike Land, West Binfield		x				x	x	x	x	x																							12	C
308	Land north of Eastern Road, Bracknell								x	x										x														8	B
311	The Barn, Foxley Lane, Binfield		x			x																												9	B

Updated Appendix 6: Sites in the SHLAA at 31st March 2011

Appendix: 6 Update

A. SITES IN THE PLANNING PROCESS

1. Bracknell Town Centre

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	16 years+ 2026+	
47	Bracknell Town Centre (includes 37 additional units at Enid Wood House)	A	A	218	862			1,080
TOTAL				218	862	0		1,080

2. Previously developed land and buildings in defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	16 years+ 2026+	
16	Land at Brakenhale School, Rectory Lane, Bracknell	A	A	18				18
67	The Parks, Broad Lane, Bracknell	A	A	300	52			352
142	Auto Cross, London Road, Binfield	A	A	21				21
191	Reeds Hill Farm, Reeds Hill, Bracknell	A	A	11				11
306	Old Manor PH Car Park, Bracknell	A	A	14				14
TOTAL				364	52	0	0	416

3. Other land within defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years	6-10 years	11-15 years	16 years+	
				11/12 - 15/16	16/17 - 20/21	21/22 - 25/26	2026 +	
17	Bay Drive, Bullbrook, Bracknell	A	A	37				37
66	Peacock Farm (now Jennetts Park), Peacock Lane, Bracknell	A	A	730				730
103	Byways, Crowthorne Road, Bracknell	A	A	13				13
114	Land at Wykery Copse, Peacock Lane, Binfield	A	A	35				35
115	Orchard Lea, Winkfield Lane, Winkfield	A	B	23				23
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
289	Land at Warfield Park, off Harvest Ride, Warfield	A	A	6				6
TOTAL				876	0	0	0	876

4. Extensions to sustainable defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Deliverable	Achievability		Developable	Total Deliverable/Developable Potential (net dwellings)
					Developable	Developable		
					0-5 years 11/12 - 15/16	6-10 years 16/17-- 20/21		
220	Land at Amen Corner	A	A	415	310			725
54	land at North Warfield	A	B	200	1,000	1,000		2200
TOTAL				615	1310	1000	0	2,925

5. Site adjoining unsustainable defined settlements and villages

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17- 20/21	11-15 years 21/22 - 25/26	16 years+ 2026+	
304	Brockhill House, Winkfield Row, Winkfield	A	A	1				1
TOTAL				1	0	0	0	1

6. Sites in the Countryside

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	16 years+ 2025+	
285	HFC Bank PLC, North Street, Winkfield	A	A	22				22
305	Cranbourne Corner, Forest Road, Winkfield	A	A	1				1
TOTAL				23	0	0	0	23

7. Sites in the Site Allocations Development Plan Document- Preferred Option, November 2010 (excludes Bay Drive, Bullbrook & Land at Amen Corner & Land at North Warfield, which are included in tables 3 & 4).

7a. Previously developed land in defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17-- 20/21	11-15 years 21/22- 25/26	16 years+ 2026 +	
15	Adastron House, Crowthorne Road, Bracknell	A	B	18				18
46	Garth Hill School, Sandy Lane, Bracknell	A	B	50	50			100
95	Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield	B	B	14				14
106	Peacock Bungalow, Peacock Lane, Binfield	B	A	28				28
123	Farley Hall, London Road, Binfield	B	B		35			35
215	Commercial Centre, Bracknell Lane, West	A	B		77			77
228	Albert Road Car Park, Bracknell	A	B		40			40
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	A	B	20				20
308	Land north of Eastern Road, Bracknell	B	B			216		216
TOTAL				130	202	216	0	548

7b. Other land within settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)	
				Deliverable	Developable	Developable	Developable		
				0-5 years	6-10 years	11-15 years	16 years+		
				11/12 - 15/16	16/17-- 20/21	21/22- 25/26	2026 +		
19	The Football Ground, Larges Lane, Bracknell	A	B		85			85	
68	24-30 Sandhurst Road, Crowthorne	A	C		10			10	
76	Land S of Cricket Field Grove, Crowthorn	B	B		55			100	
113	Land at School Hill, Crowthorne	B	B		20			20	
137	Sandbanks, Longhill Road, Winkfield	B	B		11			11	
194	Land N of Cain Road, Binfield	B	B		75			75	
284	Land at 152 New Road, Winkfield	B	A		12			12	
TOTAL					88	225	0	0	313

7c. Sites adjoining sustainable defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability					Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	Developable	
				0-5 years	6-10 years	11-15 years	16 years+		
				11/12 - 15/16	16/17-- 20/21	21/22- 25/26	2026 +		
34	White Cairn, Dukes Ride, Crowthorne	B	B	16					16
24	Land E of Murrell Hill Lane, S of Foxley Lane and N of September Cottage, Binfield	B	A	25	42				67
93	Land at junction of Forest Road with Foxley Lane, Binfield	B	A	20	11				31
122 & 300	Dolhir, Fern Bungalow and Palm Hillds Estate, London Road, Winkfield	B-C	A & C		60				60
TOTAL				61	113	0	0	0	174

7d. New urban extensions

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	16 years+ 2026 +	
29(includes 309)	Land N of London Road and W of Murrell Hill Lane, Binfield	C	A		275	125		400
33 (includes 264)	TRL, Old Wokingham Road, Crowthorne	B	A	150	675	175		1000
98	Blue Mountain Golf Club, Wood Lane, Binfield	B	A		275	125		400
257	Broadmoor Hospital, Crowthorne	B	B		115	163		278
309 (included within 29)	Land at Popes Farm, Murrell Hill Lane							
TOTAL				150	1340	588	0	2,078

B. SITES OUTSIDE THE PLANNING PROCESS

	Responses to availability letters and responses to Preferred Option consultation
	Partial response to availability letters received
	No response to July 2010 and March 2011 availability letters
	Old Urban Potential Site with no recent planning activity/history

1. Bracknell Town Centre

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability					Total Deliverable/Developable Potential (net dwellings)	
				Deliverable		Developable		2026 +		
				0-5 years	6-10 years	11-15 years	Developable			
			11/12 - 15/16	16/17 -- 20/21	21/22- 25/26	16 years+	0	0	0	0
TOTAL										
				0	0	0	0	0	0	0

