

Planning Commitments for Employment Uses at 31 March 2023

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1 Executive Summary

1.0.1 This report provides information at the base date of 31st March 2023 about current planning commitments for non-residential developments in the administrative area of Bracknell Forest Council. Its purpose is to monitor change the in the amount of floorspace in various non-residential uses.

1.0.2 A commitment is defined as an amount of development which has been approved for a particular use. It shows the net floorspace which is calculated by reference to the gains and losses of gross floorspace.

1.0.3 The Use Class Order changed on 1st September 2020, with the introduction of new Use Classes E, F1 and F2. A number of the earlier use classes have been consolidated or removed. Since the majority of permissions that are relevant to this monitoring year were granted before this change, figures are also given for the previous use classes.

1.0.4 The key net figures for Bracknell Forest for the monitoring year 1 April 2022 to 31 March 2023 using the use classes introduced in September 2020 are summarised in square metres below. Please note that the columns can not be totaled as some commitments feature in more than one column, for example, in some cases a new permission may also have been completed in the same monitoring year.

Table A Summary of Floorspace (m2) for 2022-23 (Use Classes as of September 2020)

Use Class	Not Started (N/S)	Under Construction (U/C)	Total Hard Commitments Outstanding (N/S & U/C)	Soft Commitment	Total Hard Outstanding and Soft	Completed	New Permissions	Lapsed
B2	-6,400	200	-6,200	0	-6,200	0	0	0
B8	254	0	254	0	254	29,870	-110	0
E	1,926	-2,784	-858	12,700	11,842	-12,675	-11,290	571
C1	1,162	0	1,162	0	1,162	123	1,162	0
C2	3,928	4,208	8,136	0	8,136	0	2,823	0
F1	4,824	0	4,824	2,500	7,324	1,452	761	-378
F2	-300	1,147	847	428	1,275	1,684	-200	0
SG	3,500	0	3,500	0	3,500	-292	-292	120

1.0.5 The outstanding hard commitments for Use Class E floorspace shows a relatively small loss of -858m². This is attributed to a number of older office permissions that have not been implemented being offset by a number commitments for loss of offices to residential, including prior approvals. The largest loss is a prior approval for offices to residential at Atrium Court, The Ring Bracknell (-22,090m²). Many of the older office permissions have been outstanding for some years, and it is uncertain whether they will be implemented. The largest of these is

Dell Computers, Cain Road, Bracknell with 10,775m² of extant office floorspace. The outstanding permissions for Use Class B2 floorspace can mainly be attributed to an old extant permission for the loss of -6,400m² to offices at Waitrose, Doncastle Road, Bracknell. The outstanding hard commitment for Use Class F2 is largely due to an old extant permission at Mill Ride Golf Club, Winkfield (2,081m²).

1.0.6 The soft commitment for Use Class E floorspace is largely accounted for by the proposed redevelopment of Fitzwilliam House, Skimped Hill Lane, Bracknell to provide a new office with a net gain of 8,341m². The soft commitment for Use Class F2 floorspace includes a loss of -560m² at Bracknell Town Football Club, Larges Lane, Bracknell.

1.0.7 With regards to completions, there was a large gain in Use Class B8 floorspace which can be attributed to two permissions, the largest being 18,580m² at Lovelace Road, Bracknell and 9,443m² at the former Hewlett Packard site, Cain Road, Bracknell. Completions resulted in a total loss of -12,675m² floorspace of Use Class E. This is due to a number of permissions which resulted in the loss of office floorspace including -4,724m² at Beaufort Park, South Road, Bracknell and -3,014m² at Thames House, Cookham Road, Bracknell. Completions also resulted in a gain of 1,684m² floorspace in Use Class F2. This is largely accounted for by 1,584m² of floorspace in the form of a community and health centre at Wood Lane, Binfield. This development has been provided as part of the strategic allocation at the former Blue Mountain Golf Course site.

1.0.8 New permissions resulted in the loss of -11,290m² of floorspace in Use Class E. This is largely accounted for by a loss of -7,314m² of office floorspace at Bracknell Beeches, Old Bracknell Lane West, Bracknell and -3,014m² at Thames House, Cookham Road, Bracknell.

1.0.9 The key net figures for Bracknell Forest for the monitoring year 1 April 2022 to 31 March 2023 using the use classes existing prior to September 2020 are below. Please note the columns can't be totaled as some commitments feature in more than one column, for example a new permission may also have been completed in the same monitoring year.

Table B Summary of Floorspace (m2) for 2022-23 (Use Classes prior to 1 September 2020)

Use Class	Not Started (N/S)	Under Construction (U/C)	Total Hard Commitments Outstanding (N/S & U/C)	Soft Commitment	Total Hard Outstanding and Soft	Completed	New Permissions	Lapsed
A1	-280	-2,331	-2,611	2,336	-275	-186	-316	378
A2	0	0	0	0	0	0	294	-120
A3	870	0	870	0	870	0	0	0
A4	0	0	0	0	0	-264	-264	0
A5	0	0	0	0	0	0	0	120
B1	1,906	-1,553	353	10,364	10,717	-12,938	-11,507	313
B2	-6,400	200	-6,200	0	-6,200	0	0	0
B8	254	0	254	0	254	29,870	-110	0
C1	1,162	0	1,162	0	1,162	123	1,162	0
C2	3,928	4,208	8,136	0	8,136	0	2,823	0
D1	4,824	0	4,824	2,500	7,324	1,103	412	-378
D2	-870	1,147	277	428	705	2,482	388	0
SG	3,500	1,100	4,600	0	4,600	-28	-28	0

2 Introduction

2.0.1 This report provides information at the base date of 31st March 2023 about current planning commitments for non-residential developments in the administrative area of Bracknell Forest Council. Its purpose is to monitor change in the amount of floorspace in various non-residential uses.

2.0.2 A commitment is defined as an amount of development, which has been approved for a particular use and shows the net floorspace which is calculated by reference to the gains and losses of gross floorspace.

2.0.3 There are two types of commitments:

1. Hard commitment – a site with planning permission which is a legal commitment for development. This includes Prior Approval Consents where the decision have been granted but the Section 106 is outstanding (some applications are required to complete a Section 106 prior to occupation due to the Habitat Regulations).
2. Soft commitment – a site without a valid planning permission which is:
 - a. a development for which approval has been indicated but remains subject to an outstanding Section 106 agreement;
 - b. a development which has been identified in an adopted Local Plan but which has no formal planning permission.

2.0.4 The changes in floorspace are monitored through the planning process. This report shows the overall change in the amount of floorspace in terms of what had planning permission (hard commitment) at 31 March 2023, what had been completed and what was not yet started or under construction during the monitoring year (1 April 2022 to 31 March 2023). It also records the changes in floorspace for soft commitments.

2.0.5 Section 3 of this report sets out the methodology involved in carrying out the survey, Section 4 deals with how to use the tables and schedules, Section 5 is the summary tables, Section 6 is the detailed schedule of hard commitments, Section 7 is the detailed schedule of soft commitments, Section 8 sets out the development identified in the Local Plan and Section 9 includes maps showing the location of hard and soft commitments.

2.0.6 This document has been produced alongside the Planning Commitments for Housing at 31 March 2023 document.

2.0.7 If you have queries about this report please contact the Development Plan Team on:

- Email: development.plan@bracknell-forest.gov.uk
- Tel: 01344 352000
- Post: Development Plan Team, Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD.

3 Methodology

3.1 Methodology

3.1.1 The survey presents information on non-residential commitments outstanding at 31st March 2022, together with completed developments and lapsed permissions during the period 1st April 2022 to 31st March 2023.

3.1.2 The survey has been undertaken in four stages:

1. Outstanding commitments at 31 March 2022 were identified from the previous survey.
2. Relevant planning permissions granted between 1 April 2022 and 31 March 2023 were identified. In cases where more than one permission relates to the same site, the floorspace applicable to the most recent permission is counted as it is assumed that this is the permission most likely to be implemented. Reference is made to any alternative permissions in the text, and the floorspace figures appear in square brackets [] to show there is an alternative permission. Once it is clear which permission is being implemented, any alternative proposals are superseded.
3. Each new commitment is allocated to a use class.
4. All sites were visited by officers in order to establish building progress at 31 March 2023 for both commitments outstanding at 31 March 2022 and the more recent commitments. Building progress was classified as 'not started', 'under construction' or 'completed'.

3.1.3 Commitments which have been completed and permissions which lapsed in the period 1 April 2022 to 31 March 2023 are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are listed separately.

3.1.4 Developments are only recorded if the net change in floorspace is 100m² or more in any use class. They are classified into one or a combination of the site uses explained below, by using the definition of development given on the decision notice.

3.1.5 Commitments are assigned to the various land use categories on the basis of the type of use that forms the main or principal component. Commitments that are for a range of business (E(g)), industrial (B2) and/or warehousing (B8) uses are normally attributed to the business Use Class (E(g)), since that is considered to be the use with the potential to generate the greatest amount of employment per unit area. However, it is recognised that the floorspace could be used for industrial (B2) or warehousing (B8) purposes. However where commitments for mixed uses are primarily for industrial (B2) or warehousing (B8) they are counted under the relevant main use class. Ancillary floorspace is included within the main use, e.g. a development of 1,000m² of B8 (warehousing) floorspace plus 200m² of ancillary B1 (office) floorspace is recorded as 1,200m² under the main site use which in this instance would be B8 (warehousing).

3.1.6 A change of use from one main use to another is recorded as a gain for one use and a loss of another, e.g. E (commercial, business and services) -200m²; F2 (local community) +200m².

3.1.7 Floorspace figures are expressed in the tables in m², and refer to Gross Internal Area (GIA), to accord with what is shown on planning application documentation.

3.1.8 The net change in floorspace disregards unauthorised uses and takes into account permitted uses only.

3.1.9 Sites with an alternative commitment for a residential development, or a mixed-use commitment which includes residential or where there is a loss of non-residential to residential or vice versa are included in both this document and Planning Commitments for Housing at March 2023 (Bracknell Forest Council).

3.2 Relevant Land Uses

3.2.1 On 1 September 2020, substantial changes to the planning use classes set out in the Town and Country Planning (Use Classes) Order 1990 (as amended) came into effect. These changes have had implications for the commitments monitoring. For this report, although most of the outstanding commitments were permitted under the former use classes, both the old and new use classes are shown. The use classes relevant to the report prior to and after 1 September 2020 are shown in the table below:

Table C Use Class Comparison

Use	Use Class from 1 Sept. 2020	Use Class prior to Sept. 2020
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Shop	E(a)	A1
Café or restaurant	E(b)	A3
Financial and professional services	E(c)(i)	A2
Professional services (other than health or medical services)	E(c)(ii)	A2
Other appropriate services in a commercial, business or service locality	E(c)(iii)	Mix
Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)	E(d)	D2
Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	E(e)	D1
Creche, day nursery or day centre (not including a residential use)	E(f)	D1
Office other than a use within Class A2	E(g)(i)	B1(a)

Use	Use Class from 1 Sept. 2020	Use Class prior to Sept. 2020
Research and development of products or processes	E(g)(ii)	B1(b)
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	E(g)(iii)	B1(c)
Clinics, health centres	E(e)	D1
Creches, day nurseries, day centres	E(f)	D1
Schools, non-residential education and training centres	F(1)(a)	D1
Display of artwork (not for sale or hire)	F(1)(b)	D1
Museum	F(1)(c)	D1
Public library or reading room	F(1)(d)	D1
Public hall or exhibition hall	F(1)(e)	D1
Public worship or religious instruction	F(1)(f)	D1
Law court	F(1)(g)	D1
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	F(2)(a)	A1
Hall or meeting place for the principal use of the local community	F(2)(b)	D2
Outdoor sports or recreations (not involving motorised vehicles or firearms)	F(2)(c)	D2
Swimming pool or ice skating rink	F(2)(d)	D2
Pub or drinking establishment	Sui generis	A4
Takeaway	Sui generis	A5
Cinemas, concert halls, bingo halls and dance halls	Sui generis	D2
Uses which are not within the specified use classes. Includes theatres, betting offices, payday loan shops, amusement arcades, hostels (providing no significant element of care), scrap yards, fuel stations, hiring, selling or displaying motor vehicles and casinos (this list is not exhaustive)	Sui generis	Sui generis

3.2.2 For the post September 2020 use class tables, the older permissions have been allocated to the equivalent new use classes. For the pre September 2020 use class tables the newer permissions have been allocated to the old use classes. This is for comparative

purposes. The schedules of hard and soft commitments include both sets of use classes. This means that all permissions appear in the figures for both the old and new use classes, and these figures cannot be summed.

Permitted Development Rights and Prior Approval Consent

3.2.3 In May 2013 Prior Approval Consent (PAC) for the change of use from offices (B1(a)) to residential (C3) was introduced. Prior Approval Consents are considered against a list of set criteria such as flood risk.

