

Planning Commitments for Housing at March 2024

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1 Summary

1.1 This document looks at commitments for housing within Bracknell Forest Borough, over the period 1st April 2023 to 31st March 2024.

1.2 The total net completions during the monitoring year was 924. This comprises completions for Use Classes C3, C3 specialist and C2 - bedspaces (see Table 9 'Summary of commitments by Parish (Hard and Soft Commitments)' for summary)

1.3 It also includes 267 new build affordable homes (secured by Legal Agreements) (see Table 4 'C3 Affordable Housing Completions (secured through s106)').

1.4 As far as large 'strategic' sites allocated in the Site Allocations Local Plan (SALP) are concerned, the overview is as follows;

- Policy SA5 - former TRL site (now known as Bucklers Park), Nine Mile Ride, Crowthorne: 569 completed dwellings plus 126 under construction. The care home (Use Class C2) was completed in 2022 providing 80 bed spaces/44 dwellings when ratio is applied. In addition, a further Phase (5B) has full permission for 90 units, which was not part of the original outline permission. This results in a total of 1,090 units for this site.
- Policy SA7 - Land at Blue Mountain: 389 net completed dwellings plus 11 dwellings under construction.
- Policy SA9 - Land at Warfield (Area 2 Berkeley's): 5 phases have been completed giving a total of 705 dwellings (640 Use Class C3 and 65 Use Class C3 Specialist). 44 dwellings are under construction and 1 dwelling remains not started on the rest of the area. In addition, a further Phase (10) has full permission for 39 units, which was not part of the original outline permission. This results in total of 789 units for this site.
- Policy SA9 - Land at Warfield (Area 1): 220 net completions and 42 dwellings are under construction.

1.5 Between the 1st April 2023 and 31st March 2024, Bracknell Forest Council has permitted 438 net dwellings (Use Classes C3 and C2), across 42 sites. Further dwellings have been permitted on sites that were already subject to outstanding permissions through approval of reserved matters and amendments to existing schemes.

Table 1 Net Completions, new permissions and dwelling starts (Hard Commitments)

	1st April 2023 -31 March 2024					
	C3	C3 Specialist	C3 Prior Approvals	C2 (1.8 ratio)	C2a (1.8 ratio)	Total
Net completions	939	-15	0	0	0	924
New permissions	392	0	0	13	33	438
Dwelling starts	297	0	150	38	0	485

2 Introduction

2.1 This document has been produced by Bracknell Forest Council. It summarises the results of the 2023/24 survey of planning commitments for housing.

2.2 Surveys of housing commitments have been produced annually for the Berkshire area since 1976. Information relating to conversions, demolitions and changes of use has been included since 1994.

2.3 The Joint Strategic Planning Unit undertook the commitments exercise for Bracknell Forest between 1998 and 2010. Prior to this, Berkshire County Council produced the statistics (from 1976 to 1998).

2.4 Section 6 of this report contains the Summary Tables.

2.5 Detailed schedules of individual housing sites are found in Section 7. These are divided into large, medium and small sites. The definitions of 'small' and 'medium' sites were changed in 2017 to accord with the definition of sites included in the Strategic Housing Economic Land Availability Assessment (SHELAA <http://www.bracknell-forest.gov.uk/comprehensivelocalplan>)

- Large sites are sites of 1 hectare or more.
- Medium sites are sites of less than 1 hectare but with 5 (net) or more dwellings.
- Small sites are sites of less than 1 hectare with less than 5 (net) dwellings.

2.6 This document also includes data on housing that has been specifically designed to meet the needs of older people. This specialist housing includes sheltered housing, extra care housing and registered care provision. It includes development falling within Use Class C2 and specialist housing falling within Use Class C3.

2.7 This is the 6th year that such data has been included. Development falling within Use Class C2 is monitored by the number of bedspaces,⁽¹⁾ and is converted to a dwelling equivalent⁽²⁾, using a ratio of 1.8.

1 Section 7 Detailed Schedules of Housing Sites, Tables 17/18/19 - Specialist Housing for Older People - Use Class C2 and Use Class C3

2 In line with the Housing Delivery Rule Book (July 2018), <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book> (ratio of 1.8)

3 Definitions

3.1 The residential commitments exercise aims to monitor dwelling losses and gains from all sources, including new development, and changes to the housing stock arising from conversions, demolitions and changes of use. All sites which were in some way committed for housing development (including residential care homes falling within Use Class C2 (Residential Institutions) at 31st March 2024 are included in the survey.

3.2 The impact of conversions, demolitions and changes of use have been monitored since 1994. Although there may have been some under-counting of completions and sites under construction initially, such anomalies have diminished over time.

Affordable housing

3.3 This is housing with sale prices or rent levels which are substantially lower than the prevailing market price or rent, in order that it will be accessible to local people with priority housing need whose incomes are insufficient to enable them to afford adequate housing on the open market. It encompasses affordable rent and intermediate housing.

Ancillary

3.4 A permission that involves ancillary accommodation, (for example, the conversion of an outbuilding) to form liveable accommodation. It is not counted if it is stated that it is for a purpose incidental to the enjoyment of the dwelling house.

Application type

3.5 Various types of applications can be made;

- **Full application (FUL)** - this gives details of the uses proposed and the form and appearance of the development i.e. materials, design, access and layout details. Full permissions normally last for three years.
- **Outline application (OUT)** - this is used to establish the general principle of a particular kind of development on a site. Outline permission normally lasts for three years but cannot be acted upon until full details have been approved under a subsequent "reserved matters" application. When an outline application is made the applicant can choose whether to seek approval of any of five "reserved matters" or whether to leave them all for subsequent approval. The five "reserved matters" are:
 - **Layout** – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development
 - **Scale** – the height, width and length of each building proposed in relation to its surroundings
 - **Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development

- **Access** – *this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network*
- **Landscaping** – *this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.*
- **Reserved matters application (REM)** - this is a submission for approval of details following an outline approval, and cannot be treated in the same way as an application for planning permission. In other words, it is not open to the local planning authority to consider matters, in principle, that should have been considered earlier, and any conditions may only be appropriate to the matters "reserved" for later approval.
- **Prior Approval applications:** under the national Permitted Development legislation certain types of developments are granted planning permission subject to certain conditions. This is known as the prior approvals procedure. The purpose of this process is to seek confirmation that specific aspects of the proposed developments are acceptable. Some changes of use are permitted but require approval of various matters, dependent on the nature of the use, but might typically include matters relating to parking and highways, flooding, and contaminated land. Some prior approval applications will require a S106 to allow occupation due to the Habitats Regulations. Such a permission is a 'hard' commitment as a decision has been granted. Development must be completed within three years starting from the prior approval date.
- **Prior Approval COU: Office to C3 (PAC)** - prior approval for change of use of an office to a residential use (C3).
- **Prior Approval COU: Agricultural to C3 (PAA)** - prior approval change of use from agricultural use to a dwelling house (C3).
- **Prior Approval COU: Retail to C3 (PAV)** - prior approval change of use from retail shops, including financial and professional services to dwelling house (C3).
- **Prior Approval COU: change of from Class E to C3 (PAE)** - prior approval change of use from Class E to a dwelling house (C3)
- **Prior Approval COU: Class B8 to C3 (PAB)** - prior approval change of use from storage or distribution centre (B8) to a dwelling house (C3).
- **Prior Approval COU: Class AA to C3 (PARC)** - prior approval for the development of up to two residential storeys on a commercial building Class AA.

- **Listed Building (LB)** - listed building consent is required for the demolition of a listed building or the carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest.
- **Non-Material Amendments (NMA)** - used to make an application to amend a development proposal after planning permission has been granted.
- **Lawful Development Certificate (LDC)** - this is a statutory document confirming the use, operation or activity named in it as lawful for planning control purposes on the dates specified in the document. Once granted, the new type of certificate remains valid for the use or development and land described, provided there are no subsequent material changes in circumstance.

Commitment

3.6 There are two types of commitment. These are:

- **Hard commitment** - dwellings on sites with valid planning permission. This includes prior approvals that have been granted (some applicants are required to complete a S106 prior to occupation, due to the Habitats Regulations).
- **Soft commitment** - dwellings on sites with no formal planning permission but which have been identified in principle as being suitable for development.

3.7 **Soft commitments** are further divided into 2 categories:

- a site where the principle of development has been accepted through a formal resolution of the local planning authority, but where the signing of a legal agreement (S106) is awaited before planning permission can be granted; (excludes Prior Approvals, see above)
- a site which had been identified in a Local Plan (for example, the Site Allocations Local Plan, Warfield Neighbourhood Development Plan and the Bracknell Forest Local Plan) but which has yet to receive planning permission. Sites identified through the local plan process are only included when a document has been adopted.

3.8 A soft commitment does not carry as much weight as a hard commitment. Any future planning application on a site that has been accepted in principle will be considered on its individual merits by the local planning authority.

Conversion

3.9 Alteration of an existing residential use to form a different number of self contained units (e.g. conversion of a single dwelling house into three new flats).

Change of use

3.10 Replacement of an existing non-residential use by a residential use or vice versa (e.g. conversion of a barn to a dwelling or offices to dwellings).

Demolition

3.11 Loss of housing stock through the demolition of an existing residential property.

Dwelling/Use Class

3.12 Use Class C3 is split into 3 parts:

- C3(a) - covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
- C3(b) - up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- C3(c) - allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the Use Class C4 Houses in Multiple Occupation (HMO) definition, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger. For information, Use Class C4 HMOs cover small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom (student lets). As a point of clarification, HMOs are not counted as part of the housing stock.
- C3 specialist - retirement living or contemporary sheltered housing (housing with support)

3.13 Use Class C2 Residential Institutions is fairly broad including residential care homes, nursing homes, hospitals, boarding schools, residential colleges and training centres. When determining whether proposals for certain forms of specialist housing that may have the physical characteristics of dwellings with facilities for independent existence fall within Use Class C2, regard is paid to the level of care and scale of communal facilities provided. Extra care housing and enhanced sheltered may therefore be categorised as Use Class C2. Where accommodation is not self-contained i.e. it is communal, data is collected on the number of bed spaces and a ratio of 1.8. applied, in accordance with advice set out in the Housing Delivery Test Measurement Rule Book. ⁽³⁾ Use Class C2a relates to development which provides secure residential accommodation. This Class includes the provision of a prison, young offenders institution, detention centre, short term holding centre, secure hospital, secure local authority accommodation or use as military barracks.

Previously Developed Land/Greenfield

3.14 Previously developed land is defined in the Glossary to the National Planning Policy Framework (NPPF) (December 2023) as follows:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure".