2. Previously developed land and buildings in defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability					Total Deliverable/Developable Potential (net dwellings)	
				Deliverable		Developable		2026+		
				0-5 years	6-10 years	11-15 years	Developable			
124	The Western Centre, Land	B	?	11/12 - 15/16	16/17 - 20/21	21/22 - 25/26	16 years+	2026+	0	0
										Y

	between Western Road/Downmill Road, Bracknell												
148	Ambulance Station, Downshire Way, Bracknell	A	?										
152	Land at Wildridings, Road, Bracknell	A	?										
154	Humphries Yard, Bagshot Road, Bracknell	A	?										
155	Cressex Lodge, Terrace Road S, Binfield	B	?										
158	Corner of High Street and Lower Broadmoor Road, Crowthorne	A	?										
173	Harmans Water Neighbourhood Centre, Bracknell	A	C										
223	90-94 Yorktown Road, Sandhurst	A	?										
230	Hyperion to Resource House, Old Bracknell Lane West, Bracknell	A	?										
255	Sandhurst Industrial Estate, Swan Lane, Sandhurst	A	A								138		138
TOTAL											138		138

3. Other land within defined settlements

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)			
				Deliverable	Developable	Developable	16 years+ 2026+				
									0-5 years	6-10 years	11-15 years
									11/12 - 15/16	16/17 - 20/21	21/22 - 25/26
10	125-131 Dukes Ride, Crowthorne	B	B				y				
36	Land at Opladen Way, Bracknell	B	B	28				28			
102	Greenacres, Warfield Road, Warfield	A	?				y				
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell	B	?				y				
107	Hillcrest, Sundial and Popeswood Garage, London Road, Binfield	B	A	14				14			
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell	B	?				y				
134	Land at Roebuck Estate, Binfield	A	?				y				
143	Powell Duffryn House, London Road, Bracknell	A	?				y				
144	Floringham Lodge, Downshire Way, Bracknell	A	C				y				
146	44-54 Kings Road, Crowthorne	A	B				y				
190	Land at Florence Road, Sandhurst	A	?				y				
216	Bracknell Cricket Ground, Larges Lane, Bracknell	A	?				y				

227	1-14 Wokingham Road, Bracknell	A	B						
232	48-52 Dukes Ride, Crowthorne	A	C						
TOTAL				17	28	0			42

4. Sites adjoining sustainable defined settlements (outside of the Green Belt)

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)			
				Deliverable	Developable	Developable	16 years+				
									0-5 years	6-10 years	11-15 years
									11/12- 15/16	16/17 - 20/21	21/22 - 25/26
9	Scotlands House, Forest Road, Warfield	C	?				y				
28	Land at S of Foxley Lane and W of Murrell Hill Lane (incl. Whitehouse Farm), Binfield	B	A	25	639			664			
30	Land adj Church Road, Little Sandhurst	C	A	25	118			143			
54E (includes 165 & 207	Land at Hayley Green and Chavey Down, Winkfield and Warfield	C	C								
64	Land N of Newhurst Gardens, Warfield	C	B	25	86			111			
90	Land N of Tilehurst Lane, Binfield	B	A	25	106			131			
91	Land N of Herschel Grange, Warfield	C	?				y				
92	Land adj to Newell Hall, Warfield Street, Warfield	B	?				y				
197	Land at Popes Manor, Murrell Hill Lane, Binfield	C	?				y				
204	Land at Bog Lane, New Forest Ride, Winkfield	B	A	25	35			60			
287	Land between Wokingham Road and Ambarrow Lane, Sandhurst	C	B	25	300	119		444			
311	The Barn, Foxley Lane, Binfield	B	A	10				10			

TOTAL	135	670	758	0	1563
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5. Sites adjoining unsustainable defined settlements and villages (outside of the Green Belt)

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	16 years+ 2026 +	
125	Land E of Longhill Road, Winkfield	C	A	25	5			30
165 (incl within 54E)	Land S of The Limes, Warfield	B	A	(16)				(16)
207 (incl within 54E)	Land at North Lodge Farm, Forest Road, Warfield	B	B	(28)				(28)
251	White Gates, Mushroom Castle	C	A	54				54
262 (incl. within 54E)	Land W of Chavey Down Road, Winkfield	B	B					
291	Row Farm, Winkfield Row, Winkfield	C	A		130			130
292	Land at Chavey Down, Winkfield	C	A		197	197		394
295	Brooklyn & Pavilion House, Forest Road, Warfield	B	?				y	
TOTAL				79	332	197	0	608

6. Sites in the Countryside, not adjoining a defined settlement (outside of the Green Belt).

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	16 years+ 2026+	
78	Land at The Brackens & Pinewood Lodge, Swinley Road/London Road, Winkfield	C	B	25	137			162
85	Winsdene, Forest Road, Warfield	C	B	36				36
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
243	Longcroft, and Whitegates, Longhill Road, Warfield	C	B		14			14
246	Land E of Warfield Park, Warfield	C	A		10			10
247	Land NE of Warfield Park, Warfield	C	A	10				10
252 (incl within 54E)	Land to the rear of the Cricketers PH, off Forest Road/Cricketers Lane, Warfield	C	B					
256	Land at Steeple View, Gibbons Lane, Warfield	C	?				y	
264 (incl within Site 33)	Land at Western Cottages, Nine Mile Road, Crowthorne	B	B					
267	Land at Silverdene, Ambarrow Lane, Crowthorne	B	?				y	

273	Land at Cabbage Hill Lane, Binfield	C	?					y	
288	Land at Somerton Farm, Forest Road, Winkfield	C	B	25	161				186
294	Land adjacent to Ryslip Kennels, Church Lane, Binfield	B	A	14					14
297	Park View Farm, Old Wokingham Road, Bracknell	C	B	25	624	100			749
301	Seven Acre Farm, Old Wokingham Road,	C	B	25					25
302	Land adjacent to Dukes Ride, Crowthorne	C	B	10					10
303	Pinewood Park, Old Wokingham Road	B	B	10					10
307	Nike Land, West Bracknell	C	A	25	305	100			430
TOTAL				280	1900	433		0	2613

7. Sites within the Green Belt

7a. Sites adjoining sustainable defined settlements and villages

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 -- 20/21	11-15 years 21/22- 25/26	16 years+ 2026 +	
70	The Rough, New Road, Winkfield	C	A		284			284
94	Swinley Edge, Coronation Road, Winkfield	C	B	25	69			94
163	Land at Goaters Hill, Asher Drive, Winkfield	C	?				y	
TOTAL				25	353	0	0	378