3.2.4 Following changes to the Use Class Order on 1 September 2020, changes of use between the different types of uses listed in Class E do not constitute development, and therefore do not require planning permission. From 1 August 2021 new permitted development rights (under Class MA) allow for the change of use from Use Class E to residential subject to limitations and conditions, including cumulative floorspace not exceeding 1,500m² and the requirement to submit a prior approval application. There was no size limit under the previous permitted development rights under Class O. Transitional provisions retained the permitted development rights based on the pre September 2020 use classes until 31 July 2021.

3.2.5 There are also other permitted development rights for changes of use that are subject to the prior approval procedure which are set out in the The Town and Country Planning (General Permitted Development) (England) Order 2015.

Special Protection Area

3.2.6 It is a condition of consent that any development which is likely to have a significant effect upon a Habitats Site cannot proceed unless the Local Planning Authority has given written approval under the Habitats Regulations 2017. Residential development between 400m and 5 km of the boundary of the Thames Basin Heaths Special Protection Area (SPA) (and development with a net increase of over 50 dwellings between 5-7km of the SPA) cannot be approved under the Habitats Regulations unless a planning obligation is entered into to ensure that the development has no adverse impact upon the SPA. A large proportion of Prior Approval Consents require a Section 106 agreement due to the Habitats Regulation. These are counted as a hard commitment as the permission has been granted.

4 Understanding the Tables and Schedules

4.0.1 This section describes and clarifies the information presented in the tables and detailed schedules in **Sections 5 to 9**.

4.0.2 **Section 5** of this report contains summary tables which present the following information:

- **Table 1** (new use classes) and **Table 9** (old use classes) show the amount of net floorspace (i.e. taking account of both gains and losses) with planning permission (hard commitment), including both full and outline, but not yet started at 31 March 2023.
- **Table 2** (new use classes) and **Table 10** (old use classes) show the amount of net floorspace with planning permission (hard commitment) that was under construction at 31 March 2023. This starts from the point of starting to dig the footings and laying the foundations and ends when work has been completed. For changes of use, this includes the period when internal alterations are made.
- **Table 3** (new use classes) and **Table 11** (old use classes) show the total amount of net floorspace with planning permission (hard commitment) outstanding at 31 March 2023. This consists of net floorspace not started and net floorspace under construction, and therefore is a sum of Tables 1 and 2 (for Table 3) and Tables 8 and 9 (for Table 10).
- **Table 4** (new use classes) and **Table 12** (old use classes) show the amount of net floorspace without planning permission but accepted in principle (soft commitments).
- **Table 5** (new use classes) and **Table 13** (old use classes) show the amount of net floorspace completed between 1 April 2022 and 31 March 2023. Floorspace is completed for these purposes when work on it has ended, even if it is still unoccupied.
- **Table 6** (new use classes) and **Table 14** (old use classes) show the amount of net floorspace newly permitted between 1 April 2022 and 31 March 2023. The purpose of including this data is to show where new sites are coming forward. As such, they do not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- **Table 7** (new use classes) and **Table 15** (old use classes) show the amount of net floorspace for which planning permission had lapsed between 1 April 2022 and 31 March 2023. Planning permissions are generally subject to a condition requiring work to begin within a certain period. An unimplemented permission lapses when that period runs out. Once lapsed, the development no longer has planning permission. The standard period is generally three years, although other periods may be specified in individual cases.
- **Table 8** (new use classes) shows the amount of net floorspace with planning permission (hard commitment) not started, under construction, completed and newly permitted plus soft commitments for B2, B8 and E(g)(i), E(g)(ii), E(g)(iii).

4.0.3 The tables show the amount of floorspace by m² (gross internal area), usually based on the information given on planning application forms, in each use class (see section 3 for relevant use classes).

4.0.4 As well as an overall total for the Borough, totals within a number of different categories are shown:

- Employment Areas (designated in the Development Plan).
- Bracknell Town Centre (designated in the Development Plan).

- Wellington Business Park (although not designated as an Employment Area in the Development Plan, it is proposed to be a designated Employment Area in the emerging Bracknell Forest Local Plan).
- Parishes outside the designated Employment Areas/Wellington Business Park and Bracknell Town Centre (please note to get a total for a Parish, the relevant designated areas must be added to the Parish total).

4.0.5 Section 6 contains the schedule of hard commitments which lists all of the individual hard commitments with the following information:

Table D Format of Schedule of Hard Commitments

Relates to another site	A '+' signifies permission being granted between 1 April 2022 and 31 March 2023. A '**' appears where the permission relates to a site that was not already the subject of a similar outstanding commitment at 31 March 2023. Only permissions marked by a '**' are counted in summary tables which are concerned with 'new' floorspace permitted during 2022-2023. For example, the floorspace applicable to the approval of reserved matters during 2022-2023 would not be counted where the relevant outline permission had been granted prior to 1 April 2023.
Area	Area of the Borough where the site is located
Site address	Name of applicant and site address
Use class	The use class of the development for both the use class prior to and after the 1 September 2020
Net change floorspace M ²	Permitted net change in floorspace
Building progress	This indicates whether at 31 March 2023 the development was 'not started' (N/S), 'under construction' (U/C), 'completed' or 'lapsed' (the permission expired between 1 April 2022 and 31 March 2023)
Description	Description of the permitted development and any related applications. The location and nature of the site is shown by means of a two-letter code i.e. U B . The first letter denotes the status of the site by its Development Plan designation i.e. (U) refers to a site located within the urban area or (O) for a site located outside of the main urban areas. The second letter indicates the location of the site upon either previously developed land (B) or greenfield land (G)

4.0.6 Some large sites are subject to an overall outline permission, reserved matters and full permissions for particular developments on various parts of the site. In such cases the schedules list these permissions after each other. The floorspace and/or the site area remaining under the original outline consent is detailed under a separate record. This includes all floorspace that has not been started and thus takes into account any lapsed or superseded permissions.

4.0.7 Where a site is subject to a hard commitment and there is an alternative soft commitment, a note is included within the description and the floorspace figures applicable to the soft commitment are excluded from the tables to avoid double-counting. If the soft commitment figures exceed those of the hard commitment, the balance of the soft commitment is counted.

4.0.8 Section 7 contains the schedule of soft commitments which follows the same format as the hard commitments schedule above. It should be noted that Prior Approval Consents where the decision has been granted but the Section 106 is outstanding (some applications are required to complete a Section 106 prior to occupation due to the Habitat Regulations) are counted as a hard commitment.

4.0.9 Section 8 details soft commitments identified in the adopted Local Plan and **Table 16** summarises potential losses of employment uses and gives a residual floorspace taking into account hard and soft commitments.

4.0.10 Section 9 includes a number of maps showing the location of the commitments detailed in the schedule of hard commitments and schedule of soft commitments. Sites subject to hard and soft commitments are denoted by the planning application reference number and a different coloured dot showing the build status.

5 Summary Tables for Bracknell Forest & Sub Areas

Use Classes from 1 September 2020

Table 1 Not Started Planning Permissions (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	-22,932	0	0	309	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	-6,400	0	5,962	0	0	0	0	0
Wellington Business Park	0	0	29,089	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-6,400	0	12,119	0	0	309	-300	0
Binfield Parish	0	0	-118	0	4,089	0	0	0
Bracknell Town (rest of)	0	0	-11,238	1,162	0	-141	0	0
Crowthorne Parish	0	-100	735	0	-161	2,428	0	3,500
Sandhurst Parish	0	0	-570	0	0	0	0	0
Warfield Parish	0	0	546	0	0	2,228	0	0
Winkfield Parish	0	354	452	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	0	254	-10,193	1,162	3,928	4,515	0	3,500
Bracknell Forest Total	-6,400	254	1,926	1,162	3,928	4,824	-300	3,500

Table 2 Under Construction Planning Permissions (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	-3,266	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	0	-3,266	0	0	0	0	0
Binfield Parish	0	0	2,075	0	0	0	0	0
Bracknell Town (rest of)	0	0	-2,175	0	0	0	0	0
Crowthorne Parish	200	0	582	0	2,984	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	1,224	0	1,147	0
Rest of Bracknell Forest Sub-Total	200	0	482	0	4,208	0	1,147	0
Bracknell Forest Total	200	0	-2,784	0	4,208	0	1,147	0

Table 3 Outstanding (N/S and U/C) Planning Permissions (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	-26,198	0	0	309	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	-6,400	0	5,962	0	0	0	0	0
Wellington Business Park	0	0	29,089	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-6,400	0	8,853	0	0	309	-300	0
Binfield Parish	0	0	1,957	0	4,089	0	0	0
Bracknell Town (rest of)	200	0	-13,413	1,162	0	-141	0	0
Crowthorne Parish	0	-100	1,317	0	2,823	2,428	0	3,500
Sandhurst Parish	0	0	-570	0	0	0	0	0
Warfield Parish	0	0	546	0	0	2,228	0	0
Winkfield Parish	0	354	452	0	1,224	0	1,147	0
Rest of Bracknell Forest Sub-Total	200	254	-9,711	1,162	8,136	4,515	1,147	3,500
Bracknell Forest Total	-6,200	254	-858	1,162	8,136	4,824	847	3,500

Table 4 Development without Planning Permission but Accepted in Principle (Soft Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	11,888	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	0	11,888	0	0	0	0	0
Binfield Parish	0	0	1,488	0	0	2,500	988	0
Bracknell Town (rest of)	0	0	0	0	0	0	-560	0
Crowthorne Parish	0	0	0	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	-676	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	0	0	812	0	0	2,500	428	0
Bracknell Forest Total	0	0	12,700	0	0	2,500	428	0

Table 5 Completed Planning Permissions (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	24	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	18,987	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	11,400	-6,060	0	0	1,089	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	30,387	-6,036	0	0	1,089	0	0
Binfield Parish	0	0	0	0	0	0	1,584	0
Bracknell Town (rest of)	0	0	-6,633	123	0	0	0	0
Crowthorne Parish	0	0	-629	0	0	588	0	-252
Sandhurst Parish	0	0	0	0	0	0	100	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	-517	623	0	0	-225	0	-40
Rest of Bracknell Forest Sub-Total	0	-517	-6,639	123	0	363	1,684	-292
Bracknell Forest Total	0	29,870	-12,675	123	0	1,452	1,684	-292

Table 6 New Planning Permissions (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	-584	0	0	309	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	407	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	-3,014	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	407	-3,598	0	0	309	-300	0
Binfield Parish	0	0	33	0	0	0	0	0
Bracknell Town (rest of)	0	0	-8,747	1,162	0	0	0	0
Crowthorne Parish	0	0	-337	0	2,823	452	0	-252
Sandhurst Parish	0	0	0	0	0	0	100	0
Warfield Parish	0	0	546	0	0	0	0	0
Winkfield Parish	0	-517	813	0	0	0	0	-40
Rest of Bracknell Forest Sub-Total	0	-517	-7,692	1,162	2,823	452	100	-292
Bracknell Forest Total	0	-110	-11,290	1,162	2,823	761	-200	-292

Table 7 Lapsed Planning Permissions (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	378	0	0	-378	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	313	0	0	0	0	120
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	0	691	0	0	-378	0	120
Binfield Parish	0	0	0	0	0	0	0	0
Bracknell Town (rest of)	0	0	0	0	0	0	0	0
Crowthorne Parish	0	0	-120	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	0	0	-120	0	0	0	0	0
Bracknell Forest Total	0	0	571	0	0	-378	0	120

Table 8 Summary of B2, B8 and E(g) uses (Hard Commitments) (Use Classes from 1 September 2020)

Area	B2	B8	E(g)(i)	E(g)(ii)	E(g)(iii)	E(g)mix ⁽¹⁾
Not started	-6,400	254	1,360	546	0	0
Under construction	200	0	0	0	-1,704	151
Completed	0	29,870	-12,901	0	-37	0
Newly permitted	0	-110	-12,204	0	546	151
Soft	0	0	10,040	-676	0	0

1. flexible E(g) uses which can't be attributed to a sub-class

5.0.1 Use Classes Prior to 1 September 2020

Table 9 Not Started Planning Permissions (Hard Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	-533	0	0	0	0	-22,399	0	0	0	0	309	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	5,962	-6,400	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	29,089	0	0	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-533	0	0	0	0	12,652	-6,400	0	0	0	309	-300	0
Binfield Parish	0	0	0	0	0	-118	0	0	0	4,089	0	0	0
Bracknell Town (rest of)	294	0	0	0	0	-11,532	0	0	1,162	0	-141	0	0
Crowthorne Parish	-41	0	870	0	0	-94	0	-100	0	-161	2,428	0	3,500
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	-570	0
Warfield Parish	0	0	0	0	0	546	0	0	0	0	2,228	0	0
Winkfield Parish	0	0	0	0	0	452	0	354	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	253	0	870	0	0	-10,746	0	254	1,162	3,928	4,515	-570	3,500
Bracknell Forest Total	-280	0	870	0	0	1,906	-6,400	254	1,162	3,928	4,824	-870	3,500