3.15 The definition excludes:

- Land that is or was last occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where the provision for restoration has been made through development control procedures.
- Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments,
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Section 106/Legal Agreement

3.16 A legally binding agreement entered into by a person with an interest in a piece of land (often a developer) secured by a legal agreement or deed. It is designed to mitigate a particular impact that would arise from a development.

3.17 Prior Approvals for the change of use to Class C3 (dwellings) on a site 400m to 5km of the boundary of the Thames Basin Heaths Special Protection Area cannot be approved under the Habitats Regulations unless a planning obligation is entered into to ensure that the development has no adverse impacts upon the Special Protection Area. Prior Approvals are treated as hard commitments. It should be noted that the issuing of a decision/granting a Prior Approval is not delayed until a S106 is completed as they are two separate processes. The property cannot be occupied until a S106 is completed, although it can be built out.

4 Methodology

4.1 Housing commitments are updated every year.

- All outstanding commitments from the last survey are identified.
- Relevant planning permissions granted between 1st April 2023 and 31st March 2024 of the current survey year are added to the list of outstanding commitments from the previous year. This is done by extracting relevant planning permissions from:
 - the weekly list of delegated planning application decisions;
 - the weekly list of appeal decisions;
 - the monthly Planning Committee minutes.
- All sites are visited by officers from the Council, in order to obtain building progress data (not started, under construction or completed). Large and medium sites are visited quarterly, and, small sites are visited on an annual basis.
- Survey information is analysed, tables prepared and the document is compiled for publication.

4.2 Format of detailed schedules of housing sites

4.3 Each table towards the end of the document (see Section 7 'Detailed Schedules of Housing Sites') contains the following information

- Parish
- Site address
- Planning application number and type (* denotes a new permission during the current monitoring year but only where there has not been a previous housing commitment)
- Area - site area of permission in hectares
- Previously developed land/greenfield (see Section 3 'Definitions' for clarification)
- Build Type:
 - **New build:** newly built residential units
 - **Demolition:** the negative effect of permitted demolitions
 - **Cou/Conv:** conversions, and changes of use of units.
 - **Net:** new build plus or minus the effect of demolitions, conversions or changes of use.

- Number of dwellings permitted: expressed in terms of new build, demolitions, conversions and change of uses, and net figures
- Number of affordable dwellings (if any) included in the application, that have been secured by S106.
- Total completed at 31 March 2024: the number of dwellings on the site that have been completed (ready for occupation)
- Under construction: the number of dwellings under construction at 31 March 2024 (e.g. alterations/ground-works/foundations are underway).
- Not started: the number of dwellings permitted on the site that have not been started at 31 March 2024.
- Outstanding: dwellings under construction and not started at 31 March 2024, added together.
- Description: a summary of the development is given together with:
 - the developer of the site, where known,
 - where appropriate, the date of completion of the phase of the development or whole site,
 - the number of net completions since the previous document, expressed in terms of new build, demolitions, conversions and changes of use. These figures appear in bold in brackets.

4.4 Where a number of permissions relate to the same site (outline/reserved matters permissions) entries have been highlighted and grouped together. A balance is given for the entire site (normally large sites). Examples of sites that have been dealt with in this way in the current report are:

- Blue Mountain Golf Club and Conference Centre, Wood Lane, Binfield
- Peacock Farm/Jennett's Park, Bracknell
- Land at former TRL, Nine Mile Ride, Crowthorne
- Land at Warfield (Area 1), Warfield
- Land at Warfield (Area 2), Warfield

5 Bracknell Forest Development Trends

5.1 This is the 6th year of providing commentary on Use Classes C3 Specialist and C2 units. This enables trends to be drawn. Previous completion figures combined C3 and C3 Specialist data, and did not include C2 uses.

Use Class C3

5.2 The completion of 939 dwellings in the Borough over the past year represents an increase on the previous year (452 net dwellings were completed between April 2022 and March 2023). The 1st April 2023 housing trajectory predicted a similar completion figure for C3 during 2023/24. ⁽⁴⁾ This represents a significant increase on the previous year and is primarily due to the completion of units at Amber House, Northgate House and The Grand Exchange (432 dwellings). As the developments relate to flats, they were only counted as complete once entire blocks were completed.

5.3 At the end of the monitoring year (31st March 2024) for C3 sites (including prior approval sites), 696 net dwellings were under construction. This represents a decrease on the previous year (1,188 at March 2023). There were 414 dwellings under construction on 'large' sites compared with 586 last year. These were largely on sites allocated through the SALP such as the former TRL site and Warfield. There were 91 dwellings under construction on medium sites compared with 549 last year. The number under construction on medium sites has decreased due to completions of flats at Amber House and The Grand Exchange.

5.4 The completions figure includes 267 affordable homes (secured by legal agreements). This is an increase on the 52 completions recorded during the previous monitoring year. The new build affordable homes are in a variety of locations across the Borough, including at Amber House in Bracknell where 190 units were completed. (see Table 4 'C3 Affordable Housing Completions (secured through s106)').

5.5 33% (313) of dwellings completed (on both large and medium sites during 2023/24) were allocated in the SALP. They are listed in Table 6 'C3 Large and Medium Completions by Site'

5.6 There were 438 newly permitted dwellings on large, medium and small sites ⁽⁵⁾. Large and medium notable sites gaining permission were:

- 186-188 High Street, Crowthorne 20/01087/FUL - 8 net dwellings
- Phase 5B Land at the former TRL site, Nine Mile Ride 22/01051/FUL - 90 net dwellings
- Burford House, Leppington, Bracknell 20/00823/FUL - 12 net dwellings
- Former Bus Station Site, Market Street, Bracknell 21/00707/OUT - 169 net dwellings
- Abbey House, Grenville Place, Bracknell 21/01090/FUL Allowed on appeal - 6 net dwellings
- Land on the south east side of Turnpike Road, 3M, Binfield 22/01008/FUL - 6 net dwellings (33 units in total - 27 counted under 19/01004/OUT in March 2023 commitments)
- Westwood House, Swinley Road, Winkfield 22/00116/FUL Allowed on appeal - 18 net dwellings
- 26 High Street, Bracknell 21/01056/FUL - 1 net dwelling (6 units counted under 21/00158/FUL in March 2023 commitments)

⁴ www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring

⁵ This figure does not include Reserved Matters (REM), Section 73 permissions, C2, C2a and C3 Specialist

- Barn Close, Bracknell 22/00317/FUL - 1 net dwelling (demolition of 24no. social rented flats and construction of 25no. new build)
- St Davids Nursing Homes, Ascot Priory, Winkfield 20/00503/FUL - 10 net dwellings
- Land south of Forest Road, Newell Green, Warfield 21/00592/FUL - 42 net dwellings

5.7 A further 4,500 dwellings have been accepted in principle (soft commitments). This is higher than the figure for last year (2,656) due to the adoption of the Bracknell Forest Local Plan and the making of the Warfield Neighbourhood Plan during the monitoring year. See Table 8 'C3 Outstanding commitment (Net)'

- 705 of these dwellings are developments for which approval has been indicated subject to the completion of a Section 106 Agreement ⁽⁶⁾
- 3,795 of these dwellings are on sites which have been identified in an Adopted Plan (Bracknell Forest Local Plan, Warfield Neighborhood Plan and Site Allocations Local Plan) ⁽⁷⁾

Use Class C3 Specialist

5.8 There were no new applications this year. Binfield House, Terrace Road North is under construction with a small number of completions (a loss of 15 units in the monitoring year). ⁽⁸⁾

5.9 Whilst 60 units are included in SALP Policy SA4 - Broadmoor Hospital, Crowthorne under the soft commitments, no formal application has been submitted ⁽⁹⁾

Use Class C2

5.10 There was one new permission approved for Use Class 2 Specialist Housing. This permission involves two parts. ⁽¹⁰⁾

- St David's Nursing Home, Ascot Priory 20/00503/FUL - net 16 bedspaces (ratio equivalent 9 units)
- St Christopher's Care Home, Ascot Priory 20/00503/FUL - net 8 bedspaces (ratio equivalent 4 units)

5.11 During the monitoring period there was also one new permission for Use Class C2a Specialist Housing at Old College, Royal Military Academy, Sandhurst (22/00726/FUL) for 59 net bedspaces (ratio equivalent of 33 units)

5.12 Whilst a care home is included in the allocation at Broadmoor Hospital, Crowthorne (SALP Policy SA4), no further information/application has been submitted ⁽¹¹⁾

Use Classes C3, C3 Specialist & C2 combined

5.13 The previously developed land and greenfield graph has been moved to the Housing Authority Monitoring Report, which is published later in the year ⁽¹²⁾.

6 Table 8 'C3 Outstanding commitment (Net)'

7 Table 17 'Developments which have been identified in an Adopted Local Plan (Core Strategy & Site Allocations Local Plan) (Soft Commitments)'