7. Sites within the Green Belt

7b. Sites adjoining unsustainable defined settlements and villages

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 -- 20/21	11-15 years 21/22- 25/26	16 years+ 2026 +	
2	Land W of Prince Albert Drive, Winkfield	C	A		79			79
3	Land adj 86 Locks Ride, Winkfield	C	?				Y	
77	Land adj Elm Lodge/Garden Cottage, North Street, Winkfield	B	C	15				15
79	Land at North Street, Winkfield	B	?				Y	
96	Land at White House Farm, North Street, Winkfield	B	B		23			23
97	Land at White House Farm, North Street, Winkfield	C	A		20			20
135 (incl. 201 & 202)	Land between North Street & Hatchet Lane, Winkfield	C	?				Y	
TOTAL				15	122	0	0	137

7. Sites within the Green Belt

c. Sites not adjoining defined settlements and villages

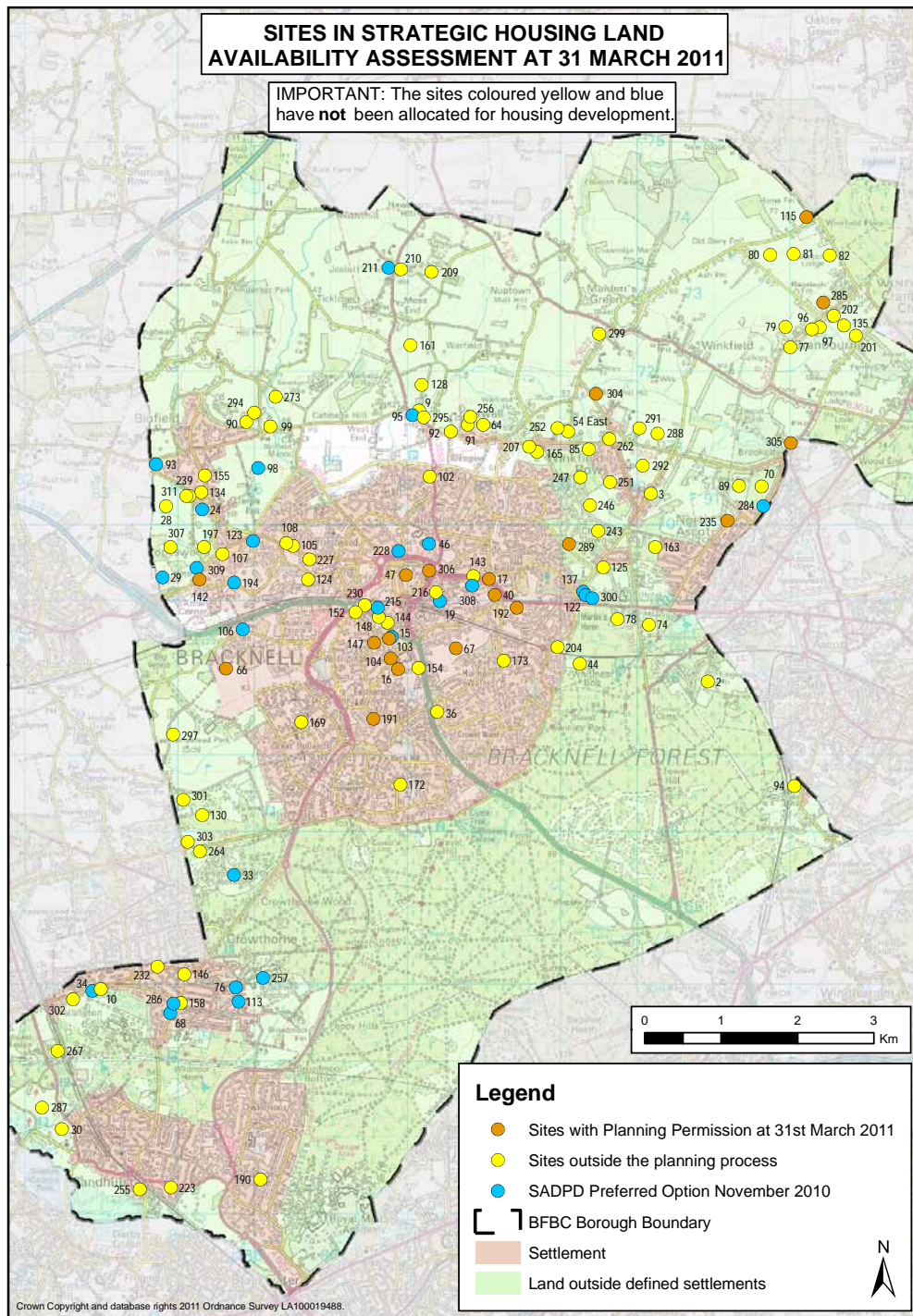
Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17 - 20/21	11-15 years 21/22 - 25/26	15 years+ 2026+	
74	Lavender Park Golf Club, Swinley Road, Winkfield	C	B	11/12 - 15/16	16/17 - 20/21	21/22 - 25/26	15 years+	147
80	Land at Winkfield Lane and Crouch Lane, Winkfield	C	?				y	
81	Land at Winkfield Lane and Crouch Lane (inc. Barton Lodge), Winkfield	C	?				y	
82	Barton Lodge, Drift Road/Winkfield Plain, Winkfield	C	?				y	
89	Land S of Forest Road and E of Coach Road, Winkfield	B	B		222			222
161	Moss End Farm, Bowyers Lane, Warfield	B	?				y	
209	Jealotts Hill, Warfield	C	?				y	
210	Land E of Maidenhead Road, Warfield	B	?				y	
211	Land W of Maidenhead Road, Warfield	B	?				y	
299	Handpost Farm, Bracknell Road, Warfield	B	?				y	
TOTAL				0	369	0	0	369

8. SHLAA Sites submitted since the 31st March 2011

Site ref	Address	Suitability Assessment	Availability Assessment	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable	Developable	
				0-5 years 11/12 - 15/16	6-10 years 16/17-- 20/21	11-15 years 21/22- 25/26	16 years+ 2026 +	
312	Brookfield Farm Equestrian Centre, Bracknell Road, Warfield							0
313	Glenwood, Bracknell Road, Warfield							0
314	Land between Grove Gardens & Glenwood, Bracknell Road							0
315	Land south west of Alford Close, Sandhurst							0
316	Land north of Peacock Lane, Binfield							0
317	Land at Old Bracknell Lane, Bracknell							0
318	Land at Broad Lane, Bracknell							0
319	Binfield Nursery, Binfield							0
320	Downside, Wildridings Road, Wildridings							0
321	Beaufort Park, Nine Mile Ride, Bracknell							0
TOTAL								0
								0
								0