Table 10 Under Construction Planning Permissions (Hard Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	-3,266	0	0	0	0	0	0	0	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-3,266	0	0	0	0	0	0	0	0	0	0	0	0
Binfield Parish	353	0	0	0	0	622	0	0	0	0	0	0	1,100
Bracknell Town (rest of)	0	0	0	0	0	-2,175	200	0	0	0	0	0	0
Crowthorne Parish	582	0	0	0	0	0	0	0	0	2,984	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0	0	1,224	0	1,147	0
Rest of Bracknell Forest Sub-Total	935	0	0	0	0	-1,553	200	0	0	4,208	0	1,147	1,100
Bracknell Forest Total	-2,331	0	0	0	0	-1,553	200	0	0	4,208	0	1,147	1,100

Table 11 Outstanding (N/S and U/C) Planning Permissions (Hard Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	-3,799	0	0	0	0	-22,399	0	0	0	0	309	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	5,962	-6,400	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	29,089	0	0	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-3,799	0	0	0	0	12,652	-6,400	0	0	0	309	-300	0
Binfield Parish	353	0	0	0	0	504	0	0	0	4,089	0	0	1,100
Bracknell Town (rest of)	294	0	0	0	0	-13,707	200	0	1,162	0	-141	0	0
Crowthorne Parish	541	0	870	0	0	-94	0	-100	0	2,823	2,428	0	3,500
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	-570	0
Warfield Parish	0	0	0	0	0	546	0	0	0	0	2,228	0	0
Winkfield Parish	0	0	0	0	0	452	0	354	0	1,224	0	1,147	0
Rest of Bracknell Forest Sub-Total	1,188	0	870	0	0	-12,299	200	254	1,162	8,136	4,515	577	4,600
Bracknell Forest Total	-2,611	0	870	0	0	353	-6,200	254	1,162	8,136	4,824	277	4,600

Table 12 Development without Planning Permission but Accepted in Principle (Soft Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	848	0	0	0	0	0	0	0	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	848	0	0	0	0	0	0	0	0	0	0	0	0
Binfield Parish	1,488	0	0	0	0	0	0	0	0	0	2,500	988	0
Bracknell Town (rest of)	0	0	0	0	0	11,040	0	0	10	0	0	-560	0
Crowthorne Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	-676	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	1,488	0	0	0	0	10,364	0	0	0	0	2,500	428	0
Bracknell Forest Total	2,336	0	0	0	0	10,364	0	0	0	0	2,500	428	0

Table 13 Completed Planning Permissions (Hard Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	-186	0	0	0	0	0	0	0	0	0	0	210	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	18,987	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	-6,060	0	11,400	0	0	1,089	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-186	0	0	0	0	-6,060	0	30,387	0	0	1,089	210	0
Binfield Parish	0	0	0	0	0	0	0	0	0	0	0	1,584	0
Bracknell Town (rest of)	0	0	0	0	0	-6,633	0	0	123	0	0	0	0
Crowthorne Parish	0	0	0	0	0	-629	0	0	0	0	0	588	-252
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	100	0
Warfield Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	-264	0	384	0	-517	0	0	14	0	224
Rest of Bracknell Forest Sub-Total	0	0	0	-264	0	-6,878	0	-517	123	0	14	2,272	-28
Bracknell Forest Total	-186	0	0	-264	0	-12,938	0	29,870	123	0	1,103	2,482	-28

Table 14 New Planning Permissions (Hard Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	-275	0	0	0	0	-309	0	0	0	0	309	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	407	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	-3,014	0	0	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-275	0	0	0	0	-3,323	0	407	0	0	309	-300	0
Binfield Parish	0	0	0	0	0	33	0	0	0	0	0	0	0
Bracknell Town (rest of)	0	294	0	0	0	-9,041	0	0	1,162	0	0	0	0
Crowthorne Parish	-41	0	0	0	0	-296	0	0	0	2,823	-136	588	-252
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	100	0
Warfield Parish	0	0	0	0	0	546	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	-264	0	574	0	-517	0	0	239	0	224
Rest of Bracknell Forest Sub-Total	-41	294	0	-264	0	-8,184	0	-517	1,162	2,823	103	688	-28
Bracknell Forest Total	-316	294	0	-264	0	-11,507	0	-110	1,162	2,823	412	388	-28

Table 15 Lapsed Planning Permissions (Hard Commitments) (Use Classes prior to 1 September 2020)

Area	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	SG
Bracknell Town Centre	0	0	0	0	0	0	0	0	0	0	-378	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	313	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	0	0	0	0	313	0	0	0	0	-378	0	0
Binfield Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Bracknell Town (rest of)	378	0	0	0	0	0	0	0	10	0	0	0	0
Crowthorne Parish	0	-120	0	0	120	0	0	0	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	378	-120	0	0	120	0	0	0	0	0	0	0	0
Bracknell Forest Total	378	-120	0	0	120	313	0	0	0	0	-378	0	0