8 Table 20 'Specialist Housing within Use Class C3s (Hard Commitments)'

9 Table 22 'Specialist Housing for Use Class C2 & C3s (Soft Commitments)'

10 Table 19 'Specialist Housing within Use Class C2 (Hard Commitments)'

11 Table 22 'Specialist Housing for Use Class C2 & C3s (Soft Commitments)'

12 <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring>

5.14 The two graphs below, show trends in completions, new permissions and new starts over the last few years.

Figure 1 Net Completions 2006-2024

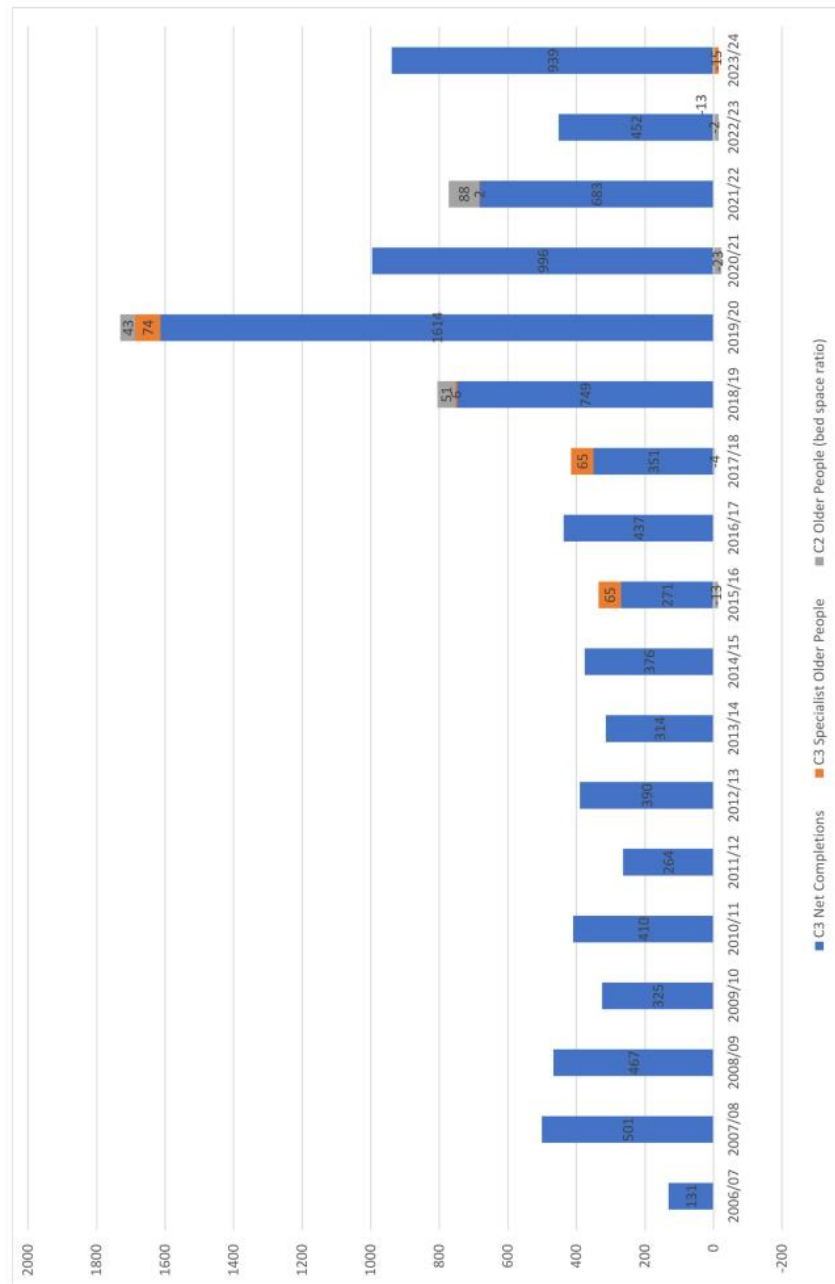
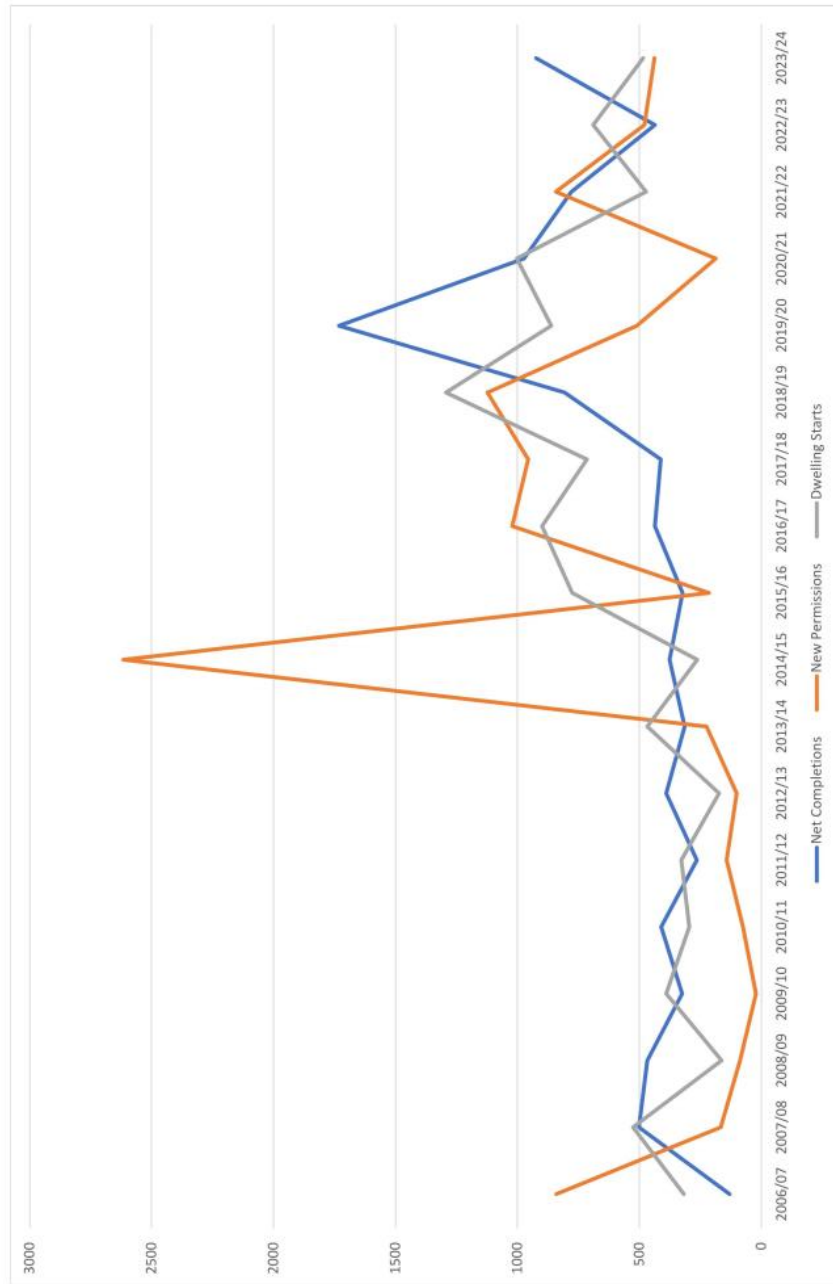


Figure 2 New Permissions, Starts and Completions (Net) 2006-2024



6 Summary Tables

6.1 The following tables relate to Use Classes C3, C3 Specialist and C2, as described in the title.

Table 2 C3 Summary of Completed Demolitions, Conversions & Change of Use by Site Size

	1ha or over (Large)	Under 1ha		Total
		5 or more dwellings (Medium)	Under 5 dwellings (Small)	
Demolitions	0	-3	-2	-5
Conversions (inc. LDCs)	0	6	4	10
Change of Use	0	0	4	4
Total	0	3	6	9

Table 3 C3 Lapsed Applications

Site Size	Address	Application Ref.	New Build	Demolition	COU/Conv	Net
Small	Gleam Cottage, Terrace Road North, Binfield	20/00559/FUL	2	-1	0	0
Small	Top Yard, Carters Hill, Binfield	20/00736/FUL	1	-1	0	0
Small	Willow House, Ranelagh Drive, Bracknell	19/00359/OUT	2	-1	0	1
Small	Laboratory Cottage, Easthampstead Park Community School, Bracknell	20/00613/FUL	0	0	1	1
Small	184 Dukes Ride, Crowthorne	20/00393/FUL	0	0	3	3
Small	The Flat, 12 - 14 Dukes Ride, Crowthorne	19/00403/FUL	0	0	1	1
Small	Delmar, 27 Addiscombe Road, Crowthorne	18/00920/FUL	1	-1	0	0
Small	79 Church Street, Crowthorne	17/00790/FUL	0	0	3	3
Small	The Dukes Head, 45 High Street, Sandhurst	18/00262/FUL 19/00778/FUL (s.73)	1	0	0	1
Small	Snaprails Lodge, 2 Wellington Road, Sandhurst	20/00599/FUL	1	-1	0	0
Small	Jealotts Hill Farm House, Jealotts Hill, Warfield	16/01086/FUL	0	0	-1	-1
Small	Don Beni Restaurant, Winkfield Row, Winkfield	19/00857/FUL	1	0	0	1
Small	Paddock Gate North Street (Block B), Winkfield	20/00177/FUL	0	0	2	2
Small	Old Chapel Lodge, North Street, Winkfield	20/00322/FUL	0	0	2	2

Site Size	Address	Application Ref.	New Build	Demolition	COU/Conv	Net
Medium	Clifton House, Brants Bridge, Bracknell	17/00700/FUL (21/00436/FUL s.73)	14	0	0	14
Medium	Forth House, Brants Bridge, Bracknell	17/00768/FUL (21/00437/FUL s.73)	9	0	0	9
Medium	Tamar House, Brants Bridge, Bracknell	18/00793/FUL (21/00432/FUL s.73)	9	0	0	9
Medium	Building 2, Technology House, The Boulevard, Cain Road, Bracknell	17/01319/FUL	0	0	12	12
Medium	414 Yorktown Road, Sandhurst	19/00102/OUT 20/01028/REM	13	0	0	13
Total			54	-5	23	72

Table 4 C3 Affordable Housing Completions (secured through s106)

Site	Application Reference	Number of affordable dwellings
Land Adjoining Coppid Beech House, South of London Road, Bracknell	19/01118/FUL	13
Jay Corner, Peacock Lane, Binfield	14/00488/REM	25
Tilehurst Lane, Binfield	18/00758/FUL	13
Amber House, Market Street, Bracknell	15/01035/FUL	190
Beaufort Park, South Road (The Evergreens), Bracknell	17/01123/OUT 21/00104/REM	8
Bucklers Park (TRL Phase 3a), Crowthorne	19/01099/REM	12
Abbey Place, Warfield	19/00327/FUL	2
North Lodge Farm, Forest Road, Hayley Green (Gale Gardens), Warfield	17/00656/OUT 21/00440/REM	4
Total		267

Table 5 C3 Completions Summary

	New Build	Demolition	Conversion/COU	Total (Net)
1ha or over (Large)	441	0	0	441
Under 1ha, 5 or more dwellings (Medium)	472	-3	6	475

	New Build	Demolition	Conversion/COU	Total (Net)
Under 1ha, under 5 dwellings (Small)	17	-2	8	23
Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (Hard Commitment)	0	0	0	0
Specialist Housing within Use Class C3s	0	0	-15	-15
Total	930	-5	-1	924