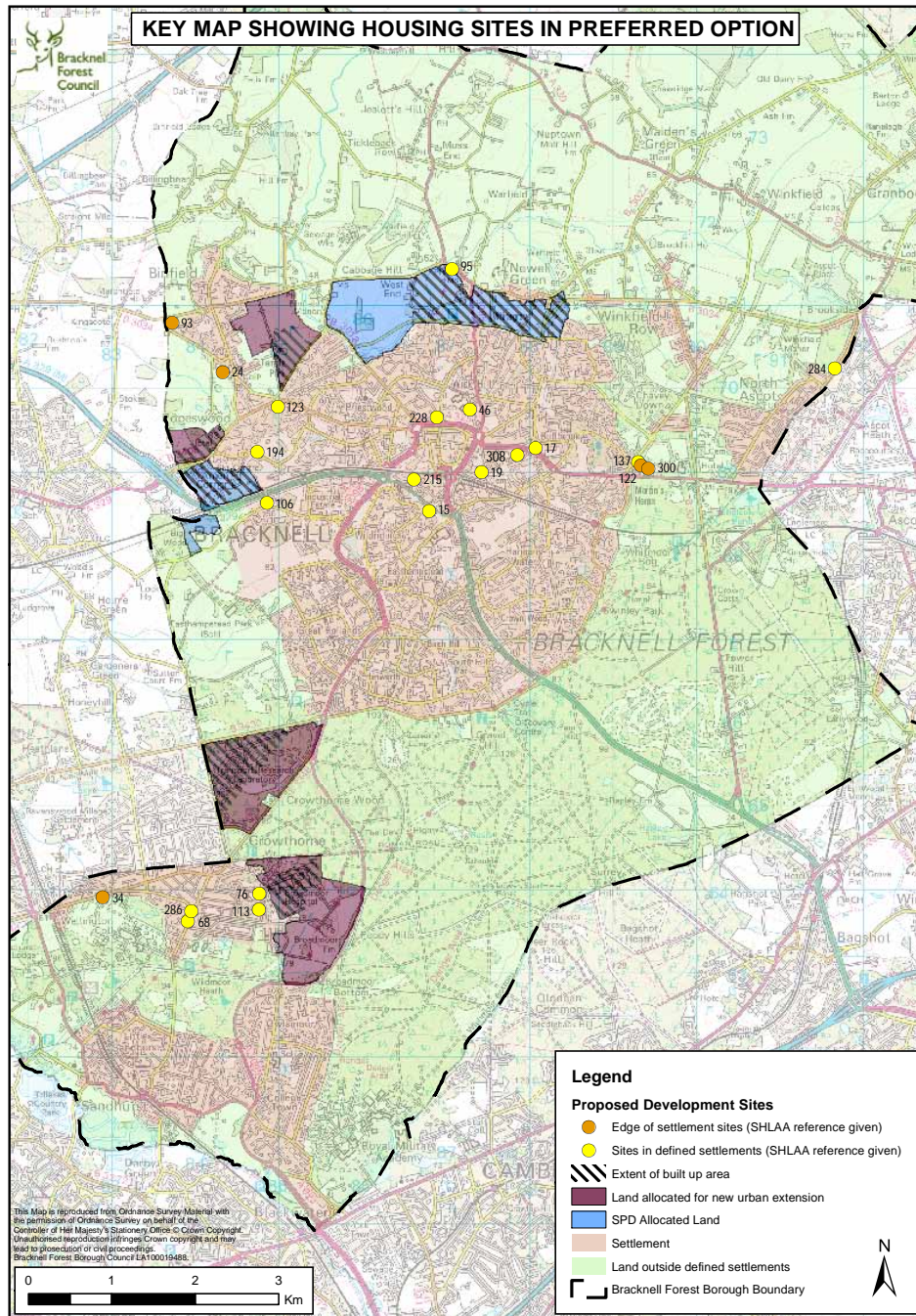
Updated Appendix 7: Map of SHLAA sites at 31st March 2011

Map 2 Sites in the Strategic Housing Land Availability Assessment as at March 2011



Updated Appendix 9: Broad locations for development

Map 3 Key map to show location of housing sites within Site Allocations Preferred Option, November 2010



Updated Appendix 10: Five year housing land supply

FIVE YEAR SUPPLY AS AT 1ST APRIL 2011

Although Regional Strategies were re-established on 10 November 2010 after a successful challenge by housing developer CALA Homes, it has been confirmed that the intended revocation of Regional Strategies is a 'material consideration' when deciding planning applications and appeals. At the time of the original announcement that they were being revoked, the Department of Communities and Local Government released some advice on immediate issues that might arise from the announcement. This included guidance on housing numbers and 5 year supply. Relevant points are set out below:

- A local planning authority is responsible for establishing the right level of local housing provision in its area and is able to choose between retaining existing housing targets that were set out in revoked Regional Spatial Strategies or reviewing targets.
- A local planning authority may base a revised housing target on the level of provision submitted to the original Regional Spatial Strategy Examination (Option 1 target), supplemented by more recent information, as appropriate.

Although the overall ambition for growth may change, an authority must continue to provide a 5 year supply.

The final version of the South East Plan (May 2009) increased the number of dwellings allocated to Bracknell Forest by 2,000 from the figure submitted at the 'Option 1' stage. The latter required 10,780 dwellings over the period 2006 -2026. This underpins the approach set out in the Bracknell Forest Core Strategy. The overall housing provision is included in Policy CS15. The provision in this policy included an additional 359 dwellings resulting from a shortfall from the previous plan period. The Government Office for the South East subsequently advised that no allowance needed to be made for any previous shortfall.

As the Council's Core Strategy is an adopted Development Plan Document, it is considered that the housing requirement set out in that document is a good basis for beginning to plan for future provision. The Council is therefore using a requirement of 10,780 dwellings in progressing its Site Allocation Development Plan Document. The requirement will be reviewed in connection with the Core Strategy Review which is scheduled to commence in 2012 (see Local Development Scheme).