6 Schedule of Hard Commitments

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change Building M ² Progress	Building Progress	Description
	Binfield	Key Properties Ltd, Lynfield, London Road	6/18191	Ea	SG	1,100	U/C 2023	Erection of garden centre. Part supersedes 613532 (outline). Technically implemented as foundations have been laid. UB
	Binfield	Allanbay Park Estate Mare Lane Farm Howe Lane	19/00267/FUL	Ea	A1	353	U/C 2023	Change of use of part of building from agricultural building to A1 & B1 (mixed use), external alterations and formation of parking spaces. OG
+	Binfield	Mr David Bente Allanbay Park Howe Lane Binfield	22/00660/PAC	Eg/Ec	B1/A2	151	U/C 2023	Prior approval for change of use of the existing agricultural building into flexible commercial use (Class E) (Condition limiting to Class Eg and Ec). OG
	Binfield	Allanbay Park Estate Mare Lane Farm Howe Lane	19/00267/FUL	Eg/ii/Ea	B1	471	U/C 2023	Change of use of part of building from agricultural building to A1 & B1 (mixed use), external alterations and formation of parking spaces. OG
	Binfield	Danescroft (FREQOF V Bracknell) LLP Land North Of Cain Road	20/00947/FUL	C2	C2	4,089	N/S 2023	Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Tumpike Road and erection of 50 dwellings (5 no. one bedroom, 12 no. two bedroom, and 33 no. three bedroom) with associated parking, landscaping and access off Cain Road. Alternative to 10/00310/REM (covers a larger site). Floorspace counted here. UB
	Binfield	Mr R Sinha Site Of Former Blue Mountain Golf Club and Conference Centre Wood Lane	21/00459/3	F2/Ee	D2	1,584	Complete 2023	Construction of new two-storey community and health centre with associated external landscaping, car parking, cycle storage and roof level plant enclosure. UB
+	Binfield	Edmonds Holdings, Lexham House, Forest Road	22/00602/PAC	Eg1	B1a	-118	N/S 2023	Change of use of first floor of Lexham House from Class E to Class C3 to provide one 1 bed and one 2 bed flats. UB
	Bracknell Town Centre	Thames Valley Housing Association Amber House Market Street	15/01035/FUL	Ea/Eb/Ec/Eg/ii/F1/F2	A1/A2/A3/B1/D1/D2	325	U/C 2023	Erection of building accommodating 193 residential apartments with flexible commercial use at ground level within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) and associated car parking, amenity space, landscaping, servicing and access following the demolition of Amber House and Northgate House. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
	Bracknell Town Centre	Bracknell Regeneration Partnership, Bentalls 57 - 67 and McDonalds Unit 14, High Street	16/01252/FUL	Ea/Eb/F1/F2 /SG	A1/A3/A4/A 5/D1/D2/SG	-3,816	Partial demolition and strip out of Bentalls Department Store and McDonald's food and beverage uses (use class A3, A4, A5), non-residential institution uses (use class D1), assembly and leisure uses (use class D2), night club (sur generis), public event area, public realm improvements, landscaping, external seating and associated highway works. Floorspace all counted under A1 as this is the main use class. UB
	Bracknell Town Centre	BBD Homes Ltd Bus Depot and Offices Coldborough House Market Street	18/00864/FUL	Ea/Ec/Eg/F 1/F2	A1, A2, B1, D1 and D2	225	Redevelopment of site to provide a building with a maximum height of 11 storeys accommodating 242no. residential units, up to 223sq m of commercial space (use classes A1, A2, B1, D1 and D2) and ancillary works including car parking, cycle parking and associated landscaping. UB
	Bracknell Town Centre	Royal British Legion Stanley Walk	19/00873/FUL	F1	D1	-378	Change of use of the ground floor of the former Royal British Legion building to retail (A1 use class), with associated changes to fenestration at ground floor level and the demolition of single storey rear additions. UB
	Bracknell Town Centre	Royal British Legion Stanley Walk	19/00873/FUL	Ea	A1	378	Change of use of the ground floor of the former Royal British Legion building to retail (A1 use class), with associated changes to fenestration at ground floor level and the demolition of single storey rear additions. UB
	Bracknell Town Centre	Gymfinity Kids Ltd Units G19, G20 and Former Riley's Snooker Hall Princess Square	20/00004/FUL	Ed	D2	-1,210	Change of use from Class A1 and Class D2 use to mixed Class D2 (gymnasium) and Class D1 (nursery) use and creation of external play space (affects units G19 and G20 - also known as units 66 and 67 - and internal works to amalgamate both units and the former Riley's Snooker Hall into one unit). Alternative to 18/00903/FUL. Floorspace counted here. UB
	Bracknell Town Centre	Gymfinity Kids Ltd Units G19, G20 and Former Riley's Snooker Hall Princess Square	20/00004/FUL	Ea	A1	-186	Change of use from Class A1 and Class D2 use to mixed Class D2 (gymnasium) and Class D1 (nursery) use and creation of external play space (affects units G19 and G20 - also known as units 66 and 67 - and internal works to amalgamate both units and the former Riley's Snooker Hall into one unit). Alternative to 18/00903/FUL. Floorspace counted here. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Building Progress	Description
	Bracknell Town Centre	Gymfinity Kids Ltd Units G19, G20 and Former Riley's Snooker Hall Princess Square	20/00004/FUL	Eg/EF	D2/D1	1,420	Complete 2023	Change of use from Class A1 and Class D2 use to mixed Class D2 (gymnasium) and Class D1 (nursery) use and creation of external play space (affects units G19 and G20 - also known as units 66 and 67 - and internal works to amalgamate both units and the former Riley's Snooker Hall into one unit). Alternative to 18/00903/FUL. Floorspace counted under this permission.
	Bracknell Town Centre	Hart Investments Limited Atrium Court The Ring	21/00763/PAC	Eg1	B1a	-22,090	N/S 2023	Prior Approval for the change of use of the existing office accommodation to provide 150no. residential units. UB
+	Bracknell Town Centre	Sri Venkateshwara (Balaji) Temple & Cultural Centre, Whynscar House, Grenville Place	21/00805/FUL	Eg1	B1a	-309	N/S 2023	Change of use from Class E to Class F1(f) (place of worship) UB
+	Bracknell Town Centre	Sri Venkateshwara (Balaji) Temple & Cultural Centre, Whynscar House, Grenville Place	21/00805/FUL	F1	D1	309	N/S 2023	Change of use from Class E to Class F1(f) (place of worship) UB
	Bracknell Town Centre	Mi Flats Bracknell Ltd 26 High Street	21/00158/FUL	Ea	A1	-258	N/S 2023	Change of use of part of the first floor from ancillary retail storage (Class E) to 5 (4 x 1 bed and 1 x 2 bed flats) (Class C3) and external alterations. Alternative 19/00994/FUL. Floorspace counted here. UB
	Bracknell Town Centre	Criterion Capital 26 High Street Bracknell	19/00994/FUL	Ea	A1	[-232]	[N/S 2023]	Change of use of part of first floor from retail ancillary storage to 4no. residential units. Floorspace counted under alternative 21/00158/FUL. UB
+	Bracknell Town Centre	Mi Flats Bracknell Ltd 26 High Street	21/01038/PAE	Ea	A1	-275	N/S 2023	Change of use from Commercial, Business and Service (Use Class E) to Dwellings (Use Class C3). (For clarity this proposal is to turn the rear section of the ground floor retail unit into 2no. 2-bedroom flats). UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site, Nine Mile Ride	13/00575/OUT	SG	SG	3,500 [N/S 2023]	Outline permission for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1/A2/A3), primary school, community centre, care home, and municipal depot. UB
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site, Nine Mile Ride	13/00575/OUT	F1	D1	[2500] [N/S 2023]	Outline permission for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1/A2/A3), primary school and associated playing fields, community centre, care home, and municipal depot. Floorspace counted under reserved matters 19/00665/REM. UB
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site Old Wokingham Road	19/00065/REM	F1	D1	2,564 [N/S 2023]	Submission of details of scale, layout, appearance, access and landscaping relating to the Primary School phase pursuant to outline planning permission 13/00575/OUT. UB
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site, Nine Mile Ride	13/00575/OUT	Ea/Ec/Eb	A1/A2/A3	[230] [U/C 2023]	Outline permission for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1/A2/A3), primary school and associated playing fields, community centre, care home, and municipal depot. 870sqm of floorspace counted under 19/00882/REM. Balance for retail counted under 22/00060/REM which details the size of the units. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Building Progress	Description
	Crowthorne	Hall and Woodhouse Former TRL Site, Wokingham Road	19/00882/REM	Eb	A3	870	N/S 2023	Submission of details of layout, scale, appearance, access and landscaping in respect of Phase 1A for the erection of a three storey building comprising dining areas and bar (Use Class: A3 Food and Drink), ancillary staff accommodation and garden, landscaping, car parking, service area and associated infrastructure pursuant to outline planning permission 13/00575/OUT. Public house is located on the original site proposed for the neighbourhood centre. Non-material amendment 19/00771/NMA has allowed larger A3 building and revised masterplan has identified new location for the neighbourhood centre under 19/00140/COND. Additional retail unit floorspace counted here with balance under 13/00575/OUT. UB
+	Crowthorne	CALA Homes, Land At Phase 3B Bucklers Park, Land At Former TRL Site, Nine Mile Ride	22/00060/REM	Ea	A1	582	U/C 2023	Submission of details relating to Phase 3B residential (120 dwellings) and neighbourhood centre pursuant to outline planning permission 13/00575/OUT. UB
	Crowthorne	Mr K Liebenberg 2 Dukes Ride	18/01081/FUL	Eci	A2	-120	Lapsed 2023	Change of use from Class A2 Bank to a Class A5 Hot Food Takeaway, installation of extraction/ventilation equipment, alterations to shopfront and other external alterations. Previously counted as U/C in 2022, but ceased and unit reinstated to vacant. UB
	Crowthorne	Mr K Liebenberg 2 Dukes Ride	18/01081/FUL	SG	A5	120	Lapsed 2023	Change of use from Class A2 Bank to a Class A5 Hot Food Takeaway, installation of extraction/ventilation equipment, alterations to shopfront and other external alterations. Previously counted as U/C in 2022, but ceased and unit reinstated to vacant. UB
	Crowthorne	Mr R Purvey Builders Yard New Road	18/00175/FUL	B8	B8	-100	N/S 2023	Erection of 1 no. detached dwelling following demolition of existing building (builders yard). UB
	Crowthorne	Glentop Ltd 98 High Street	20/00595/PAC	Egi	B1a	-128	Complete 2023	Prior Approval for the change of use from Offices (Class B1(a)) to 1 No. 2 bedroom dwelling. UB
	Crowthorne	Mr J Hennings 25 Sandhurst Road	20/01077/FUL	Egiii	B1c	-299	Complete 2023	Erection of 1 no. 4 bed dwelling following demolition of existing buildings with light industrial business use. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
+	Crowthorne	Wellington College Dukes Ride	20/00945/FUL	C2	C2	2,984	Erection of part three/part four storey detached boarding house (Victoria House), part two/part three storey detached day house (Raglan House) and single storey energy centre with associated parking and landscaping following demolition of listed Old Laundry House and non-listed Armoury Cottages. Missed off 2021/22 commitments in error. OB
+	Crowthorne	Caremark Ltd, 283 High Street	21/00870/FUL	Egi	B1a	-202	Conversion of part of ground floor, first and second floors from offices to 3 no. one bedroom flats, including erection of part single storey/part two storey rear extension, 2 side dormers and single storey side extensions. UB
+	Crowthorne	Elkhorn Developments Ltd 18 Heath Hill Road	21/01052/FUL	C2	C2	-567	Conversion of existing residential care home to form 8no. flats. UB
+	Crowthorne	Wildmoor Homes Ltd, 182 Dukes Ride	21/01125/FUL	Egi	B1a	-94	Change of use of first floor office space to 2no. one-bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. (Site counted since overall loss of Class E is -135sqm; split out into component parts for analysis). UB
+	Crowthorne	Wildmoor Homes Ltd, 182 Dukes Ride	21/01125/FUL	Ea	A1	-41	Change of use of first floor office space to 2no. one-bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. (Site counted since overall loss of Class E is -135sqm; split out into component parts for analysis). UB
+	Crowthorne	Copenhagen Stables, Wellington College	22/00227/FUL	F1	D2	588	Demolition of Copenhagen Stables (former equestrian) and the erection of a new domestic, grounds and garden store with associated hardstanding. OB
+	Crowthorne	Copenhagen Stables, Wellington College	22/00227/FUL	SG	SG	-252	Demolition of Copenhagen Stables (former equestrian) and the erection of a new domestic, grounds and garden store with associated hardstanding. OB
+	Crowthorne	Mr Neil Montgomery The Ashes Kentigern Drive	22/00469/FUL	F1	D1	-136	Change of use from IT training use to a multi occupancy 3 bed staff house. UB
+	Crowthorne	Wellington College Hopetoun Garages Dukes Ride	22/00513/FUL	C2	C2	406	Demolition of Hopetoun Garages and the erection of a new sixth form centre with associated open space, landscaping and infrastructure. OB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
	Rest of Bracknell Town	JPP Land Ltd, Beaufort Park, South Road, Wokingham	17/01123/OUT	Egi	B1a	-4,724	Complete 2023 Outline permission (including details of access) for demolition of existing office building ("Beaufort Park") and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road. Missed off 2019/20 commitments in error. UB
	Rest of Bracknell Town	Fleming Investment Group Continuity House London Road	20/00189/PAC	Egi	B1a	[-349]	N/S 2023 Prior Approval for the change of use from offices (Class B1(a)) to dwellings (Class C3) comprising 7 no. one bedroom apartments. Floorspace counted under alternative permission 20/01083/FUL. UB
+	Rest of Bracknell Town	Fleming Development Continuity House London Road	20/01083/FUL	Egi	B1a	-502	N/S 2023 Erection of five storey building to provide 20 no. one, two and three bedroom apartments with associated parking following demolition of existing building. Alternative to 20/00189/PAC; floorspace counted here. UB
	Rest of Bracknell Town	Mr L Brannan Laboratory Cottage, Easishampstead Park Community School, Ringmead, Bracknell	20/00613/FUL	F1	D1	-141	N/S 2023 Change of use of school caretaker's accommodation/ offices/ store (D1 use class) to create dwelling house (C3 use class) with associated residential curtilage. Erection of garage with associated parking, summer house, gates and boundary treatments. Alternative permission 17/00419/3 lapsed 2022. Floorspace counted here. UB
	Rest of Bracknell Town	Mr S Ahmed Boyd Court Management Office Downshire Way	21/00704/FUL	Egi	B1a	-182	Complete 2023 Proposed conversion of office into a 2 bedroom residential unit. UB
	Rest of Bracknell Town	RJ2 Investment Inc Ltd Lily Hill House & Lily Hill Court Lily Hill Road	21/00755/PAC	Egi	B1a	-3,716	N/S 2023 Prior approval for change of use from B1 (offices) to C3 (residential) to form 33 No. flats. UB
	Rest of Bracknell Town	Bracknell Forest Council The Commercial Centre Old Bracknell Lane West	21/00853/3	Egiii	B1c	-2,175	U/C 2023 Demolition of existing buildings (except Building D), External and Internal Refurbishment of Building D (Building 2 proposed). Erection of Building 1 which comprises of 2 workshops, 1 storage unit and office space to run the commercial activities. UB
	Rest of Bracknell Town	Tabamara Limited Hilton National Hotel, Bagshot Road	21/01027/FUL	C1	C1	123	Complete 2023 Single storey extension to the hotel to provide additional gymnasium studio space. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
	Rest of Bracknell Town	Classic and Modern Engines Services (CMES) 18 - 20 Great Hollands Square	21/01148/FUL	B2	B2	200	U/C 2023 Proposed erection of 2 storey extension to existing workshop. UB
+	Rest of Bracknell Town	S2 Bracknell Ltd Bracknell Beeches Old Bracknell Lane	21/00701/FUL	Ea/F	A1/D2	294	N/S 2023 Erection of 7 new buildings comprising 349 residential dwellings, 294 sqm of flexible commercial/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings. UB
+	Rest of Bracknell Town	S2 Bracknell Ltd Bracknell Beeches Old Bracknell Lane	21/00701/FUL	Egi	B1a	-7,314	N/S 2023 Erection of 7 new buildings ranging from 4 to 16 storeys comprising 349 residential dwellings, 294 sqm of flexible commercial/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings. UB
+	Rest of Bracknell Town	Easthampstead Park Old Wokingham Road Wokingham	22/00551/FUL	C1	C1	1,182	N/S 2023 Erection of an events marquee associated with the existing hotel and conference centre use, with landscaping and associated works. OB
+	Rest of Bracknell Town	Glennore Residential Limited Recal House Eastern Road	16/00626/FUL	Egi	B1a	[-1727]	Superseded 2023 Redevelopment of site to provide 60 residential units within a part-three, four and five storey building (plus basement car parking) with associated amenity space, landscaping, car parking, refuse stores and foot/cycle path link following demolition of existing buildings. Missed off 2016/17 commitments in error. Floorspace counted under 22/00952/LDC. UB
+	Rest of Bracknell Town	Nabiganj Development Company Limited Grease Junkie Centre (Formerly Racal House) Eastern Road	22/00952/LDC	Egi	B1a	-1,727	Complete 2023 Certificate of lawfulness for confirmation of implementation of planning permission 16/00626/FUL for redevelopment to provide 60 residential units and demolition of existing building (as varied by 18/00557/FUL). Floorspace counted here as 16/00626/FUL. Missed off 2016/17 commitments in error. UB
	Sandhurst.	Mr M Weiler 414 Yorktown Road College Town Sandhurst	19/00102/OUT	Ed	D2	-570	N/S 2023 Outline permission (including details of access, appearance, layout & scale) for the erection extensions and a change of use of gym (D2) to residential (C3) to provide 13no. residential apartments. Reserved matters 20/01028/REM approved. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Building Progress	Description
+	Sandhurst	Mr Carl Slater Horseshoe Lake Activity Centre, Mill Lane	Z1/01/07/0/FUL	F2	D2	100	Complete 2023	Erection of building to be used for changing rooms and erection of replacement decking on the western and northern sides of the Activity Centre Office. OB
	Southern Employment Area	John Lewis Plc Central Vehicle Workshop/Ryde House Doncastle Road Bracknell	624928	Eg1	B1a	5,962	N/S 2023	Redevelopment of general industrial building to form offices and computer centre. Phase 1 (8,822 sq.m, B1) completed under this permission at March 2002. Figures counted here are for second phase of development only. UB
	Southern Employment Area	John Lewis Plc Central Vehicle Workshop/Ryde House Doncastle Road Bracknell	624928	B2	B2	-6,400	N/S 2023	Redevelopment of general industrial building to form offices and computer centre. Phase 1 (8,822 sq.m, B1) completed under this permission at March 2002. Figures counted here are for second phase of development only. UB
	Southern Employment Area	SEGRO Industrial Estates Ltd, Land East Of Lovelace Road, Bracknell	17/01227/OUT	Eg1/B2/ B8/ SG	B1c/ B2/ B8/ SG	[18580]	[Complete 2023]	Redevelopment of the site for the construction of industrial units (Class B1(c), B2/B8 uses), and/or data centres all with ancillary offices and mezzanine (total floorspace 18,580 sq m), associated infrastructure, car and cycle parking, drainage infrastructure, boundary treatments, landscaping and other ancillary works. Floorspace counted under: permission 20/00908/REM. UB
	Southern Employment Area	C/O Agent Land At Lovelace Road Bracknell	20/00908/REM	B8/B2	B8/B2	18,580	Complete 2023	Reserved Matters (details of access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 17/01227/OUT for the construction of a commercial unit (B8) with ancillary offices, associated infrastructure, van storage deck, vehicle and cycle parking, drainage infrastructure, boundary treatments, landscaping and other ancillary works. Non-Material Amendment (20/00818/NMA) amends the description of development so that a single industrial unit or Data Centre can be delivered under the Outline. Floorspace counted here. UB
+	Southern Employment Area	Daler Rowney Ltd, Peacock Lane, Bracknell	22/00738/FUL	B8	B8	407	Complete 2023	Proposed enclosure of existing external storage and loading bay area. UB
	Warfield	Warfield Central Consortium Land East of Old Priory Lane and West of Maize Lane	20/00214/OUT	F1	D1	[2228]	N/S 2023	Outline permission for up to 305 dwellings (C3), A Primary School (D1), public open space, landscaping, surface water drainage and associated engineering works. All Matters Reserved except means of access. Floorspace counted under 22/00314/REM. UG