Table 6 C3 Large and Medium Completions by Site

Size	Parish	Site	Application No.	No of completed dwellings (net) (during monitoring period) (1)
Medium	Bracknell	Amber House & Northgate House, Market Street	15/01035/FUL	+190
Medium	Bracknell	Bus Depot and Offices, Coldborough House, Market Street (The Grand Exchange)	18/00964/FUL 22/00122/FUL	+242
Medium	Bracknell	Land At East Lodge, Great Hollands Road (access via Aysgarth, Ringmead)	23/00716/FUL	+9
Medium	Bracknell	Blocks A, B,C Christine Ingram Gardens, Folders Lane	18/00620/FUL	+6
Medium	Sandhurst	Land to R/O 92 College Road	21/00837/FUL 17/00754/FUL	+4
Medium	Warfield	North Lodge Farm (Kings Hart View)	17/00656/OUT 21/00440/REM	+19
Medium	Winkfield	Orchard House. Priory Road	20/00862/FUL 22/00388/FUL	+7
Medium	Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	0 (-1 demolition, 1 new build)
Medium	Winkfield	Squirrels, North Street	21/00157/FUL	-1
Medium	Winkfield	Westwood House	22/00116/FUL	-1
Medium Total				475
Large	Binfield	Norbury, London Road (Alexandra Gardens) (SALP SA8)	19/00767/FUL	2
Large	Binfield	Land at Tilehurst Lane (Tilehurst Green)	18/00758/FUL 15/00452/OUT	+22
Large	Binfield	Land At Blue Mountain, Wood Lane Phase B4 (SALP SA7)	18/01010/REM	36

Size	Parish	Site	Application No.	No of completed dwellings (net) (during monitoring period) (1)
Large	Binfield	Land Adjoining Coppid Beech House, South of London Road (SALP SA8)	19/01118/FUL	+32
Large	Bracknell	Beaufort Park, South Road (The Evergreens)	17/01123/OUT 21/00104/REM	30
Large	Bracknell	Coopers Hill Youth and Community Centre	21/00233/FUL	12
Large	Bracknell	The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD	10
Large	Bracknell	Land East of Sparrowhawk Way	14/00488/REM	+25
Large	Crowthorne	Phase 1A (adjoining restaurant) Land at former TRL, Nine Mile Ride (SALP SA5)	19/00791/REM	+7
Large	Crowthorne	Phase 2 (Hatch Green) Land at former TRL, Nine Mile Ride (SALP SA5)	21/00004/REM	+39
Large	Crowthorne	Phase 3a (Goodwood Crescent) Land at former TRL, Nine Mile Ride (SALP SA5)	19/01099/REM	+66
Large	Crowthorne	Phase 3b (Neighbourhood Centre) Land at former TRL, Nine Mile Ride (SALP SA5)	22/00060/REM	25
Large	Crowthorne	Phase 4A, Land at former TRL, Nine Mile Ride (SALP SA5)	22/00138/REM	7
Large	Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Area 2, Phase 6) (SALP SA9)	18/00396/REM	14
Large	Warfield	Land North of Harvest Ride and South of Forest Road and East of West End Lane (Area 2, Phase 8) (SALP SA9)	20/00265/REM	+17
Large	Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Area 2, Phase 9) (SALP SA9)	20/00265/REM	57
Large	Warfield	Land at South West of Abbey Place (Abbey Place Mews) (Area 1) (SALP SA9)	19/00327/FUL	9
Large	Warfield	Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 4) (Skylarks) (Area 1) (SALP SA9)	22/00314/REM	2
Large	Winkfield	White Gates, Long Hill Road	18/00336/FUL	+11
Large	Winkfield	Winkfield Manor, Forest Road	21/00780/FUL	+18
Large Total				441
Total				916

1. + denotes site/land parcel completed during monitoring year.

Table 7 C3, C2 and C2a Summary of New Permissions, Starts and Completions

	New Permissions						New Starts					Hard Completions				
	1ha and over (Large)	Under 1ha (Medium and Small)	C2 (1.8 Ratio)	C2a (1.8 Ratio)	C3 Specialist	C3 Prior approval	1ha and over (Large)	Under 1ha (Medium and Small)	C2 (1.8 Ratio)	C3 Specialist	C3 Prior approval	1ha and over (Large)	Under 1ha (Medium and Small)	C2 (1.8 Ratio)	C3 Specialist	C3 Prior approval
New Build	143	280	13	66	0	0	269	37	38	0	150	441	489	0	0	0
Demolitions	-1	-37	0	-33	0	0	0	-8	0	0	0	0	-5	0	0	0
Conversions & COU	0	7	0	0	0	0	0	-1	0	0	0	0	14	0	-15	0
Total (Net)	142	250	13	33	0	0	269	28	38	0	150	441	498	0	-15	0

Table 8 C3 Outstanding commitment (Net)

Site Size	With planning permission (Hard)	Accepted in principle subject to decision & s106 (Soft)	Prior Approval sites (decision granted) pending s106 in relation to habitat mitigation/occupation (Hard)	Sites identified in an adopted/made Development Plan Document (Soft)
1ha or over (Large sites)	1766	687	0	3709 (1)
Under 1ha, 5+ dwellings (Medium sites)	393	16	183	86
Under 1ha, under 5 units (Small sites)	99	2	0	0
TOTAL	2258	705	183	3795

1. This relates to sites identified in the adopted Bracknell Forest Local Plan, Sites Allocations Local Plan and the made Warfield Neighbourhood Plan

Table 9 Summary of commitments by Parish (Hard and Soft Commitments)

Parish	C3												
	Completions as at March 2024				1ha or over (Large sites)		Under 1ha, 5+ dwellings (Medium sites)		Under 1ha, under 5 units (Small sites)		Prior approval sites (decisions granted) as at March 2024		Soft commitments as at March 2024
	New Build	Demo-lition	Coun/Conv	Net	Under construction	Not started	Under construction	Not started	Under construction	Not started	Under construction	Not started	
Binfield	92	-1	0	91	39	102	0	33	5	3	0	0	886
Bracknell	521	0	9	530	85	349	67	217	7	16	150	33	1753
Crowthorne	148	0	3	151	126	395	8	13	13	7	0	0	226
Sandhurst	4	-1	0	3	4	0	0	0	1	11	0	0	220
Warfield	121	0	0	121	125	362	0	0	1	11	0	0	985
Winkfield	44	-3	2	43	35	148	16	39	14	5	0	0	87
Total	930	-5	14	939	414	1356	91	302	41	54	150	33	4157

Table 10 Summary of commitments by Parish (Specialist Hard and Soft Commitments)

Parish	C3 Specialist Housing As at March 2024					C2 Specialist Housing for Older People (ratio applied) As at March 2024							C2a Specialist Housing (ratio applied) As at March 2024			
	Completed	Under construction	Not started	Soft commitment	Net	Under construction	Not started	Outstanding	Soft commitment	Completed	Under construction	Not started	Outstanding			
Binfield	-15	14	0	0	0	38	0	38	0	0	0	0	0			
Bracknell0	0	0	0	0	0	0	0	0	40	0	0	0	0			
Crowthorne	0	0	0	60	0	0	0	0	0	0	0	0	0			
Sandhurst0	0	0	0	0	0	0	0	0	0	0	0	33	33			
Warfield	0	0	0	0	0	0	0	0	0	0	0	0	0			
Winkfield	0	0	0	0	0	0	13	13	0	0	0	0	0			
Total	-15	14	0	60	0	38	13	51	40	0	0	33	33			

7 Detailed Schedules of Housing Sites

Table 11 Detailed Schedule for Large Housing Sites (1ha or more) (Hard commitments)

Parish	Address	App ref	Alt. permissions (if any)	Area (ha)	PDU/GF	Build type	No. of dwellings permitted	Affordable housing (no. of dwellings)	Total complete at MARCH 2024 Q4 (1)	Under construction at MARCH 2024 Q4 (2)	Not started at MARCH 2024 Q4 (3)	Description
Binned	Blue Mountain Golf Club and Wood Lane (SALP Policy SA7)	16/002020/OUT	17/017039/FUL	54.78	GF	New Build	0	0	0	0	0	Developer: Luff Developments Ltd
						Demolition	-3	-3	0	0	0	Hybrid planning permission (a) outline planning permission for up to 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space, and a new 100m cycleway, and (b) outline planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post-16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular access points from the main road, a spine road through the development and a local access off the SANG car park. Demolition of existing 3 dwellings, completed March 2019.
						Cou/Conv	0	0	0	0	0	
						Net	-3	-3	0	0	0	
Binned	Land at Blue Mountain, Wood Lane Phase B1 (SALP Policy SA7)	17/017363/RBM	None	1.51		New Build	74	10	73	1	0	Developer: Bloor Homes
						Demolition	0	0	0	0	0	Submission of details of appearance, landscaping, layout and scale for the erection of 74 no. dwellings, including open space, foot/cycleways and vehicular access.
						Cou/Conv	0	0	0	0	0	
						Net	74	10	73	1	0	(1) New (0) Demolition (0) Cou/Conv (0) Net
Binned	Land at Blue Mountain, Wood Lane Phase B2	17/017347/RBM	None			New Build	46	14	46	0	0	Developer: Linden Homes Chiltern
						Demolition	0	0	0	0	0	Submission of details of appearance, landscaping, layout and scale for the erection of 46 dwellings together with the provision of open space, footway and cycleways and vehicle and cycle parking.
						Cou/Conv	0	0	0	0	0	
						Net	46	14	46	0	0	Site Complete December 2022 (Q3)
Binned	Land at Blue Mountain, Wood Lane Phase B3	18/010869/RBM	None	3.85		New Build	68	11	68	0	0	Developer: Linden Homes
						Demolition	0	0	0	0	0	Submission of details of appearance, landscaping, layout and scale for the erection of 68 dwellings, including the provision of open space, footway and cycleways and vehicle and cycle parking.
						Cou/Conv	0	0	0	0	0	
						Net	68	11	68	0	0	Site complete September 2022 (Q2)
Binned	Land at Blue Mountain, Wood Lane Phase B4	18/010109/RM	None	6.12		New Build	215	65	205	10	0	Developer: Bloor Homes
						Demolition	0	0	0	0	0	Submission of details of layout, scale, appearance and landscaping for the erection of 215 dwellings.
						Cou/Conv	0	0	0	0	0	
						Net	215	65	205	10	0	(36) New (0) Demolition (0) Cou/Conv (36) Net
						New Build	403	100	392	11	0	(36) New Build 2023-24 Monitoring Year
						Demolition	-3	-3	0	0	0	(0) Demolition 2023-2024 Monitoring Year
						Cou/Conv	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
						Net	400	100	389	11	0	(36) Net 2023-24 Monitoring Year
Binned	Land at Thirst Lane (Tilhurst Green)	18/007598/FUL Allowed on Appeal	18/004520/OUT Allowed on appeal	3.37	GF	New Build	53	13	53	0	0	Developer: Burrington Estates
						Demolition	0	0	0	0	0	Erection of 53 dwellings, open space, landscaping plus new vehicular and pedestrian access from Tilhurst Lane.
						Cou/Conv	0	0	0	0	0	
						Net	53	13	53	0	0	(22) New (0) Demolition (0) Cou/Conv (22) Net
						New Build	40	10	0	9	31	Site complete September 2023
						Demolition	0	0	0	0	0	Developer: Dainfield Homes Ltd
						Cou/Conv	0	0	0	0	0	Erection of 40 houses, including 10 affordable houses, together with the provision of parking, a play area, landscaping and an attenuation pond, with access from Tilhurst Lane
						Net	40	10	0	9	31	(0) New (0) Demolition (0) Cou/Conv (0) Net