5 Year Supply Calculation

Requirement 2006 - 2026 based on the Bracknell Forest adopted Core Strategy	10,780
Completions 2006/07	131 (net)
Completions 2007/08	501 (net)
Completions 2008/09	467 (net)

Requirement 2006 - 2026 based on the Bracknell Forest adopted Core Strategy	10,780
Completions 2009/10	325 (net)
Completions 2010/11	410 (net)
Total completions to date	1,834
Total Requirement MINUS Completions	8,946
Annual Average over remaining plan period of 16 years	596 per annum (8,946/15)
Requirement over next 5yrs	2,980 (596 x 5)
Deliverable supply	2,193
Supply	3.7 yrs

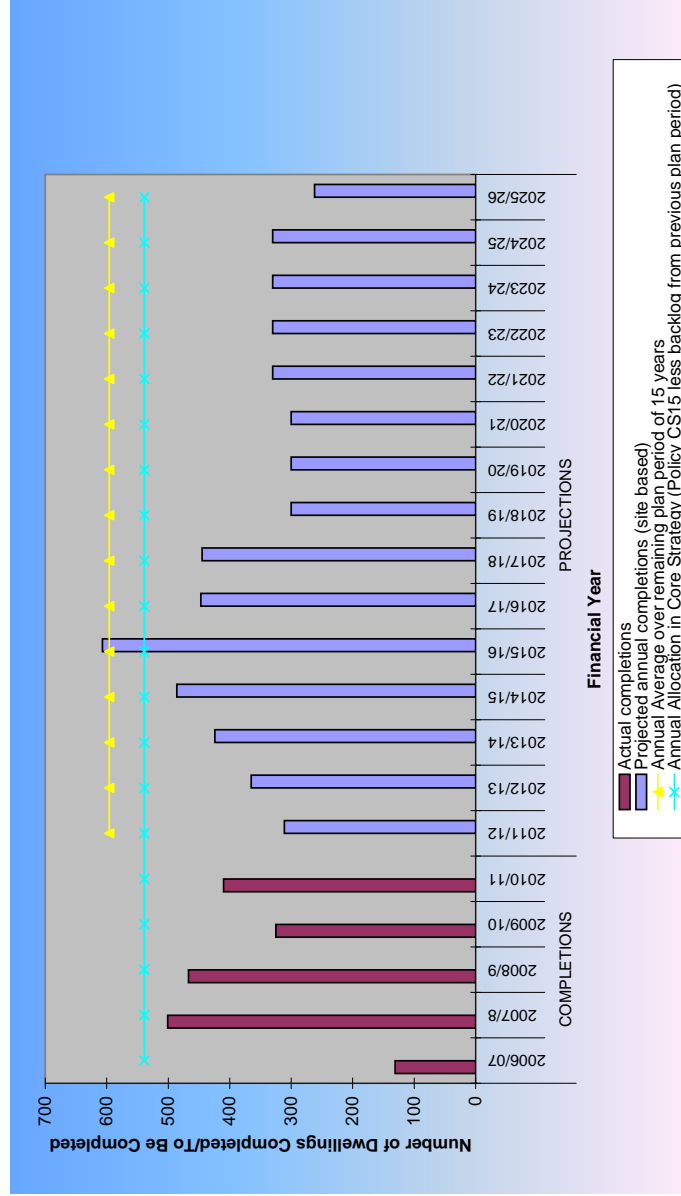
Sources: South East Plan: Draft for Submission (March 2006); SEERA

Bracknell Forest Core Strategy (adopted February 2008)

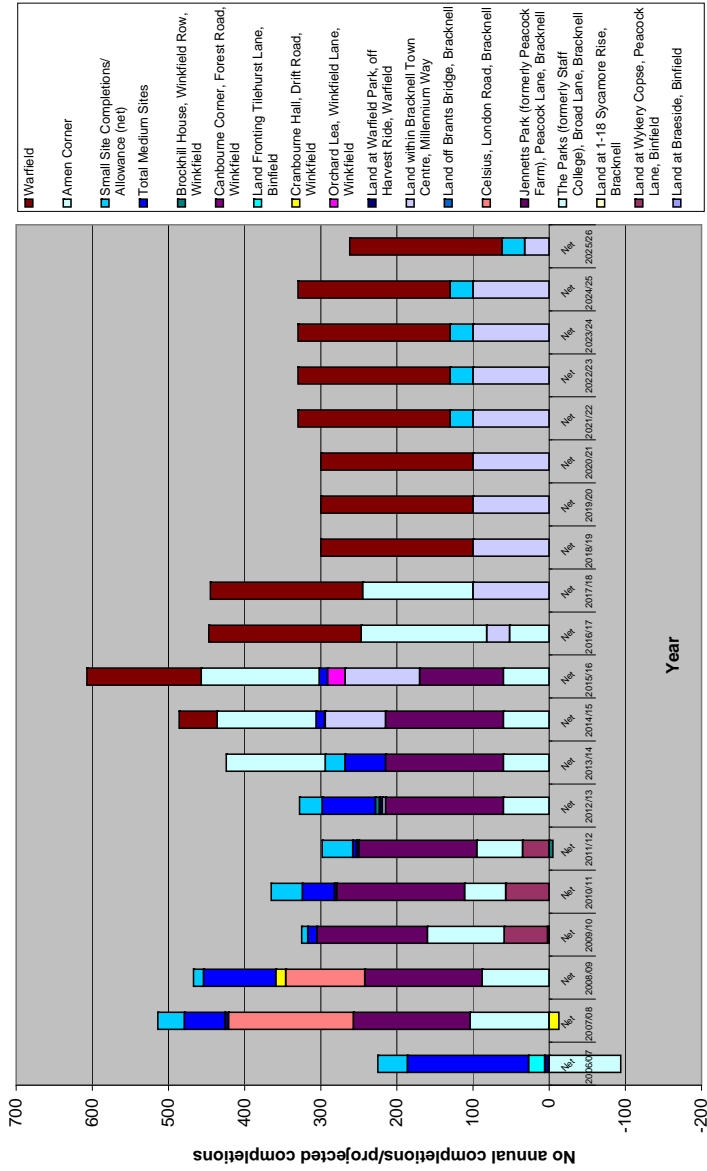
Planning Commitments for Housing (March 2006/2007- March 2010/2011); JSPU/BFC

Updated Appendix 11: Housing trajectory and breakdown of sites (excluding SADPD Preferred Option Sites)

Housing Trajectory 2006-26



Housing Trajectory Site Breakdown 2006-2026, at 1st April 2011. Based on 10,780 requirement (not including PO sites)



Land Supply 2006/26, based on 10,780 dwelling requirements as at 1st April 2011 (net) - Site by Site Breakdown