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
+	Warfield	Warfield Central Consortium Land East of Old Priority Lane and West of Maize Lane	22/00314/REM	F1	D1	2,228 N/S 2023	Reserved matters relating to scale, layout appearance and landscaping in respect of 45 dwellings pursuant to outline planning permission 20/00214/OUT (up to 305 dwellings (C3Use), a primary school, (D1 Use), public open space, landscaping, surface water drainage and associated engineering works, all Matters Reserved except access. Floorspace counted here. UG
+	Warfield	Syngenta Jealotts Hill Research Station Jealotts Hill	22/00662/FUL	Egii	B1b	546 N/S 2023	Erection of external ancillary building structures, including relocated polytunnels and growing tunnel and creation of replacement soil stores. OB
	Western Employment Area	Dell Computers Corporation Former Brickworks Site Cain Road Bracknell	624280	Egi	B1a	10,775 N/S 2023	Reserved matters pursuant to outline 619390 for erection of two 4 storey offices (10,125sqm & 10,775sqm on 3ha). One office (building C) (10,125sq.m.) complete at 3/04. Building D Not Started (10,775 sqm) Permission remains live due to Building C being constructed. UB
	Western Employment Area	Harbour Properties Aitlington Square Downshire Way Bracknell	00/01103/FUL	Egi	B1a	0 N/S 2023	Section 73 to allow an extended period of 3 years for submission of reserved matters. For provision of B1 office accommodation. (Remaining phases of Aitlington Square development). UB
	Western Employment Area	Aitlington Square Plot 4 Downshire Way Bracknell	03/01227/REM	Egi	B1a	8,142 N/S 2023	Reserved matters pursuant to outline 00/01103/FUL for erection of 3 storey & 4 storey offices (18,182 sqm) - Plots 4 & 5. Plot 4 is not started, Plot 5 completed (10040sqm) & counted at March 2009. Balance is counted here. UB
	Western Employment Area	Iceni Projects, Thales Premises, Western Road Bracknell	14/00875/FUL	Egi	B1a	9,290 N/S 2023	Section 73 to redevelop the site to provide 3 no. buildings for office use (Class B1-total floor space 30,657 sqm) and associated works (amendment to scheme approved under 07/00825/FUL to enable the site to be developed in three phases). The floorspace for all 3 buildings was incorrectly counted as completed in 2010. Buildings A and B have been completed, but Building C (9290sqm) has not yet been built; the balance outstanding is counted under this application. UB

Relates to Another Site	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change Building M ² Progress	Description
	Natabi Ltd, Land To Be Known As Cain Park Cain Road Bracknell	14/00320/FUL	Egi	B1a	882	Erection of 2 no. buildings to provide B1(a) office floorspace with associated wildlife corridors, parking and landscaping with access from Cain Road. Alternative permission 12/00611/FUL. Block A completed in 2017; the balance for Block B has not been started. UG
	Solera Ltd Worldwide House Milbanke Way Bracknell	19/00626/FUL	Egi	B1a	313	Erection of two storey rear extension to provide ancillary gym space (313m2), covered walkway and painting of external brickwork. UB
	Mr E Walele Unit C Cookham Road Bracknell	19/00753/FUL	Egi	B1a	-1,089	Change of use from office (B1) to Islamic community centre (D1). UB
	Mr E Walele Unit C Cookham Road Bracknell	19/00753/FUL	F1	D1	1,089	Change of use from office (B1) to Islamic community centre (D1). UB
	Hewlett Packard Ltd, Land at Buckhurst Farm / Brickworks, Amen Corner, Moor Lane	10/00310/REM	Egi	B1	[0]	Reserved matters following permission 09/00792/OUT. Outstanding extant floorspace of 27,127 comprised of 21,391sqm on main site and 5,736sqm on island site. 21,391 sqm on main site superseded by permission 21/00239/FUL complete 2023. Consequently 5,736 sqm on island site can no longer be implemented (also has alternative permission 20/00947/FUL) so floorspace 0. UG
	Mount Elbert Edgecore Services LLC Former Hewlett Packard Site Cain Road	21/00239/FUL	B8	B8	9,443	Planning permission for the erection of a Data Centre building (containing data halls, associated electrical and AHU Plant Rooms, loading bay, maintenance and storage space, office administration areas and plant at roof level), emergency generators and emission stacks, diesel tanks and filling area, electrical switchroom, a water sprinkler pump room and storage tanks, a gate house / security building. Supersedes part (main site) of alternative permission 10/00310/REM. Floorspace counted here. UB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Description
	Western Employment Area	Angle Property (Bracknell) Limited Brook House Cain Road	21/00388/FUL	Egii	B1a	-1,957	Change of use of office building for Class B8 Storage and Distribution Use. UB
	Western Employment Area	Angle Property (Bracknell) Limited Brook House Cain Road	21/00388/FUL	B8	B8	1,957	Change of use of building for Class B8 Storage and Distribution Use. UB
+	Western Employment Area	3M United Kingdom PLC, 3M (recreational land) Cain Road/Tumpike Road	19/01004/OUT	F2	D2	-300	Outline permission for erection of up to 27 dwellings, with principal access from Tumpike Road, and associated vehicle parking, landscaping and ancillary works following demolition of existing buildings and clearance of the site. [All matters reserved apart from Access]. UB
+	Western Employment Area	Thames House, Cookham Road Bracknell	22/00506/DEM	Egii	B1a	-3,014	Demolition of Thames House, a two storey former head office building. UB
	Winkfield	British Ensign Golf Mill Ride Golf Club, Mill Ride	09/00094/FUL	F2	D2	1,147	Erection of replacement golf club house (proposed 2081 sqm; existing 934sqm) with detached biomass boiler enclosure. OB
	Winkfield	Heathfield School London Road	14/01001/FUL	C2	C2	1,224	Erection of 7 staff houses in form of two detached houses and a terrace with associated car parking following demolition of the Head and Deputy Headmistresses houses; erection of Junior Boarding House for 60 pupils (including 3no. 1 bedroom and 1no. 2 bedroom duplex level staff flats) with alterations/extension to existing car park; and extension to Phoenix Boarding House to provide accommodation for 14 pupils. (N.B. there is a related S73 permission 17/01159/FUL).
	Winkfield	NRM Laboratories, Coopers Bridge, Braziers Lane, Winkfield Row	18/00556/FUL	Egiii	B1c	262	Erection of 2no. modular buildings to be used as laboratories for testing \ analysis of water, agricultural and masonry materials and offices. OB
	Winkfield	Heathfield School London Road	18/00726/FUL	F1	D1	482	Erection of new sixth form building. There is a related S73 permission 19/00338/FUL which doesn't alter floorspace. OB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change M ² Progress	Building Progress	Description
	Winkfield	Shanly Homes Limited, Palm Hills, Palm Hills Estate, London Road, Bracknell	19/00525/DEM	F1	D1	[-541]	[Superseded 2023]	Prior approval for the demolition of seven buildings. NB. This includes a guest house, conference centre and office floorspace; main floorspace associated with conference centre so counted under D1. Floorspace counted under alternative 19/00847/OUT. UB
	Winkfield	Shanly Homes Limited, Palm Hills, Palm Hills Estate, London Road, Bracknell	19/00847/OUT	F1	D1	-541	Complete 2023	Outline permission for demolition of existing Palm Hills complex and redevelopment of site to provide 81 dwellings (15no. one bedroom, 8no. two bedroom, 49no. three bedroom and 9no. four bedroom) with associated car parking, landscaping and amended access onto London Road. Alternative 19/00525/DEM. Floorspace counted here. UB
	Winkfield	Shorts Agricultural Planners Farm Bracknell Road	21/00174/PAF	B8/Eg	B8/B1	354	N/S 2023	Prior approval for change of use from existing agricultural building to a flexible commercial use (B1 and B8). OG
	Winkfield	S and J Homes The Methodist Church, Winkfield Row	21/00340/FUL	F1	D1	-166	Complete 2023	Conversion and change of use of vacant church (F1 use) to a 1 bed dwelling (C3 use) with associated alterations. UB
+	Winkfield	Mr and Mrs Dolphin The Oaks 108 Locks Ride Ascot	17/00621/FUL	B8	B8	-517	Complete 2023	Erection of 3 no. bungalows to the rear of the existing site following demolition of existing buildings. Missed off 2021/22 commitments in error. UB
+	Winkfield	The Royal Hunt 177 New Road Ascot	20/00001/FUL	SG	A4	-264	Complete 2023	Erection of 8no. 1 bedroom flats with associated parking following demolition of existing buildings. Missed off 2021/22 commitments in error. UB
+	Winkfield	The Crown Estate, Land at Old Dairy, Sunninghill Park	20/00293/FUL	Egi	B1a	452	N/S 2023	Change of use of redundant farm buildings to Class B1 use and minor elevational changes. OG
+	Winkfield	Lambrook School Nursery, Lambrook School, Winkfield Row	21/01134/FUL	Ef	D1	239	Complete 2023	Conversion and extension of a restricted use residential dwelling to form a children's nursery, including outdoor play space and other ancillary services. OB
+	Winkfield	Power Investments Ltd, White Ladies Park, Prince Albert Drive	22/00050/LDC	Egi	B1a	122	Complete 2023	Lawful Development Certificate for use of administrative offices for a property investment and development company. OB

Relates to Another Site	Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change Building M ² Progress	Description
+	Winkfield	Thames Water Utilities Limited Sewage Treatment Works Bog Lane	22/00637/FUL	SG	SG	224 Complete 2023	Installation of a Sludge Thickening Building with associated plant. OG

(1)

1 NB: floorspace shown in square brackets [] have not been counted.

7 Schedule of Soft Commitments

Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change m ²	Building Progress	Description
Binfield	Land At Amen Corner West Of Beehive Road Between The Reading-Waterloo Railway Line and London Road	12/00993/OUT	Ea/Eb/Ec/SG	A1-A5	1,488	SOFT	Outline permission for the development of approximately 30 hectares of land at Amen Corner to provide up to 550 dwellings, a neighbourhood centre of up to 2,500 sq. metres (comprising classes A1, A2, A3, A4, D1 or D2), UG
Binfield	Land At Amen Corner West Of Beehive Road Between The Reading-Waterloo Railway Line and London Road	12/00993/OUT	F2	D2	988	SOFT	Outline permission for the development of approximately 30 hectares of land at Amen Corner to provide up to 550 dwellings, a neighbourhood centre of up to 2,500 sq. metres (comprising classes A1, A2, A3, A4, D1 or D2), UG
Binfield	The Nike Group Of Companies, Golf Driving Range, South View	14/00472/OUT	F1	D1	2,500	SOFT	Outline permission for erection of two-form entry primary school and associated playing fields with access from Beehive Road. UG
Bracknell Town Centre	Bracknell Regeneration Partnership Fitzwilliam House Skimped Hill Lane	20/00743/FUL	Egi	B1a	8,341	SOFT	Demolition of the existing building and redevelopment of the site to provide a new Class E office building with associated car parking, cycle parking, hard and soft landscaping and new vehicular access. UB
Bracknell Town Centre	Bracknell Forest Cambium Partnership Former Bus Station Site Market Street	21/00707/OUT	Egi,b,c,e,f & F2b	B1a/etc	2,699	SOFT	Hybrid planning permission (part detailed / part outline) for phased redevelopment to provide 169 residential (C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(g)(i) and F1(a) & (b)) delivered across three blocks A, B & C of accommodation (detailed element) and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated work Floorspace counted under E(g)(i) as office likely to be main use. UB

Area	Name and Site Address	Application Ref. No.	Use Class Post Sept. 2020	Use Class Pre Sept. 2020	Net Change	Building Progress	Description
Bracknell Town Centre	Bracknell Forest Cambium Partnership Former Bus Station Site Market Street	21/00707/OUT	Ea,b,c,d,g,gl & F1a & b	A1/etc	848	SOFT	Hybrid planning permission (part detailed / part outline) for the phased redevelopment to provide 169 residential (C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(g(i)) and F1(a) & (b)) across three blocks of accommodation A, B & C [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated works. Floorspace counted under E(a) as retail likely to be main use. UB
Rest of Bracknell Town	Bracknell Town Football Club Larges Lane	21/00250/OUT	F2	D2	-560	SOFT	Outline permission including access, appearance, layout and scale for demolition of existing dwelling and sports buildings and erection of 126 apartments with associated parking. UB
Warfield	Syngenta Jealotts Hill Research Station Jealotts Hill	22/00301/FUL	Eg1	B1b	-676	SOFT	Erection of a new bioscience building for research and development with associated access, parking, landscaping and associated infrastructure following demolition of existing buildings. OB

8 Developments Identified in Local Plans

Developments which have been identified in the Core Strategy (February 2008) and Site Allocations Local Plan (2013)

Binfield

8.0.1 Policy CS4 - Land at Amen Corner South, Binfield is identified for a comprehensive, well designed mixed-use development. Policy SA8 of the The Site Allocations Local Plan formally allocated this site. The Amen Corner Supplementary Planning Document (March 2010) ⁽²⁾ provides detailed principles to deliver a comprehensive, well designed mixed-use development including 35,000m² of employment and leisure floorspace comprising a local centre (retail), primary school and community and recreational uses. The following hard and soft commitments account for 3,706m² leaving a residual of 31,294m².