Binfield	Building 2, Technology House, The Boulevard, Cain Road	17/0119/FUL	1/1	PDL	New Build	0	0	0	0	0	0	0	0	0	0	Developer: Bracknell CR Ltd. Creation of 12 apartments in the roof space of the building with the inclusion of dormer windows in the existing roof structure together with associated infrastructure. 2x bed and 10x2bed.
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	Site Impact
					Net	0	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Binfield	Building 2, Technology House, The Boulevard, Cain Road	18/00200/PAC	17/00222/PAC		New Build	0	0	0	0	0	0	0	0	0	0	Developer: Village CR Ltd Prior Approval for the change of use from Office (B1) use to Residential (C3) to form 81 no. flats, 61xstudio/bed, 24x2bed and 6x3bed.
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
					Cou/Conv	81	60	0	21	21	21	21	21	21	21	(0) New (0) Demolition (0) Cou/Conv (0) Net
					Net	81	60	0	21	21	21	21	21	21	21	(0) New (0) Demolition (0) Cou/Conv (0) Net
Binfield	Building 2, Technology House, The Boulevard, Cain Road				New Build	0	0	0	0	0	0	0	0	0	0	(0) New
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) Demolition
					Cou/Conv	81	60	0	21	21	21	21	21	21	21	(0) Cou/Conv
					Net	81	60	0	21	21	21	21	21	21	21	(0) Net
Binfield	Land North of Cain Road (SALP Policy SA2)	20/0047/FUL	3/4	GF	New Build	50	15	0	0	50	50	50	50	50	50	Developer: Howarth Homes Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Tumpke 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. 30% affordable units.
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
					Net	50	15	0	0	50	50	50	50	50	50	(0) New (0) Demolition (0) Cou/Conv (0) Net
Binfield	Nature, London Road (SALP Policy SA9) (Alexandra Gardens)	19/00767/FUL	0/7	GF	New Build	21	6	2	19	0	19	0	19	0	19	Developer: Montreux Homes Erection of 21 no. dwellings and associated access, parking and landscaping following the demolition of existing dwelling and associated outbuildings. (Demolition counted March 2023)
					Demolition	-1	-1	0	0	0	0	0	0	0	0	(2) New (0) Demolition (0) Cou/Conv (2) Net
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(2) New (0) Demolition (0) Cou/Conv (2) Net
					Net	20	6	1	19	0	19	0	19	0	19	(2) New (0) Demolition (0) Cou/Conv (2) Net
Binfield	Land Adjoining Copied Beach House, South Of London Road (SALP policy SA9) (off Summer Chase)	19/0118/FUL	1/8	GF	New Build	54	13	54	0	0	0	0	0	0	0	Developer: Taylor Wimpey Erection of 54 dwellings with associated open space, landscaping, amenity space, car and cycle parking, access and other associated works. 24% affordable dwellings.
					Demolition	0	0	0	0	0	0	0	0	0	0	(32) New (0) Demolition (0) Cou/Conv (32) Net
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(32) New (0) Demolition (0) Cou/Conv (32) Net
					Net	54	13	54	0	0	0	0	0	0	0	(32) New (0) Demolition (0) Cou/Conv (32) Net
					New Build	75	19	35	19	0	19	0	19	0	19	Site Complete March 2024
					Demolition	-1	-1	0	0	0	0	0	0	0	0	(34) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	74	19	35	19	0	19	0	19	0	19	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(54) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) New 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Demolition 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(0) Cou/Conv 2023-2024 Monitoring Year
Bracknell Town	Land N & S Pisscock Lane (Jennetts Park)	19/0053 (1995) OUTLINE	1/22	GF	New Build	0	0	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Demolition	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(0) Cou/Conv 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0	0	0	0	0	0	0	Developer: Redrow Persimmon On-site provision for the area including 37ha county park, including 10ha of woodland (20% of the total area), 20ha of open space, 10ha of recreation facilities, play areas, plus 5.5ha of mixed use development, 1.356
					Demolition	0	0	0	0	0	0	0	0	0	0	(0) New 2023-2024 Monitoring Year
					Cou/Conv	0	0	0	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
					Net	0	0	0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
					New Build	621	167	561	38	61	60	60	60	60	60	(60) Net 2023-2024 Monitoring Year
					Demolition	-4	-4	0	0	0	0	0	0	0	0	(60) Net 2023-2024 Monitoring Year
					Cou/Conv	81	60	0	0	21	21	21	21	21	21	(0) Cou/Conv 2023-2024 Monitoring Year
					Net	688	167	557	38	102	141	141	141	141	141	(60) Net 2023-2024 Monitoring Year
					New Build	0	0	0	0							

Bracknell Town	Parcel H14 Peacock Lane	08/01/14/REM	None	1	GF	New Build Demolition Coul/Conv Net	60 0 0 60	60 0 0 60	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow/Pearson. Erection of 60 dwellings. Complete 2010/11.
Bracknell Town	Parcel H15 (Balmoral Gardens) Peacock Lane	10/00452/REM 12/00133/REM	None	2.6	GF	New Build Demolition Coul/Conv Net	72 0 0 72	72 0 0 72	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow/Pearson. Erection of 72 dwellings. Site Complete March '14.
Bracknell Town	Parcel H16 Peacock Lane	10/00522/REM	None	2.19	GF	New Build Demolition Coul/Conv Net	81 0 0 81	81 0 0 81	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow/Pearson. Erection of 81 dwellings. Site Complete March '14.
Bracknell Town	Parcel H17 Peacock Lane	11/00070/REM	None	0.3	GF	New Build Demolition Coul/Conv Net	16 0 0 16	16 0 0 16	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow. Erection of 16 dwellings. Complete 2011/12.
Bracknell Town	Parcel H18 Peacock Lane	12/00512/REM 13/00064/REM 11/00062/REM	None	1.34	GF	New Build Demolition Coul/Conv Net	59 0 0 59	59 0 0 59	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow. Erection of 59 dwellings. Site complete March '14.
Bracknell Town	Parcel H19 Peacock Lane	11/00062/REM	None	2.54	GF	New Build Demolition Coul/Conv Net	115 0 0 115	115 0 0 115	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Pearson/Homes Erection of 115 dwellings. Site complete March '14.
Bracknell Town	Parcel H20 Peacock Lane	13/00337/REM	10/00457/REM	1.78	GF	New Build Demolition Coul/Conv Net	43 0 0 43	43 0 0 43	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow/Homes (Southern) Ltd and Pearson/Homes Ltd. Erection of 43 dwellings.
Bracknell Town	Parcel H21 Peacock Lane	12/00261/REM 13/00048/REM 13/00141/REM	13/00043/REM 13/00048/REM 13/00141/REM	3	GF	New Build Demolition Coul/Conv Net	78 0 0 78	78 0 0 78	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow/Homes (Southern) Ltd and Pearson/Homes Ltd. Erection of 78 dwellings. Site complete March 2016.
Bracknell Town	H22 (a) Jennetts View, Peacock Lane	12/00307/REM	13/00553/REM	1.4	GF	New Build Demolition Coul/Conv Net	55 0 0 55	55 0 0 55	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Pearson/Homes Erection of 55 dwellings. Complete 2014 - 2015.
Bracknell Town	H22 (b) Jennetts View, Peacock Lane	14/00040/REM	None	1.2	GF	New Build Demolition Coul/Conv Net	47 0 0 47	47 0 0 47	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Redrow/Homes Erection of 47 dwellings. Site complete March 2016.
Bracknell Town	H23 Peacock Lane	12/00199/REM	None		GF	New Build Demolition Coul/Conv Net	85 0 0 85	85 0 0 85	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Pearson/Homes Erection of 85 dwellings. Site complete March 2014.
Bracknell Town	Peacock Farm Neighbourhood Centre	11/00079/REM	None	2	GF	New Build Demolition Coul/Conv Net	28 0 0 28	28 0 0 28	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Pearson/Homes Erection of 17 flats (16 flats above retail units) and 11 houses. Site Complete March 2018.
Bracknell Town	Land North Of Peacock Lane (Eton Place - Pearson) (Osborne Gate - Redrow) (Policy S42)	13/00163/REM	None	0.3	GF	New Build Demolition Coul/Conv Net	128 0 0 128	128 0 0 128	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Pearson/Homes & Redrow/Homes Submission of details of layout, scale, appearance, access and landscaping for the erection of 128 no. dwellings with access off Peacock Lane together with associated roads, pedestrian/cycle links, car parking, landscaping (including drainage). Site Complete Q3 Dec 2020.