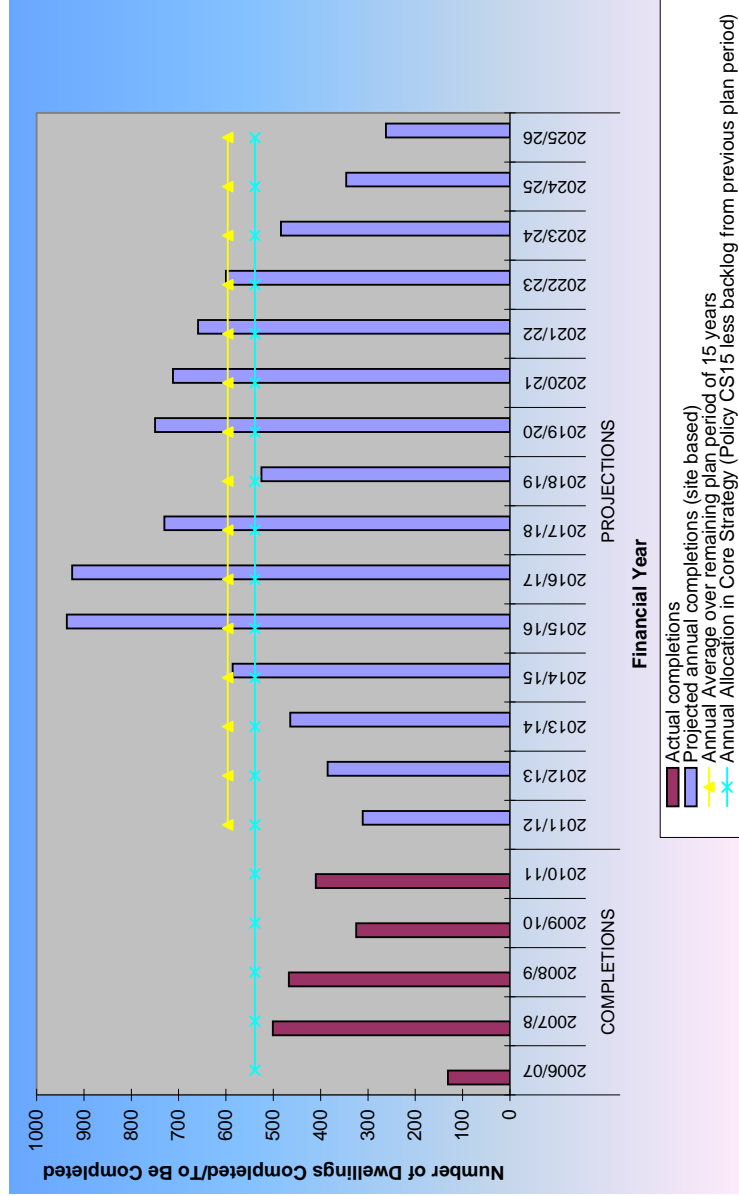
Site	Actual Completions						Projected Completions												Total on each site	Site Status		
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24			2024/ 25	2025/ 26
Large Sites																						
Land at Braeside, Binfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Complete
Land at Wykery Copse, Peacock Lane, Binfield	0	0	0	57	57	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	149	Under Construction
Land at 1-18 Sycamore Rise, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Complete
The Parks (formerly Staff College), Broad Lane, Bracknell	-94	104	88	101	54	60	60	60	60	52	0	0	0	0	0	0	0	0	0	0	605	Under Construction
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	0	153	154	145	168	155	155	155	155	110	0	0	0	0	0	0	0	0	0	0	1350	under Construction
Celsius, London Road, Bracknell	0	164	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268	Complete
Land off Bramis Bridge, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Lapsed 2010/11
Land within Bracknell Town Centre, Millennium Way	0	0	0	0	0	0	4	0	98	30	100	100	100	100	100	100	100	100	100	32	1043	Not Started
Eric Wood House, High Street, Bracknell	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Not Started
Land at Brackenhale School, Rectory Lane, Bracknell	0	0	0	0	45	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	under Construction
Land at Warfield Park, off Harvest Ride, Warfield	6	5	0	0	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	20	under Construction
Orchard Lea, Winkfield Lane, Winkfield	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	23	Not Started
Cranbourne Hall, Drift Road, Winkfield	0	-13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Complete
Land Fronting Tiehurst Lane, Binfield	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Complete
Canbourne Corner, Forest Road, Winkfield	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	under Construction
Brockhill House, Winkfield Row, Winkfield	0	0	0	0	0	-5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Not Started
Total Large Sites	-67	413	359	305	327	266	265	215	291	82	100	100	100	100	100	100	100	100	100	32		

Site	Actual Completions					Projected Completions												Total on each site	Site Status			
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23			2023/ 24	2024/ 25	2025/ 26
Medium Sites																						
Land at junction with Bay Drive, London Road, Bracknell	0	0	0	0	0	-3	40	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Not Started
Auto Cross, London Road, Binfield	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21	Not Started
Byways, Crowthorne Road, Bracknell	0	-1	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Not Started
The Hollies, Milestone, Burnside, London Road, Bracknell	0	0	-4	0	0	0	3	15	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Half Acre and Netherby, Rectory Lane, Bracknell	0	0	-2	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete
Land at Popple Trees, Glenhills, Crowthorne Road, Bracknell	0	0	0	-3	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Complete
78-84 Waterloo Road, Crowthorne	0	-4	6	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Complete
Land at 127a, 129 and 131 Fernbank Road, Winkfield	0	0	0	0	0	-3	0	17	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Ossington, Casares & St Chad, Pollardrow Avenue, Bracknell	0	-3	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Complete
Strata, (formerly FSS House), Mount Lane, Bracknell	0	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Complete
Broom Lodge, London Road, Bracknell	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Complete
Hawthorne Cottage and Wickfield, Warfield Road, Bracknell	12	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Complete
Aston Grange, Ralphs Ride, Bracknell	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Complete
Alpha House/land at Cardoss, 79 High Street, Crowthorne	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Complete
Haven, The Nest, Hillside, London Road, Binfield	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Complete
4-6 Roebuck Estate, Binfield	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Complete
Land r/o Horse Groom PH, Bagshot Road, Bracknell	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Complete