- 1,488m² local centre (A1-A5) (application 12/00993/OUT agreed in principal subject to a S106 agreement)
- 1,230m² primary school completed 2020 (permission 15/00872/REM following 14/00472/OUT)
- 988m² community & recreation facilities (D2) (application 12/00993/OUT part covered by 14/00472/OUT -both are agreed in principal subject to a S106 agreement)

8.0.2 There will be future losses of employment uses at the site as other permissions come forward.

8.0.3 Warfield

Policy CS5 - Land to the north of Whitegrove, Warfield is identified for a comprehensive, well designed mixed-use development. Policy SA8 of the Site Allocations Local Plan formally allocated this site. The Warfield Supplementary Planning Document ⁽³⁾ provides detailed development principles (W1-W16) to deliver a comprehensive, well designed mixed-use development including small scale employment, 2 primary schools and a neighbourhood centre. The following hard and soft commitments account for 4,421m².

- 2,193m² primary school completed 2017 (permission 14/01275/REM following hybrid 13/01007/OUT)
- 2,228m² primary school N/S 2022/23 (permission 22/00324/REM following 20/00214/OUT)

There will be future losses of employment uses at the site as other permissions come forwards.

2 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents/amen-corner>
3 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents/warfield-supplementary-planning-document>

Other Site Allocations

8.0.4 Policies SA1, SA2 and SA3 of the Site Allocations Local Plan (2013) allocates other smaller sites for residential development which have the potential to result in a loss of employment floorspace. The table below summarises these potential losses and gives a residual floorspace taking into account hard and soft commitments.

Table 16 Potential losses of floorspace on sites identified in the Site Allocations Local Plan (adopted July 2013)

Area	Policy	Address	Principal existing land use	Approximate residual floorspace balance taking account of hard and soft commitments
	SA1	Land at Battle Bridge House and Garage, Forest Road, Warfield	Vehicle Sales (SG)	-882m ²
	SA1	The Depot, (Commercial Centre), Old Bracknell Lane West, Bracknell	Council Depot, Council Resource Building (SG)	0 ⁽⁴⁾
	SA1	Land at Old Bracknell Lane West, Bracknell (Area 1 land to west (Photon/Blueprint House etc) and Area 2 land to the east (Bracknell Beeches)	Commercial (B1, B8)	-9,107m ² ⁽⁵⁾
	SA1	Land to the north of Eastern Road, Bracknell	Commercial (B1, SG, B8)	-10,319m ² ⁽⁶⁾
	SA1	Downside, Wildridings Road, Bracknell	Hostel Care Home (SG)	0 ⁽⁷⁾
	SA2	The Football Ground, Larges Lane, Bracknell	Football Ground (D2)	0 ⁽⁸⁾
	SA3	White Cairn, Dukes Ride, Crowthorne	Staff and Student accommodation (C1)	-561m ²
	SA3	Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield	Residential (C3) and Conference Centre (D1)	0 ⁽⁹⁾

4 This is the residual balance; the total to be lost is -2,860m² however residual is 0 as building is retained. Permission 21/00853/3 for demolition of existing buildings (except building D) and erection of new building. Results in loss of -2,175m² Egiil floorspace U/C in March 2023.

5 This is the residual balance. Total amount of floorspace to be lost is -19,060m². Permission 14/01095/FUL for part of area 1 resulted in the loss of -2,639m² completed 2016. Permission 21/00701/FUL for area 2 results in the loss of -7,314m² of Egi floorspace N/S 2023.

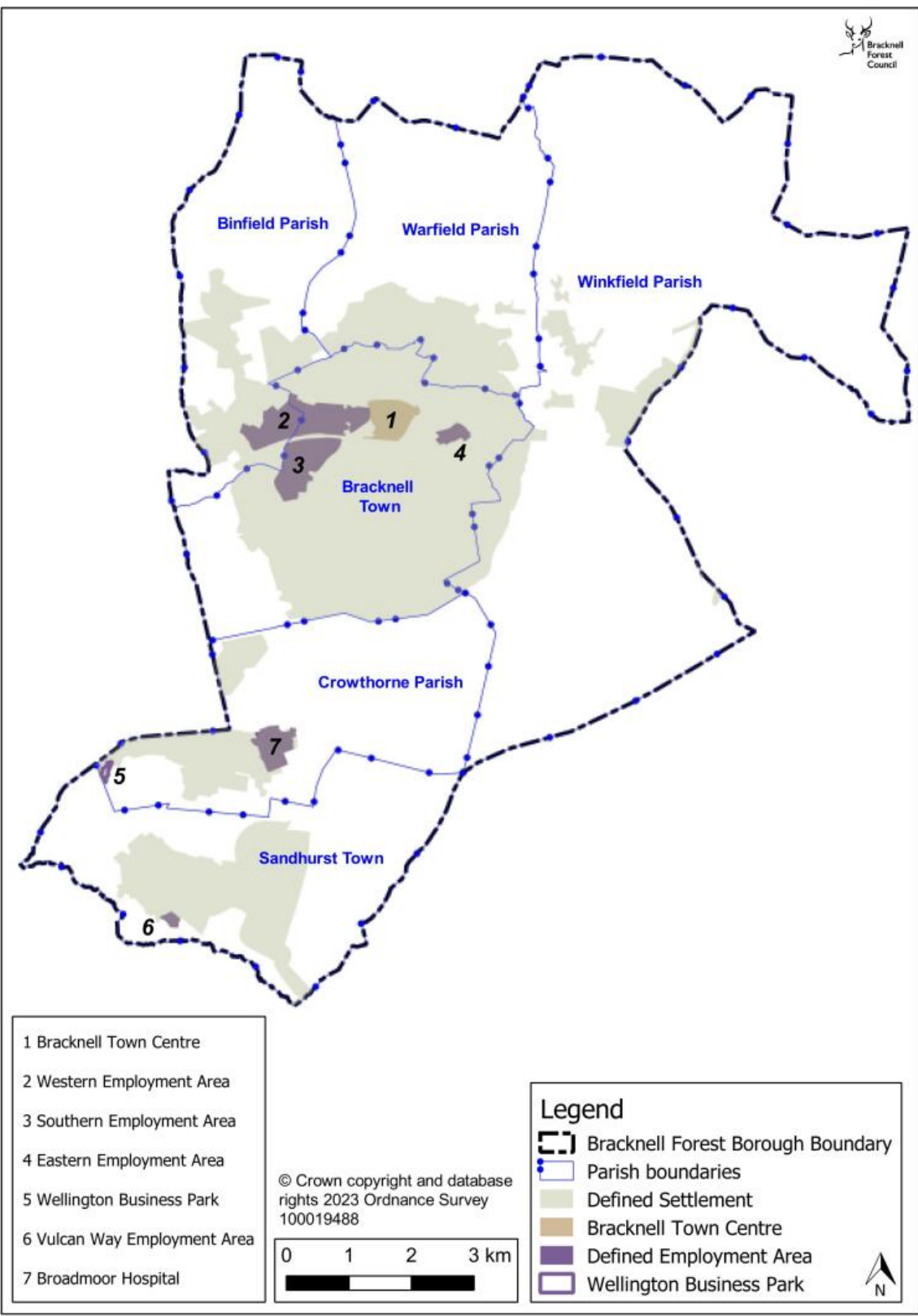
6 This is the residual balance. 11/00356/PAD resulted in loss of -2,490m² of B8 floorspace which was completed in 2012/13. 16/00639/PAC results in the loss of -2,773m² of existing B1a floorspace completed 2019/20, and 16/00079/PAC resulted in loss of -1,763m² of B1 completed 2018/19. 22/00952/LDC resulted in the loss of -1,727m² of Egi completed 2023. Total amount of floorspace to be lost is -19,072m².

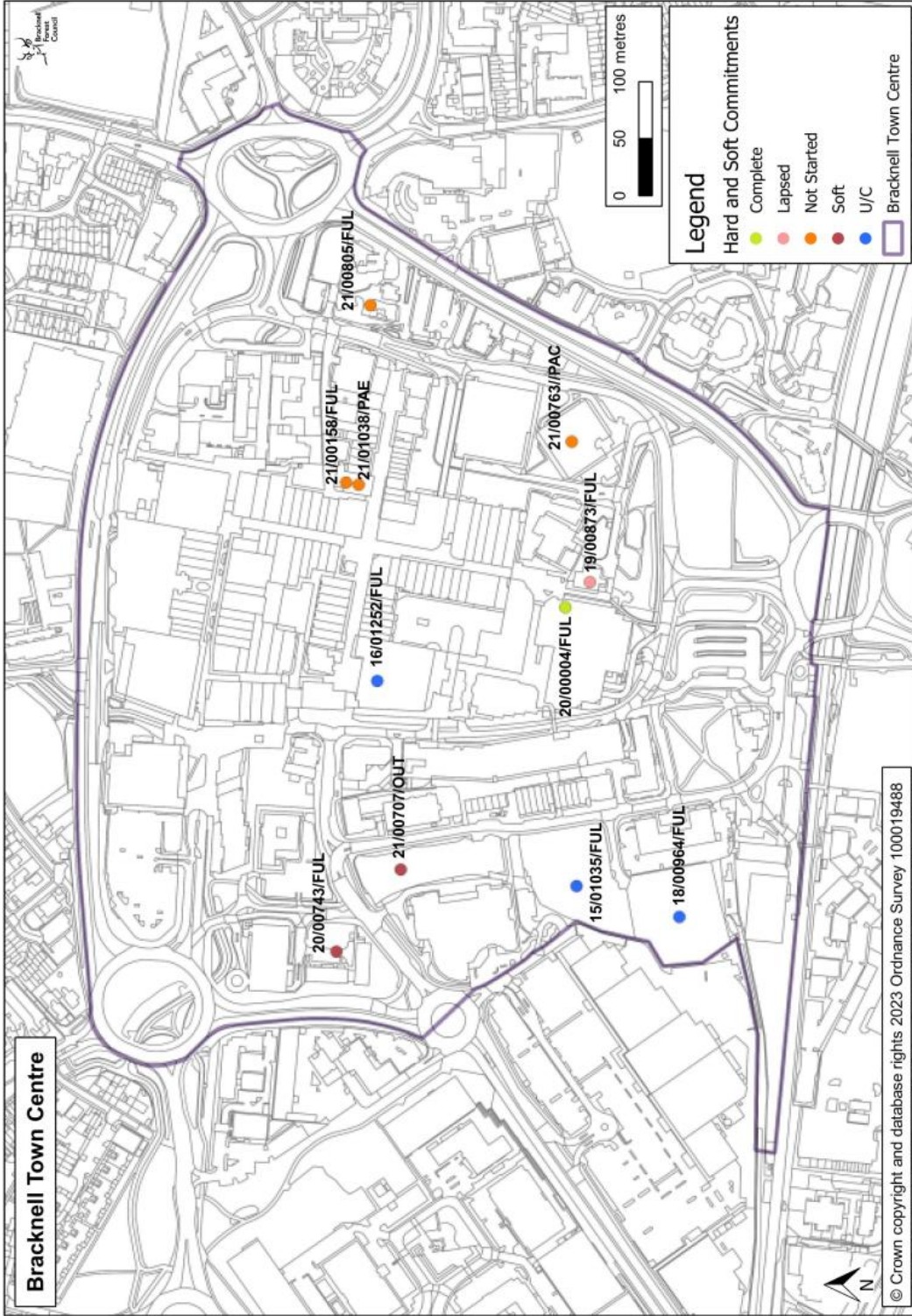
7 This is the residual balance: 17/01065/FUL results in the loss of -655m² of D1 floorspace completed 2021. Total amount of floorspace to be lost is -655m². Previously incorrectly recorded as -800m².