Bracknell Town	Land East Of Sparrowhawk Way	14/00488/REM	None	0.27	GF	New Build	25	25	25	0	0	0	0	Developer: Passmore Homes (Thames Valley) and Redrow Homes (South Midlands) Submission of details of layout, scale, appearance, access and landscaping for the erection of an A3 (restaurant and cafe) unit (88 sq m) with 13no. one bedroom and five two bedroom flats, 4no. two bedroom houses and 3no. flats. The development will include associated parking and servicing space pursuant to outline permission 98/00288/OUT (923523) on site originally identified on masterplan for public houses.
						Net	25	25	25	0	0	0	0	(25) New (0) Demolition (0) Cou/Conv (25) Net Site complete September (02 2023-24)
Jennett Park TOTAL														
						New Build	1481	263	1481	0	0	0	0	(25) New Build 2023-2024 Monitoring Year
						Demolition	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
						Cou/Conv	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
						Net	1481	263	1481	0	0	0	0	(25) Net 2023-2024 Monitoring Year Overall development completed September 2023
Bracknell Town	The Hideout, West Road (Badgerwood Park) RG40 3BT	18/01035/CLP/UD 18/00582/CLP/UD	None	0.35	PDL	New Build	70	0	61	9	0	0	9	Developer: Tingleme Parks Limited Certificate of Lawfulness for use of land as a caravan site (mobile homes) including for permanent residential occupation.
						Demolition	0	0	0	0	0	0	0	(10) New (0) Demolition (0) Cou/Conv (10) Net
						Cou/Conv	0	0	0	0	0	0	0	
						Net	70	0	61	9	0	0	9	
Bracknell Town	Beaufort Park, South Road (The Evergreens) RG40 3DU	17/01123/OUT Allowed on Appeal 21/00104/REM	None	3.3	PDL	New Build	68	8	32	36	0	36	36	Developer: Taylor Wimpey West London PLC Outline permission (including details of access) for demolition of existing office building and erection of new office building with associated parking, landscaping, highway improvements and ancillary works, assessed from South Road. Reserved matters subsequently agreed. Demolition taking place March 2022.
						Demolition	0	0	0	0	0	0	0	(30) New (0) Demolition (0) Cou/Conv (30) Net
						Cou/Conv	0	0	0	0	0	0	0	
						Net	68	8	32	36	0	36	36	
Bracknell Town	Cossey Hill Youth and Community RG12 7QS	21/00233/FUL	None	1.08	PDL	New Build	52	13	12	40	0	40	40	Developer: Bracknell Forest Cumbum Partnership Comprehensive re-development of site (phased) to provide 52 dwellings and ancillary works including access, car parking, cycle parking, and landscaping. Demolition taking place March 2022.
						Demolition	0	0	0	0	0	0	0	(12) New (0) Demolition (0) Cou/Conv (12) Net
						Cou/Conv	0	0	0	0	0	0	0	
						Net	52	12	40	40	0	40	40	
Bracknell Town	Bracknell Beeches Old Bracknell Lane (SALP Policy SA4)	21/00701/FUL	None	1.76	PDL	New Build	349	43	0	0	349	349	349	Developer: Weston Homes Erection of 7 new buildings ranging from 4 to 16 storeys comprising 349 residential dwellings, 284 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.
						Demolition	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
						Cou/Conv	0	0	0	0	0	0	0	
						Net	349	43	0	0	349	349	349	(0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell total														
						New Build	2020	327	1616	68	349	349	2044	(77) New 2023-2024 Monitoring Year
						Demolition	0	0	0	0	0	0	0	(0) Demolition 2023-2024 Monitoring Year
						Cou/Conv	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
						Net	2020	327	1616	68	349	349	2044	(77) Net 2023-2024 Monitoring Year
Grovehome	Land at former TRL Nine Mile Ride (SALP Policy SA4) (Bucklers Park)	17/00355/REM 17/00152/REM 19/00892/REM	17/00355/REM 17/00152/REM 19/00892/REM	102.4	PDL	New Build	0	0	0	0	0	0	0	Developer: Legal and General Property Partners (Life Fund) Ltd Outline permission (including details of access from Nine Mile Ride and Old Nine Mile Road) for the erection of a new office building and associated parking, cycle parking and landscaping following demolition of existing buildings.
						Demolition	0	0	0	0	0	0	0	

[illegible]

Winfield	Winfield Manor, Forest Road SL5 8DU	21/07/80/FUL	None	1.65	PDL	New Build Demolition	18	-33	0	18	0	0	0	0	0	Developer Rectory Homes Demolition of the existing buildings and erection of 18no. residential dwellings utilising the existing access off Forest Road. Including parking, landscaping, and ancillary works. (Demolition started March 2023)
						Cou/Conv Net	0	0	0	0	0	0	0	0	0	(18) New (0) Demolition (0) Cou/Conv (18) Net Site complete March 2024
Winfield	St Christopher's Care Home, Ascot Priory, Priory Road, SL5 8RT	20/05/03/FUL*	20/05/04/LB	17	PDL	New Build Demolition Cou/Conv Net	10	0	0	0	0	0	0	0	10	Developer Ascot Priory Conversion of South Wing (religious retreat) to provide 7no. 2-bed flats and 3no. 1 bed flats (0) New (0) Demolition (0) Cou/Conv (0) Net
Winfield total							214	0	31	143	35	143	183			(21) New 2023-2024 Monitoring Year (0) Demolition 2023-2024 Monitoring Year (0) Cou/Conv 2023-2024 Monitoring Year (21) Net 2023-2024 Monitoring Year
TOTAL for Large sites							177	0	-6	143	35	143	183			Total net for 2023-24 Monitoring year = 441
						New Build	5298	819	3548	414	1336	1750				
						Demolition	-43	0	-42	0	-1	-1				
						Cou/Conv	81	0	90	0	21	21				
						Net	5336	819	3566	414	1336	1770				

Table 12 Detailed Schedule for Medium Housing Sites (5 or more dwellings) (Hard commitments)

Site	Address	App ref	Alternative permissions (if any)	Area (ha)	PD/GF	Build type	No of dwellings permitted	Affordable housing no. of dwellings	Total complete at MARCH 2024 Q4	Under construction MARCH 2024 Q4 (1)	Not started at MARCH 2024 Q4 (2)	Outstanding at MARCH 2024 Q4 (2)	Description
Birtfield	Land on the South East Side of Turnpike Road (Former 30k recreational land, Golf Road)	22/01/08/FUL*	19/01/04/OUT	0.85	PD/L	New Build	33	8	0	0	33	33	Developer: Wootledge Developments Ltd Erection of 33 dwellings (8 Affordable) with vehicular access from Turnpike Road with associated landscaping, car parking and ecological enhancements following demolition of existing recreation buildings and tennis courts
						Demolition	0	0	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	
						Net	33	8	0	0	33	33	(0) New (0) Demolition (0) Cou/Conv (0) Net
						New Build	33	8	0	0	33	33	(0) New Build (0) Demolition (0) Cou/Conv (0) Net
Birtfield													
Bracknell	Land at Birch Hill Medical Centre, Leppington	12/0049/EXT	None	0.1	GF	New Build	7	0	0	7	0	7	Erection of 2 no. two bed flats and 5 no. one bed flats. Site fenced/foundations laid.
						Demolition	0	0	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	
						Net	7	0	0	7	0	7	(0) New (0) Demolition (0) Cou/Conv (0) Net
						New Build	12	0	0	0	12	12	Developer: Studio 52, Kaymet Studios A mixed-use development of 12 No. residential flats (3 No. 1-bed and 9 No. 2-bed) on first, second and third floors, with a cafe, office, and car parking (part in undercroft) with ancillary facilities on ground floor, and associated landscaping, following demolition of the existing office/retail building.
Bracknell	Rural House, Eastern Road (Part of SALP Policy SA1)	22/0056/LDC*	None	0.128	PD/L	Demolition	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
						Cou/Conv	0	0	0	0	0	0	
						Net	12	0	0	0	12	12	
						New Build	60	0	0	60	0	60	Developer: Glenmore Residential Limited 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 footcycle path link following demolition of existing buildings. Demolition completed March 2018, site fenced.
						Cou/Conv	0	0	0	0	0	0	
Bracknell	Amber House & Northgate House, Market Street	19/0063/FUL	19/01/35/FUL	0.62	PD/L	New Build	193	193	193	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
						Demolition	0	0	0	0	0	0	Developer: Metropolitan Thames Valley Housing Erection of building accommodating 193 no. apartments (Use Class C3) with flexible commercial use on ground floor within Use Classes A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) and associated parking, cycle parking and associated landscaping and access following the demolition of Amber House and Northgate House. Demolition complete March/April 2018, 3 units counted at March 2023 (show homes).
						Cou/Conv	0	0	0	0	0	0	
						Net	193	0	193	0	0	0	(190) New (0) Demolition (0) Cou/Conv (190) Net
						New Build	242	61	242	0	0	0	Site complete September 2023
Bracknell	Bus Depot and Offices, Coltonborough House, Market Street (The Grand Exchange)	22/0012/FUL	None	0.62	PD/L	New Build	242	61	242	0	0	0	Developer: Seven Capital Ltd Redevelopment of site to provide a building with a maximum height of 11 storeys, including 110 no. residential units, 10 no. commercial units, 10 no. parking spaces (use classes A1, A2, B1, D1 and D2) and ancillary works including car parking, cycle parking and associated landscaping (144 one/studio bed flats and 98 two bed flats). Demolition has been completed December 2019. Site cleared February 2020.
						Demolition	0	0	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	
						Net	242	0	242	0	0	0	(242) New (0) Demolition (0) Cou/Conv (242) Net
						Complete March 2024							

Bracknell	Land at East Lodge, Great Bracknell, Bracknell, Uxbridge & Ealing London Boroughs via Ayrath, Bracknell	22/07/19FUL	17/03/82/FUL	0.23	PDL	New Build Demolition Cou/Conv Net	9 0 0 9	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Pangali Erection of a 3 storey block of 9 flats comprising of 3 x no.1 bedroom flats and 6 x no.2 bedroom flats together with associated parking and landscaping. (0) New (0) Demolition (0) Cou/Conv (0) Net Site Complete March 2024
Bracknell	Collier House, Brants Bridge RG12 7FE	17/03/05FUL (21/04/32/FUL s.73)	n/a	0.07	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr U Eisenstein Addition of two storeys to accommodate 14no. residential apartments, following demolition of existing roof. (0) New (0) Demolition (0) Cou/Conv (0) Net Site lapsed October 2023
Bracknell	Forth House, Brants Bridge	17/03/89FUL (21/04/37/FUL s.73)	n/a	0.06	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr U Eisenstein Addition of two storeys to accommodate 9no. 1bed residential apartments, following demolition of existing roof. (0) New (0) Demolition (0) Cou/Conv (0) Net Site lapsed October 2023
Bracknell	Tamar House, Brants Bridge	18/03/79FUL (21/04/32/FUL s.73)	n/a	0.06	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr U Eisenstein Raising of roof to create a new second floor comprising of 9no. 1 bed flats. (0) New (0) Demolition (0) Cou/Conv (0) Net Site lapsed October 2023
Bracknell	Blocks A, B and C, Bracknell, Bracknell, Uxbridge & Ealing London Boroughs, Folders Lane RG42 7LX	18/03/20FUL	n/a	0.5	PDL	New Build Demolition Cou/Conv Net	0 0 6 6	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Cover Homes Ltd Creation of 6 additional apartments following the internal reconfiguration of 4no. existing apartments in Blocks A,B and C, and utilisation of existing roofspace in Block A, installation of dormer windows and alterations to parking layout. (0) New (0) Demolition (0) Cou/Conv (0) Net Site complete December 2023
Bracknell	28 High Street (old Pelcocks)	21/01/05FUL *	21/01/18/FUL	0.06	PDL	New Build Demolition Cou/Conv Net	0 0 7 7	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Flats Bracknell Ltd Change of use of the first floor from ancillary storage (Class E) to 7no (4 x 1, 3 x 2) bedrooms and 1 x 3 bedroom flats) residential units (Class C3) with external alterations. (0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell	28 High Street (old Pelcocks)	21/01/03BPAE*	n/a	0.03	PDL	New Build Demolition Cou/Conv Net	0 0 2 2	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Flats Bracknell Ltd Change of use of the ground floor from retail use (Class E) to 2no (x 2 bedrooms) residential units (Class C3) with external alterations, cycle parking and refuse storage (0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell	Kewey Bus Station Site, Market Street	21/03/70/OUT*	n/a	0.41	PDL	New Build Demolition Cou/Conv Net	169 0 0 0	169 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	169 0 0 0	Developer: Bracknell Forest Council Re-use of existing bus station for the proposed new bus station for the proposed redevelopment of the site to provide 169 residential (Use Class C3) and 850 sqm commercial floorspace (Use Class E1e)(b)(c)(d)(g)(h) and F1(a) & (b)) (0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Flamingo Development
Bracknell	Continuity House, London Road RG12 2XH	20/01/083FUL	20/01/18/PAC	0.09	PDL	New Build	169 20	169 20	0 0	0 0	0 0	169 20	