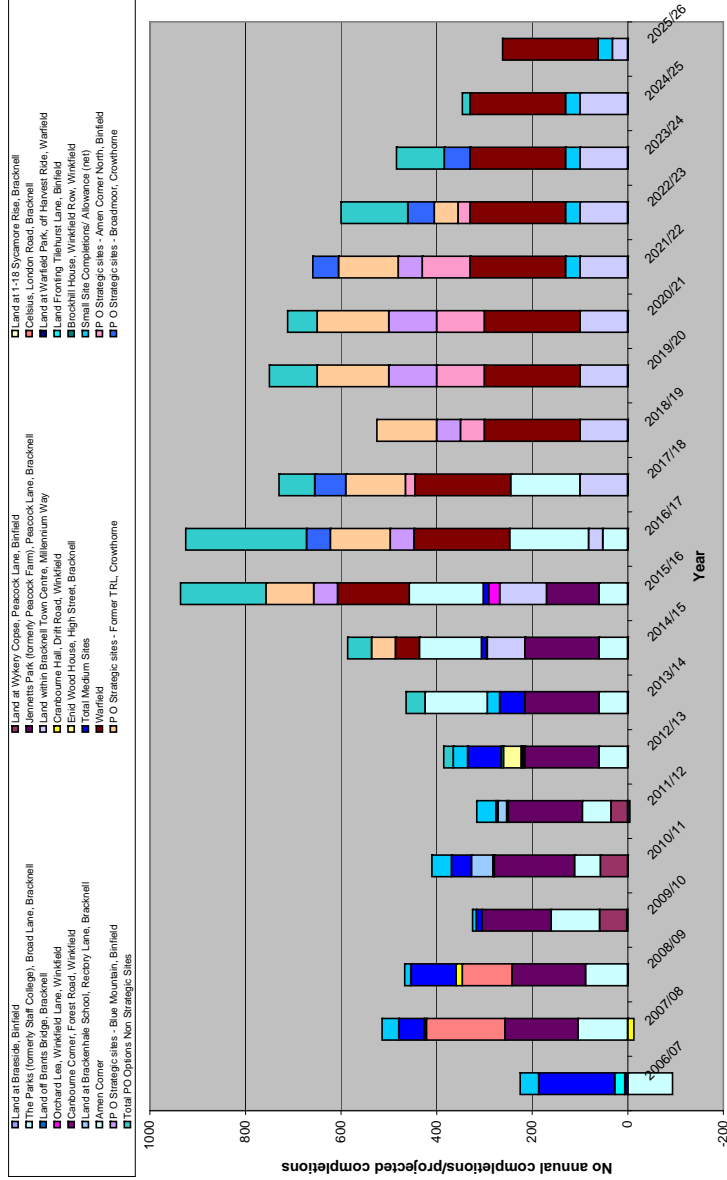
Site	Actual Completions					Projected Completions												Total on each site	Site Status			
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23			2023/ 24	2024/ 25	2025/ 26
Margolds and Cherry Trees, Mount Pleasant, Bracknell	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Complete
Former garage block site off Freeborn Way, Bracknell	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Complete
75-77-81 College Road, Sandhurst	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Complete
Land at the Limes, Forest Road, Warfield	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete
Abbey Place, Forest Road, Warfield	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Complete
Alderley, Engleby, London Road, Winkfield	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Complete
Reeds Hill Farm, Reeds Hill, Bracknell	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Under Construction
HFC Bank, North Street, Winkfield (subj to S106)	0	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	22	Not Started
The Old Manor Car Park, The Ring, Bracknell (subj to S106)	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Total Medium Sites	159	53	95	12	42	5	70	53	11	11	0	0	0	0	0	0	0	0	0	0		
Total Large and Medium Sites	92	466	454	317	369	271	335	268	306	302	82	100	100	100	100	100	100	100	100	32		
Small Site Completions/ Allowance (net)	39	35	13	8	41	40	30	26	0	0	0	0	0	0	0	30	30	30	30	30		
Core Strategy Sites (Policies CS4 and CS5)																						
Amen Corner	0	0	0	0	0	0	0	130	130	155	165	145	0	0	0	0	0	0	0	0	725	
Warfield	0	0	0	0	0	0	0	0	50	150	200	200	200	200	200	200	200	200	200	200	2200	
Total CS4 and CS5	0	0	0	0	0	0	0	130	180	305	365	345	200	200	200	200	200	200	200	200	2925	
Grand Total	131	501	467	325	410	311	365	424	486	607	447	445	300	300	300	330	330	330	330	262	7401	
Surplus/Shortfall for plan period	-408	-38	-72	-214	-129	-228	-174	-115	-53	68	-92	-94	-239	-239	-239	-209	-209	-209	-209	-277	-3379	

New Appendix 12: Housing trajectory from Site Allocations Development Plan Document - Preferred Option Document, November 2010, (updated to include commitments position as at 31st March 2011)

Housing Trajectory 2006-26, including Preferred Option Sites



Housing Trajectory Breakdown of Sites



Land Supply 2006/26, based on 10,780 dwelling requirements as at 1st April 2011 (net) - Site by Site Breakdown

Site	Actual Completions					Projected Completions										Total on each site				Development Status				
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24		2024/ 25	2025/ 26		
Large Sites																								
Land at Braeside, Binfield	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Completed
Land at Wykery Copse, Peacock Lane, Binfield	0	0	0	57	57	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	149	Under Construction
Land at 1-18 Sycamore Rise, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed
The Parks (formerly Staff College), Broad Lane, Bracknell	-94	104	88	101	54	60	60	60	60	60	60	52	0	0	0	0	0	0	0	0	0	0	605	Under Construction
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	0	153	154	145	168	155	155	155	155	110	0	0	0	0	0	0	0	0	0	0	0	0	1350	Under Construction
Celsius, London Road, Bracknell	0	164	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268	Completed
Land off Brants Bridge, Bracknell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site Lapsed
Land within Bracknell Town Centre, Millennium Way	0	0	0	0	0	0	4	0	79	98	30	100	100	100	100	100	100	100	100	32	1043	Not Started		
Enid Wood House, High Street, Bracknell	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Not Started
Land at Brackenhale School, Rectory Lane, Bracknell	0	0	0	0	45	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	Under Construction	
Land at Warfield Park, off Harvest Ride, Warfield	6	5	0	0	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	under Construction	