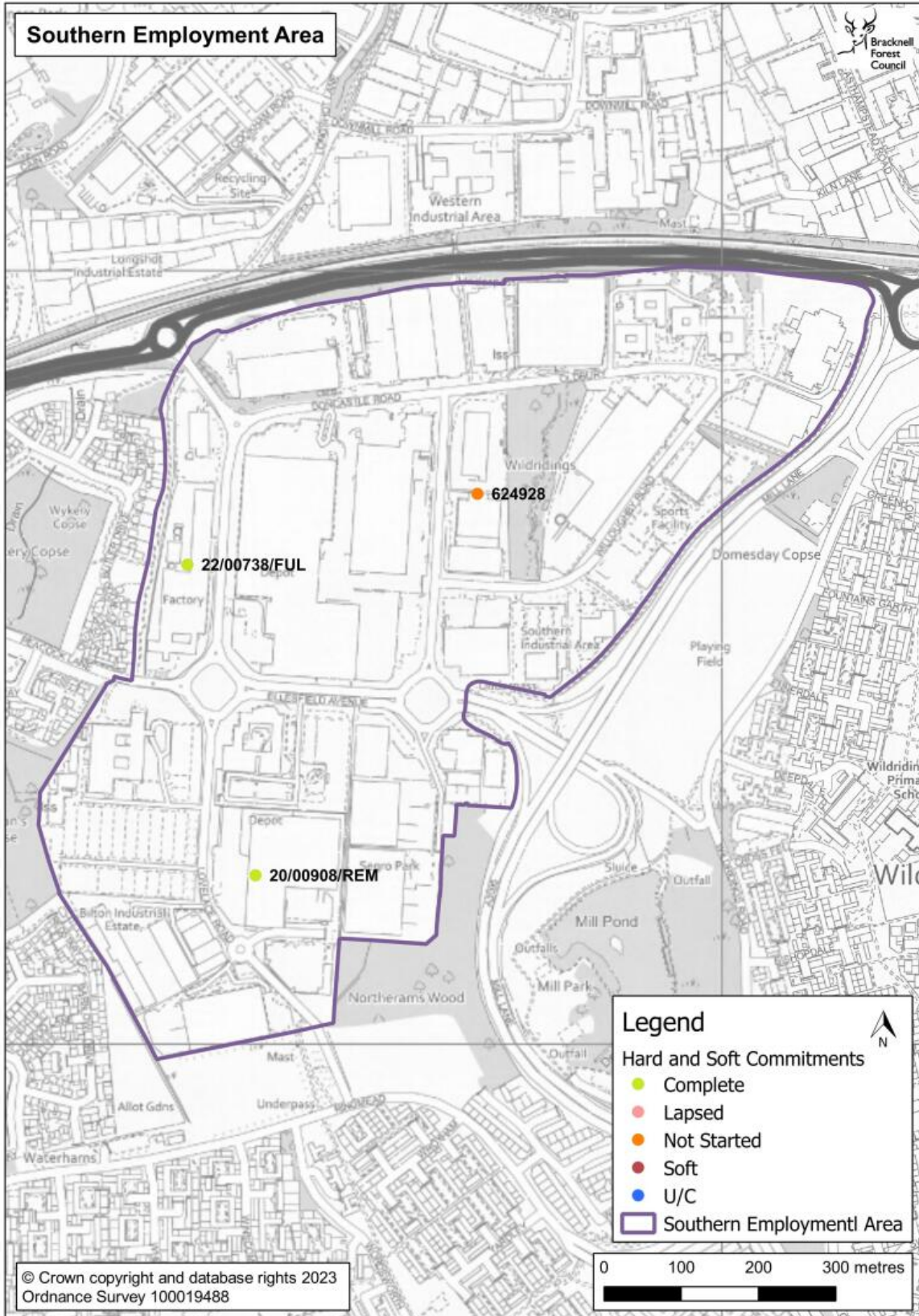
8 Soft commitment 21/00250/OUT results in a loss of -560 m² of F2 floorspace

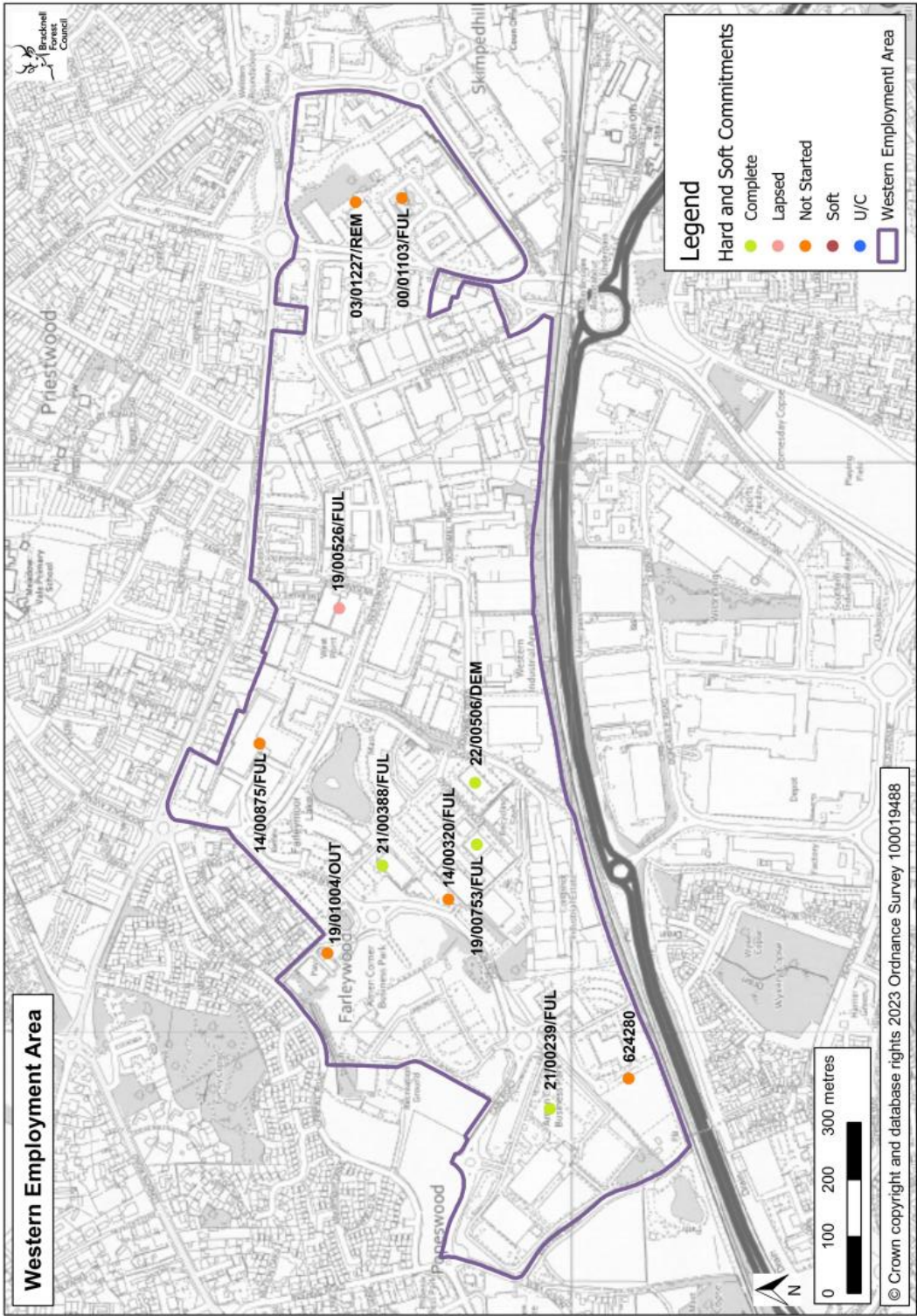
9 Permission 19/00847/OUT results in loss of -541m² of D1 completed 2023.

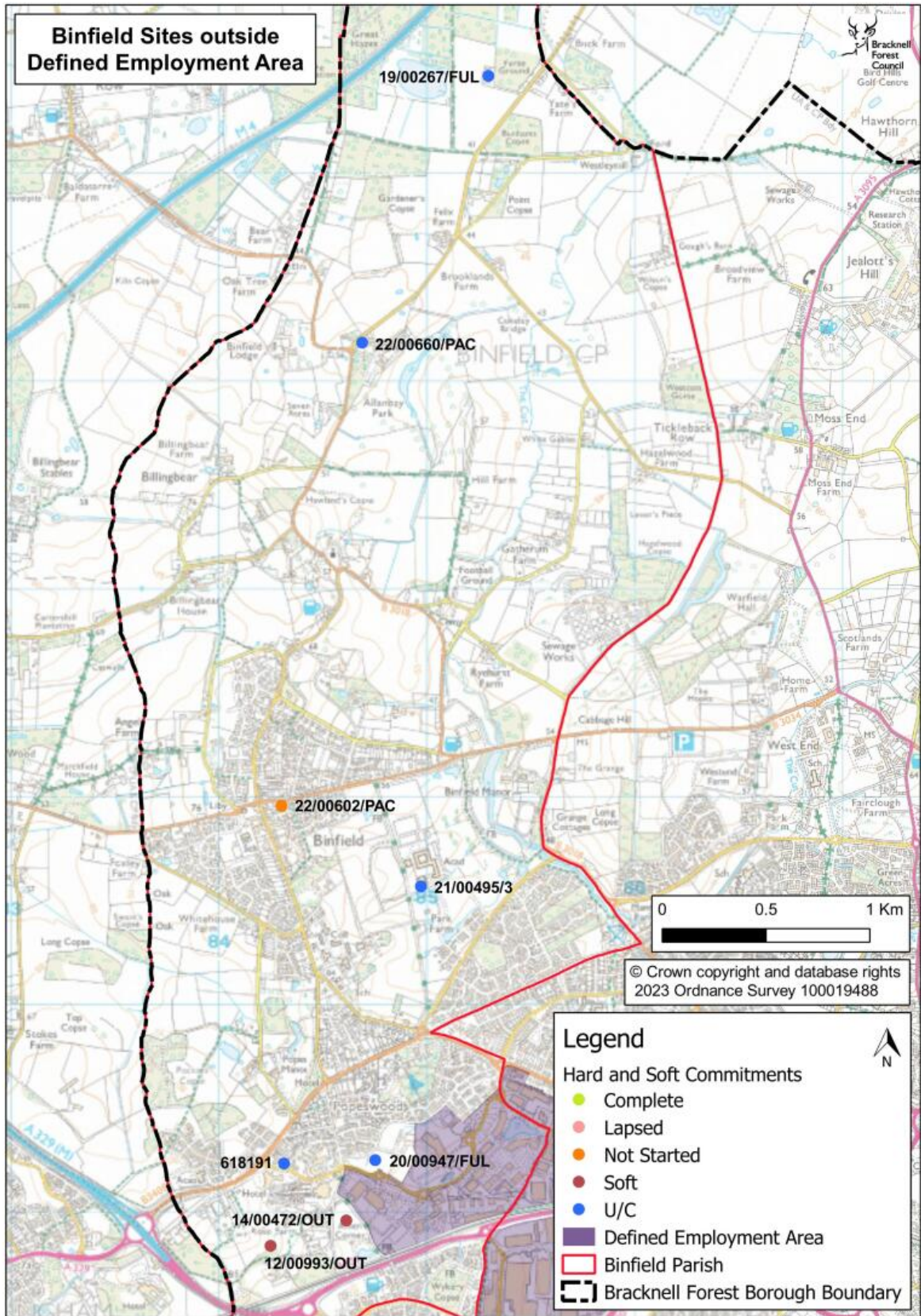
9 Maps of Bracknell Town Centre, Main Employment Areas and Parishes