Bracknell	Abbey House Grenville Place RG12 1AN	n/a	0.24	PDL	New Build Demolition Cou/Conv Net	0 0 20 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Erection of five storey building to provide 2Bno. one, two and three bedroom apartments with associated parking following demolition of existing building. (0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell	Barn Close, RG12 2TR	n/a	0.6	PDL	New Build Demolition Cou/Conv Net	25 -24 0 1	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Equinox Living Additional third floor storey to the existing building together with an extension at second floor level to create a further six residential units and an ancillary development at Abbey House (0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell													
						743	321	444	67	232	259		(441) New Build 2023-2024 Monitoring Year
						-24	0	0	0	-24	-24		(0) Demolition 2023-2024 Monitoring Year
						15	0	8	0	8	8		(6) Cou/Conv 2023-2024 Monitoring Year
						754	321	460	67	217	384		(447) Net 2023-2024 Monitoring Year
Crowthorne	18 Heath Hill Road North (corner of St John's Street) RG45 7BX	n/a	0.09	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Elinor Developments Ltd Proposed conversion of existing residential 23 bed C2 care home to form Bno. flats (2x1 bed, 3x2 bed and 1x3 bed), including external alterations. See C2 table for C2 less. (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	Parkfield House, Cambridge Road (corner of High Street) RG45 7EQ	n/a	0.12	PDL	New Build Demolition Cou/Conv Net	5 0 0 5	0 0 0 0	0 0 0 0	0 0 0 0	5 0 0 5	5 0 0 5	5 0 0 5	Developer: Eimdon Real Estates Collections Ltd Prior approval for additional storey to provide residential accommodation comprising of 2 No. 1 bed flats and 3 No. 2 bed flats. (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	168 - 168 High Street (parking access via Heath Hill Road South, Thornley Place) RG45 7AP	n/a	0.1	PDL	New Build Demolition Cou/Conv Net	8 0 0 8	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Davis Planning Ltd Erection of 3 storey building (with parking, refuse and cycle storage at lower ground floor level), comprising 2no. retail units at ground floor level and Bno. one bedroom flats above, with associated parking following demolition of existing retail building. (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne													
						113	0	0	0	113	113		(0) New Build 2023-2024 Monitoring Year
						0	0	0	0	0	0		(0) Demolition 2023-2024 Monitoring Year
						0	0	0	0	0	0		(0) Cou/Conv 2023-2024 Monitoring Year
						21	0	0	0	13	21		(0) Net 2023-2024 Monitoring Year
Sandhurst	414 Yorktown Road GU47 0PR	n/a	0.13	PDL	New Build Demolition Cou/Conv	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Developer: Mr M Waller Erection of former roof extensions, rear extensions (including demolition of existing rear extension) and extension of barn (C2) to residential (C2) to provide 13no. residential apartments.

Winkfield	Longstaff, Long Hill Road (Winkfield Park approach, development) SLF 86D	22.00.002/FUL (Allowed on Appeal)	n/a	0.756	GF	Cou/Conv Net	0	6	0	-1	0	0	7	0	(0) New (-1) Demolition (0) Cou/Conv (-1) Net Demolition complete September 2023
						New Build	6	0	0	0	0	0	0	6	Developer Riverside Country Developments Ltd
						Demolition Cou/Conv Net	-1	0	0	0	-1	0	-1	-1	Erection of 6 dwellings (1 x 3 bedroom and 5 x 4 bedroom units) following demolition of existing dwelling and buildings. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Westwood House, Swinley Road SLF 86A	22.00.116/FUL* (Allowed on appeal)	n/a	1.98	FDL	New Build Demolition Cou/Conv Net	20	-2	0	0	0	-1	0	20	Developer Nicholas King Homes Planning granted for residential development comprising the demolition of two existing dwellings and the erection of 20 new dwellings with associated parking, landscaping and access works (0) New (-1) Demolition (0) Cou/Conv (-1) Net Demolition complete March 2024
Winkfield							67	5	8	17	42	59	4	59	(8) New Build 2023-2024 Monitoring Year
							-4	0	-5	-1	-3	-4	0	-4	(-3) Demolition 2023-2024 Monitoring Year
							0	0	0	0	0	0	0	0	(0) Cou/Conv 2023-2024 Monitoring Year
							58	5	3	16	39	55	0	55	(5) Net 2023-2024 Monitoring Year
							879	338	475	84	320	464	0	464	(472) New Build
							-34	0	-6	-1	-27	-28	0	-28	(-3) Demolition
							23	0	6	8	9	17	0	17	(6) Cou/Conv
TOTAL for Medium sites							868	338	475	91	362	393	0	393	(475) Net

Table 13 Detailed schedule for small housing sites (under 5 dwellings) (Hard commitments)

Parish	Address	Application No.	Alt. Application No.	Site Size ha	POL/GF	Build type	No. of dwellings permitted	Total complete on site as at March 2024	Under construction at March 2024 (1)	Not started at March 2024 (2)	Outstanding at March 2024 (1+2)	Description
Birfield	Enwarta Cottage, Forest Road, RG42 4HA	13/0064FUL 17/01269FUL (s.73)	None	0.03	GF	New Build Demolition Cou/Conv Net	2 -1 0 1	0 -1 0 -1	2 0 0 2	0 0 0 0	2	Developer: Mr Paul Mitchell Erection of two four bedroom houses with associated parking and access off Forest Road following demolition of existing two bedroom dwelling. Demolition counted March 2018. (0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr & Mrs D Pepper. Conversion of redundant Listed barn and adjacent ancillary building to dwelling. (0) New (0) Demolition (0) Cou/Conv (0) Net Developer: R and S Moore Proposed pair of semi-detached 3 bed houses with cycle storage and formation of dropped kerb following demolition of existing house and detached garage. SITE LAPSED MARCH 2024 (0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mrs F Khalid Erection of a detached dwelling following partial demolition of existing dwelling. (0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr V Armstrong Erection of dwelling following demolition of existing dwelling and outbuildings. SITE LAPSED MARCH 2024 (0) New (0) Demolition (0) Cou/Conv (0) Net Fisher German LLP Full planning permission for a residential development of one 4 bedroom dwelling with associated carport, parking and landscaping. (0) New (0) Demolition (0) Cou/Conv (0) Net
Birfield	Jack Observatory, Tennyson Road North, RG42 5PH	15/0401FUL	None	0.29	POL	New Build Demolition Cou/Conv Net	0 0 1 1	0 0 0 0	0 0 1 1	0 0 0 0	0	
Birfield	Gleam Cottage, Tennyson Road North, RG42 3JA	20/00559FUL	None	0.04	POL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	
Birfield	16 Redbank Estate, RG42 4DG	21/0118FUL (s.73)	20/00543FUL	0.05	GF	New Build Demolition Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	1 0 0 0	1	
Birfield	Top Yard, Carleton Hill, RG42 5PL	20/00756FUL	None	0.24	GF	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	
Birfield	Land South of Foxley Lane and West of West Hill Lane, (Access from Murrell Hill Lane)	23/00409FUL* (s.73)	20/00585FUL	0.25	GF	New Build Demo Cou/Conv Net	1 0 0 1	0 0 0 0	1 0 0 1	0 0 0 0	1	
Birfield	Loxham House, Forest Road, RG42 4HP	22/00602PAC/GPPA CZ	None	0.05	POL	New Build Demo Cou/Conv Net	0 0 2 2	0 0 0 0	0 0 0 0	0 0 2 2	0	Mrs Laura Edwards Prior approval for change of use of first floor of Loxham House from Class E to Class C3 to provide one 1 bed and one 2 bed flat. (0) New (0) Demolition (0) Cou/Conv (0) Net
Birfield	Hart Wood, Forest Road, RG42 4TB	23/00469FUL*	None	0.076	POL	New Build Demo Cou/Conv Net	1 -1 0 0	0 -1 0 0	1 0 0 0	0 0 0 0	1	Developer: Mr & Mrs Howe Erection of a part 2 storey/part single storey dwelling, following partial demolition of the existing bungalow and garage. Demolition counted March 2024 (0) New (-1) Demolition (0) Cou/Conv (0) Net
Brockwell	Laboratory Cottage, Eastchampsfield Park Community School, Ringwood	17/004193 19/009153	17/004193 19/009153	0.01	POL	New Build Demolition Cou/Conv Net	5 -2 3 6	9 -2 0 -2	4 0 1 5	1 0 3 3	5	(0) New Build (-1) Demolition (0) Cou/Conv (-1) Net Developer: Christopher Wren Developments Change of use of school caretaker's accommodation/office/store (D1) to create dwelling (C3) with associated residential curtilage, bin and cycle storage and car parking following demolition of part of building. High close boarded fence around the site. No restrictive conditions. SITE LAPSED (0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mrs D White Outline application for the erection of two dwellings and garages following the demolition of existing dwelling and garage (with all matters reserved). (0) New (0) Demolition (0) Cou/Conv (0) Net SITE LAPSED Developer: Mr N. Motwalea
Brockwell	Willow House, Ramsgate Drive	19/00559OUT	None	0.11	POL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	
Brockwell	1 Tibbitt Close, Larges	19/00854FUL	None	0.02	POL	New Build	0	0	0	0	0	