Site	Actual Completions					Projected Completions											Total on each site	Development Status						
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22			2022/23	2023/24	2024/25	2025/26		
Orchard Lea, Winkfield Lane, Winkfield	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	23	Not Started	
Cranbourne Hall, Drift Road, Winkfield	0	-13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Completed	
Land Fronting Tilehurst Lane, Binfield	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Completed	
Canbourne Corner, Forest Road, Winkfield	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Under Construction	
Brockhill House, Winkfield Row, Winkfield	0	0	0	0	0	-5	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	Under Construction	
Total Large Sites	-67	413	359	305	327	266	265	215	295	291	82	100	100	100	100	100	100	100	100	100	32			
Medium Sites																								
Land at junction with Bay Drive, London Road, Bracknell	0	0	0	0	0	-3	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Not Started
Auto Cross, London Road, Binfield	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Not Started
Byways, Crowthorne Road, Bracknell	0	-1	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Not Started
The Hollies, Milestone, Burnside, London Road, Bracknell	0	0	-4	0	0	0	3	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Half Acre and Netherby, Rectory Lane, Bracknell	0	0	-2	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Completed
Land at Popple Trees, Glenhills, Crowthorne Road, Bracknell	0	0	0	-3	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Completed

Site	Actual Completions					Projected Completions												Total on each site	Development Status				
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23			2023/24	2024/25	2025/26	
78-84 Waterloo Road, Crowthorne	0	-4	6	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Completed
Land at 127a, 129 and 131 Fernbank Road, Winkfield	0	0	0	0	0	-3	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Ossington, Casares & St Chad, Pollardrow Avenue, Bracknell	0	-3	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Completed
Strata, (formerly FSS House), Mount Lane, Bracknell	0	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Completed
Broom Lodge, London Road, Bracknell	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Completed
Hawthorne Cottage and Wickfield, Warfield Road, Bracknell	12	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Completed
Aston Grange, Relphs Ride, Bracknell	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Completed
Alpha House/land at Cardoss, 79 High Street, Crowthorne	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Completed
Haven, The Nest, Hillside, London Road, Binfield	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Completed
4 - 6 Roeback Estate, Binfield	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Completed
Land r/o Horse Groom PH, Bagshot Road, Bracknell	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Completed
Marigolds and Cherry Trees, Mount Pleasant, Bracknell	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Completed

Site	Actual Completions					Projected Completions												Total on each site	Development Status				
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23			2023/24	2024/25	2025/26	
Former garage block site off Freeborn Way, Bracknell	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Completed
75-77-81 College Road, Sandhuist	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Completed
Land at the Limes, Forest Road, Warfield	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Completed
Abbey Place, Forest Road, Warfield	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Completed
Alderley, Engleby, London Road, Winkfield	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Completed
Reeds Hill Farm, Reeds Hill, Bracknell	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Under Construction
HFC Bank, North Street, Winkfield (subj to S106)	0	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	22	Not Started
The Old Manor Car Park, The Ring, Bracknell (subj to S106)	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Not Started
Total Medium Sites	159	53	95	12	42	5	70	53	11	11	0	0	0	0	0	0	0	0	0	0	0	0	
Total Large and Medium Sites	92	466	454	317	369	271	335	268	306	302	82	100	100	100	100	100	100	100	100	32	32		
Small Site Completions/ Allowance (net)	39	35	13	8	41	40	30	26	0	0	0	0	0	0	30	30	30	30	30	30	382		
Core Strategy Sites (Policies CS4 and CS5)																							
Amen Corner	0	0	0	0	0	0	0	130	130	155	165	145	0	0	0	0	0	0	0	0	0	725	
Warfield	0	0	0	0	0	0	0	0	50	150	200	200	200	200	200	200	200	200	200	200	200	2200	
Total CS4 and CS5	0	0	0	0	0	0	0	130	180	305	365	345	200	200	200	200	200	200	200	200	200		

Site	Actual Completions					Projected Completions											Total on each site	Development Status			
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22			2022/23	2023/24	2024/25
Grand Total	131	501	467	325	410	311	365	424	486	607	447	445	300	300	300	330	330	330	262	7401	
Preferred Option sites																					
Strategic sites																					
P O Strategic sites - Amen Corner North, Binfield												20	50	100	100	100	25			395	
P O Strategic sites - Blue Mountain, Binfield										50	50		50	100	100					400	
P O Strategic sites - Former TRL, Crowthorne								50		100	125	125	125	150	150	50				1000	
P O Strategic sites - Broadmoor, Crowthorne											50	65				54	55	54		278	
Edge of settlement																				0	
Palm Hills, Dolyhir & Fern Bungalow, London Rd, Winkfield												30								60	
Land E of Murrell Hill Lane, S of Foxley Lane & N of September Cottage, Binfield										25	42									67	
Land at junc of Forest Road & Foxley Lane, Binfield								5		15	11									31	
White Cairns, Dukes Ride, Crowthorne										16										16	
Sites within settlements																					
Adastron House, Crowthorne Road, Bracknell										18										18	

Site	Actual Completions					Projected Completions												Total on each site	Development Status			
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23			2023/24	2024/25	2025/26
Fartley Hall, London Road Birfield										35											35	
Garth Hill School, Sandy Lane, Bracknell									50	50											100	
Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield								14													14	
Peacock Bungalow, Peacock Lane, Birfield							28														28	
Commercial Centre Bracknell Lane West, Bracknell														60	17						77	
Albert Rd Car Park, Bracknell																40					40	
The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne								20													20	
The Football Ground, Larges Lane, Bracknell														40	45						85	
24-30 Sandhurst Road, Crowthorne									10												10	
Land at School Hill, Crowthorne												20									20	
Land at Cricket Field Grove, Crowthorne									45	55											100	
Sandbanks, Longhill Road, Winkfield								11													11	

Site	Actual Completions					Projected Completions												Total on each site	Development Status			
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23			2023/24	2024/25	2025/26
Land N of Cain Road, Binfield										30	45										75	
Land at 152 New Road, Winkfield							12														12	
Land N of Eastern Rd, Bracknell																100	100	16			216	
Total PO Options Non Strategic Sites	0	0	0	0	0	20	40	50	179	253	75	0	100	62	0	140	100	16	0			
Total Preferred Options Sites	0	0	0	0	0	20	40	100	329	478	285	225	450	412	329	270	154	16	0			
GRAND TOTAL - Completions, Large and Medium Site Projections, Small Sites Allowance, Policy CS4 and CS5 Sites & Preferred Options	131	501	467	325	410	385	464	586	936	925	730	525	750	712	659	600	484	346	262		10509	
Surplus/Shortfall for Plan period	-408	-38	-72	-214	-129	-154	-75	47	397	386	191	-14	211	173	120	61	-55	-193	-277		-271	

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Nepali

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Urdu

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