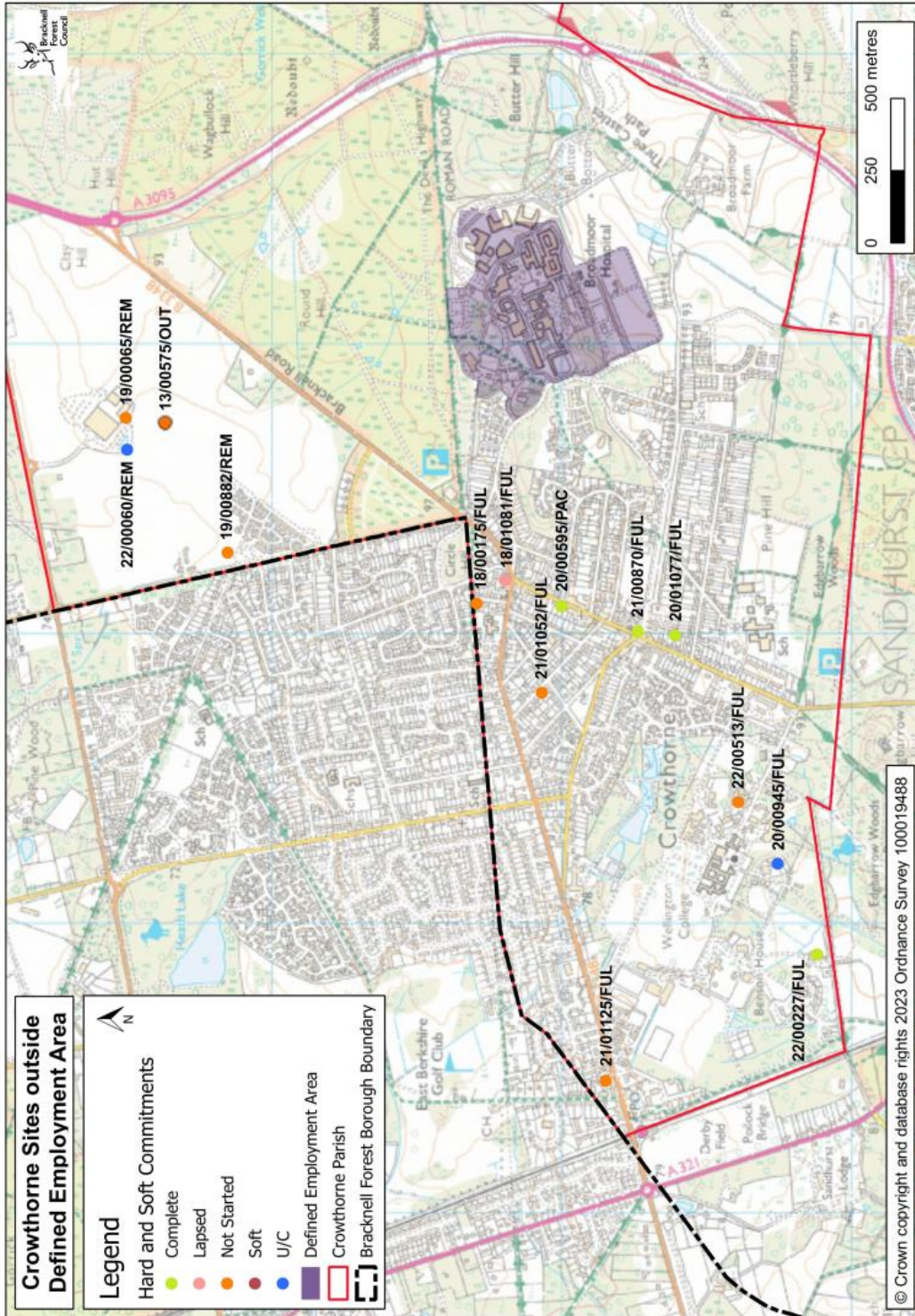




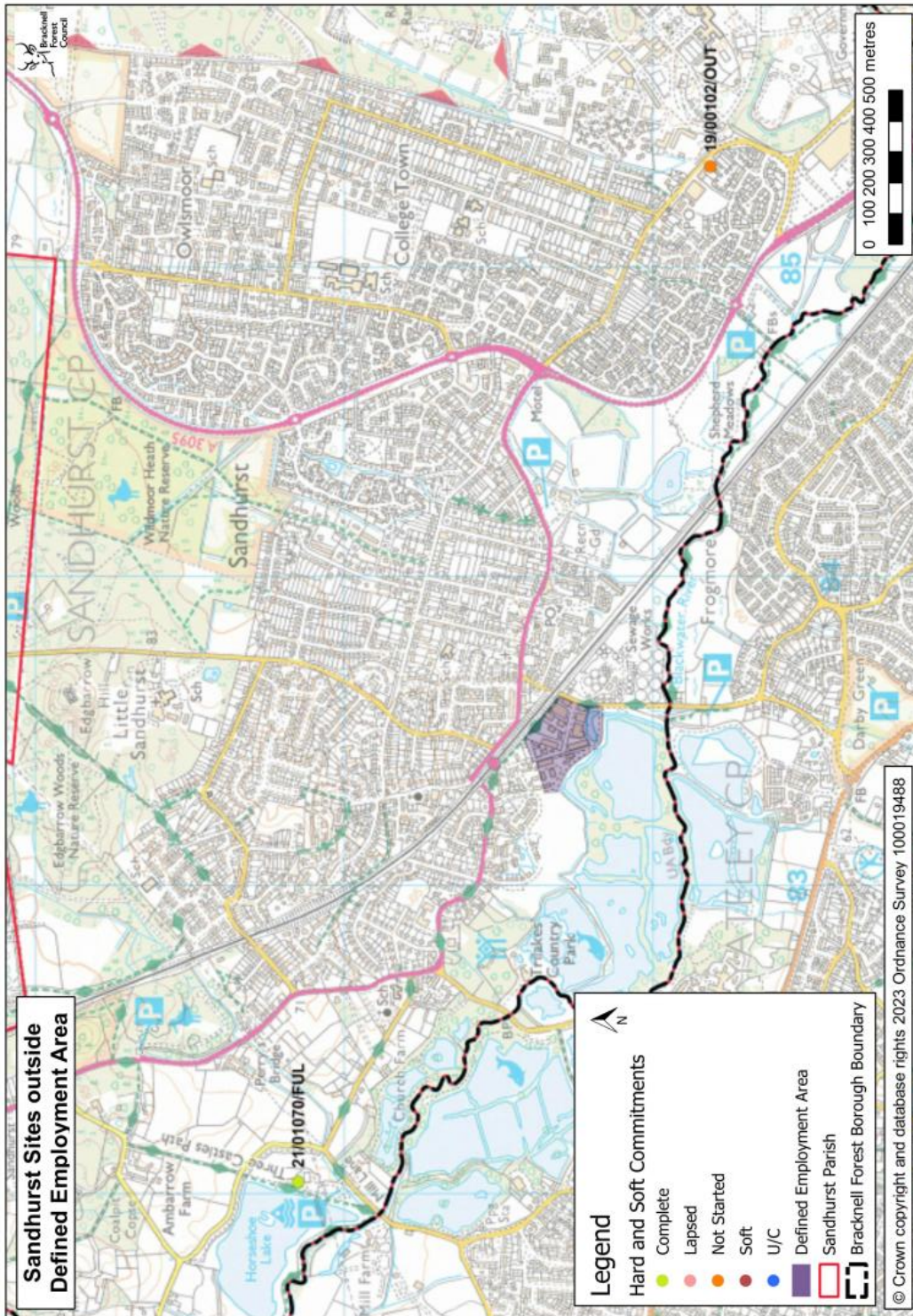


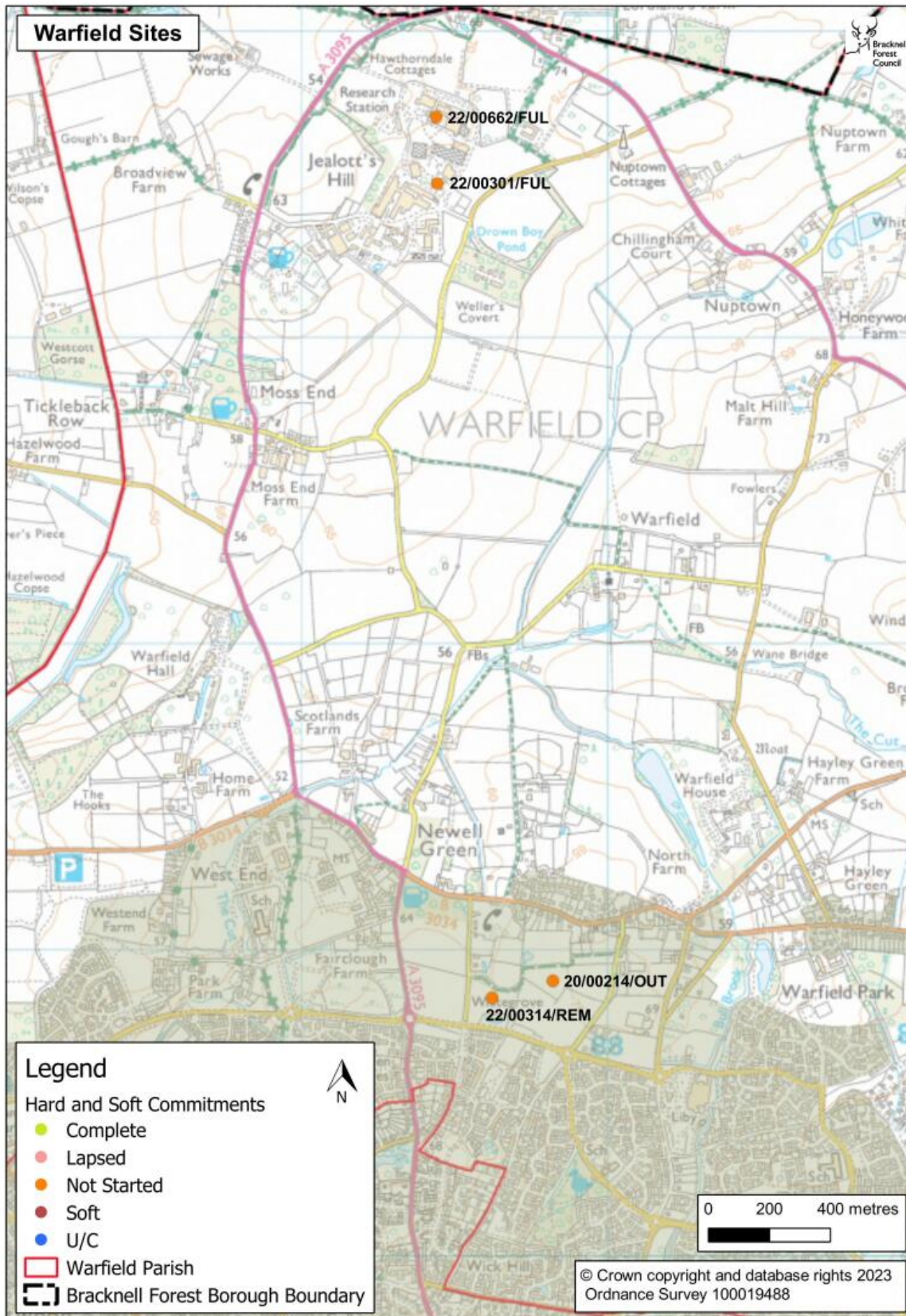


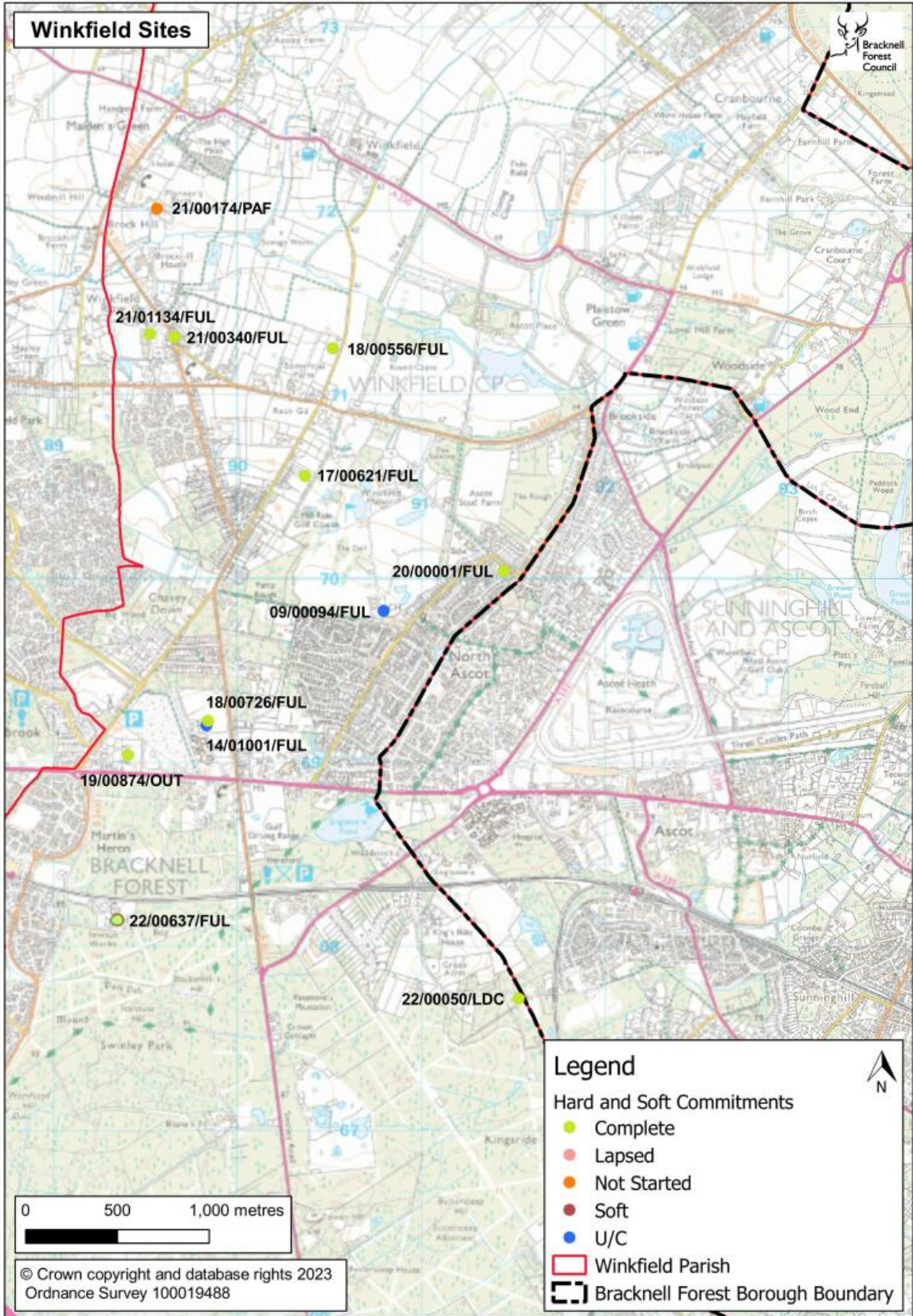




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Nepali

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

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