Crowthorne	Deinart 27 Adiscombe Road	18/09/2020FUL	None	0.21	PDL	Net	7	-1	8	0	8	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr Michael and Anthony Burford Erection 1 no. detached 5 bedroom dwelling, detached garage with habitable accommodation above and cycle store following demolition of existing dwelling and garage. SITE LAPSED
Crowthorne	79 Church Street	17/07/20FUL Allowed on Appeal	None	0.1	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr & Mrs Healy Change of use of part of existing retail (A1 use) unit and associated store to 3 no. 1 bedroom residential units (C3 use) with part of ground floor retained as retail (A1 use) SITE LAPSED
Crowthorne	Buildings Yard, New Road	18/07/15FUL	None	0.06	PDL	New Build Demolition Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	1 0 0 0	1 0 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr Russell Puxey Erection of 1 no. detached dwelling following demolition of existing buildings. Demolition complete March 2023
Crowthorne	The Flat, 12 - 14 Dukes Ride	19/04/03FUL	None	0.02	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mrs Liz Manuel Change of use of part of the ground floor retail and ancillary storage floorspace to create 1 no. one bedroom ground floor flat with associated parking and the erection of a first floor rear extension to the existing first floor flat including new side facing windows and the removal of an existing external steel staircase to facilitate vehicular access to the rear of the building. Lapsed March 2024
Crowthorne	Highfield Lodge, Bracknell Road	27/08/63FUL	None	0.14	PDL	New Build Demolition Cou/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	1 -1 0 0	1 0 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Greave Proposed demolition of existing single storey dwelling and erection of new single storey dwelling with associated parking provision and access (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	25 Sandhurst Road	20/07/7FUL	None	0.11	PDL	New Build Demolition Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Jolyon Hemmings Erection of 1 no. 4 bed dwelling following demolition of existing buildings with light business use (previous use class B1).
Crowthorne	Elm New Road	27/05/54FUL	None	0.08	PDL	New Build Demolition Cou/Conv Net	4 -1 3 3	4 -1 3 3	0 0 0 0	0 0 0 0	0 0 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr D Peters Proposed erection of four 2 bedroom residential apartments in two blocks following the demolition of the existing property with associated parking, refuse and cycle stores. Demolition counted March 2023 (4) New (0) Demolition (0) Cou/Conv (4) Net Site Complete March 2024
Crowthorne	283 High Street	27/08/70FUL	None	0.03	PDL	New build Demo Cou/Conv Net	0 3 3 3	0 0 3 3	0 0 0 0	0 0 0 0	0 0 0 0	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 corners and single storey side extensions. (0) New (0) Demolition (0) Cou/Conv (0) Net Site complete March 2024
Crowthorne	182 Dukes Ride	23/07/2FUL (s.73) 20/03/83FUL 19/07/09PAC		0.03	PDL	New build Demo Cou/Conv Net	0 3 3 3	0 0 0 0	0 0 3 3	0 0 0 0	0 0 3 3	Developer: T Singh Change of use of first floor office space to 2 no. one-bedroom units and part of ground floor storage area behind a current retail store to 1 no. two-bedroom unit. Replacement of shopfront glazing and updating of windows (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	51, 53 and 55 High Street	27/01/19FUL	None	0.08	PDL	New build Demo Cou/Conv Net	0 3 3 3	0 0 0 0	0 0 3 3	0 0 0 0	0 0 3 3	Developer: S Ball First floor side and rear extension to provide a fire escape, alterations to roof and associated elevation alterations, lift conversion and conversion from 4 bedroom HMO to 2 x 1-bedroom dwellings and a single 2-bedroom dwelling. (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	Crowthorne Smiles Dental Practice Lower Broadmoor Road	20/07/05FUL	None	0.05	PDL	New build Demo Cou/Conv Net	0 0 2 2	0 0 0 0	0 0 0 0	0 0 2 2	0 0 2 2	Developer: TOL Limited Removal of existing roof and construction of pitched roof to provide 2 no. 2 bedroom flats along with changes to the site layout. (0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	Meadow End, 100% 100% 100% 100%	22/08/05FUL*	None	0.058	PDL	New Build	1	0	1	0	1	Developer: Mr Jian

Worfield	56A Forest Way, Worfield Park RG42 3RN	21/01/180FUL	None	0.05	PDL	Net	1	0	0	1	1	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
						New Build	1	0	0	0	1	1	Mr James Sumner
						Demo	-1	0	0	-1	0	0	Proposed erection of a replacement dwelling with detached garage and associated hardstanding following demolition of an existing dwelling.
						Cou/Conv	0	0	0	0	0	0	
						Net	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	The New Leathem Road, Walsingham RG42 6ET	21/09/25FUL Allowed on Appeal	None	0.46	PDL	New Build	0	0	0	0	0	0	Wellington Park Company
						Demo	0	0	0	0	0	0	Change of use from a Public House to a single dwelling house.
						Cou/Conv	1	0	0	1	1	1	
						Net	1	0	0	1	1	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	Ivy Dene, The Splash RG42 4SS	18/09/23FUL	None	0.05	PDL	New Build	1	0	0	0	1	1	Developer: Mr Jasvinder Garcha
						Demo	-1	0	-1	0	0	0	Erection of a four bedroom dwelling following demolition of existing dwelling.
						Cou/Conv	0	0	0	0	0	0	
						Net	0	0	-1	1	1	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	High Trees Forest Road, Hayley Green RG42 6DD	22/05/20FUL *	None	0.0388 ha	PDL	New Build	2	0	0	2	2	2	Developer: Wilbur Homes
						Demo	-1	0	0	-1	0	0	Proposed erection of 2 no. 4 bedroom dwellings following the demolition of existing dwelling
						Cou/Conv	0	0	0	0	0	0	
						Net	1	0	0	1	1	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	Land North of Walsingham Farm, Norbit Green	22/08/83FUL	None	0.17	GF	New Build	1	0	0	1	1	1	Developer: Mr Philip Robinson
						Demo	0	0	0	0	0	0	Proposed erection of a detached no.4 bed dwelling with associated access, parking and all other associated enabling works
						Cou/Conv	0	0	0	0	0	0	
						Net	1	0	0	1	1	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	Windmill Farm (Livestock Building), Malt Hill	23/09/83FUL	21/08/57FUL	0.57	GF	New Build	4	0	0	4	4	4	Developer: Mr Paul Knights
						Demo	0	0	0	0	0	0	Demolition of the existing agricultural barns and construction of 4 no. detached dwellings with basements and associated landscaping.
						Cou/Conv	0	0	0	0	0	0	
						Net	4	0	0	4	4	4	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield													
Worfield													
						New Build	17	3	2	12	14	14	(3) New Build
						Demo	-5	-1	-1	-3	-4	-4	(0) Demolition
						Cou/Conv	2	0	0	2	2	2	(0) Cou/Conv
						Net	14	2	1	11	12	12	(3) Net
Worfield	Tower Court, Sweeney Road	07/01/34FUL 10/04/16EXT	None	0.04	PDL	New Build	1	0	1	0	1	1	Developer: Mr and Mrs Kibbin
						Demo	-1	-1	0	0	0	0	Erection of a 4 bed detached dwelling and staff accommodation following demolition of existing dwelling. Demolition counted March 2009.
						Cou/Conv	0	0	0	0	0	0	
						Net	0	-1	1	0	1	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	Somerton House, Forest Road	20/02/24FUL	14/00716LB 14/00714FUL 17/00413FUL	1.7	PDL	New Build	2	0	2	0	2	2	Developer: Mr and Mrs N Rumsey
						Demo	-2	0	0	-2	0	0	Refurbishment/extension to existing house and erection of new detached garage block with 2 no. two bedroom self-contained units following demolition of existing garages and 2 residential flats.
						Cou/Conv	0	0	0	0	0	0	
						Net	0	0	2	-2	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Worfield	Great Oaks Farm, Crouch Lane	21/00/59FUL 22/00278FUL (s.73) 15/00252FUL 20/02/24FUL	None	0.2	GF	New Build	1	1	0	0	0	0	Developer: Mr Clive Reid
						Demo	-1	-1	0	0	0	0	Erection of a 4 bed detached dwelling and garage following the demolition of dwelling and garage.
						Cou/Conv	0	0	0	0	0	0	Demolition counted March 2023
						Net	0	0	0	0	0	0	(1) New (0) Demolition (0) Cou/Conv (1) Net
													Site complete March 2024
Worfield	Paddock Gate North Street (Block B)	20/01/77FUL	15/00252FUL	0.1	PDL	New Build	0	0	0	0	0	0	Developer: Tramount Properties
						Demo	0	0	0	0	0	0	Formation of two 1 bedroom flats in the basement of Block B. (Affects 5-8 Paddock Gate)
						Cou/Conv	0	0	0	0	0	0	
						Net	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
													Site lapsed March 2024

Winkfield	Berroc End, Butterslip Rise (Woodlands Manor)	19/001869FUL 21/00563FUL (s.73) 23/00287FUL (s.73)	None	0.15	PDL	New Build Demolition	1 -1	0 -1	1 0	0 0	1 0	1 0	Developer: Halsebourne Group Erection of a detached dwelling and detached garage following demolition of the existing dwelling and outbuildings. Demolition counted in March 2023
						Cou/Conv Net	0 0	0 -1	0 1	0 0	0 1	0 1	(0) New (0) Demolition (0) Cou/Conv (0) Net
						New Build Demolition Cou/Conv Net	5 -5 0 0	1 -3 0 -2	4 0 0 4	0 -2 0 -2	4 -2 2 2	4 -2 2 2	
Winkfield	Land adjacent to 3 Toonagh, Winkfield Street	19/00662FUL 15/00329FUL 18/00089FUL	0.11	PDL	New Build Demolition Cou/Conv Net	1 0 0	0 0 0	0 0 0	1 0 0	0 0 0	1 0 0	1 0 0	Developer: Mr Will Barrell Brown Erection of a detached 3 bedroom dwelling with associated access and landscaping on land adjacent to 3 Toonagh, following the demolition of existing garage. Demolition complete 2017, site cleared.
Winkfield	Pine Acres, Birch Lane	23/00046FUL*	0.5	GF	New Build Demolition Cou/Conv Net	1 2 -1 0	0 0 0 0	0 0 -1 0	1 0 0 0	0 2 -1 0	0 1 0 0	1 2 -1 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Mr Luck Erection of two detached houses and garages following demolition of the existing house.
						Net	1	0	0	1	0	1	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Towbourne Winkfield Lane	21/00259FUL	0.37	GF	New Build Demolition Cou/Conv Net	1 0 0	1 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Developer: Mr & Mrs Youell Erection of a detached house with garage, and access to Winkfield Lane.
Winkfield	Old Chapel Lodge North Street	20/00322FUL	None	PDL	New Build Demolition Cou/Conv Net	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	(1) New (0) Demolition (0) Cou/Conv (1) Net Site complete March 2024 Developer: Mr Rauling Erection of single storey rear extension, conversion of the existing chapel building to provide additional 2no 1-bedroom dwellings, and reconfiguration of the existing 1-bedroom dwelling. SITE LAPSED
Winkfield	Land Between Muberry and The Acre, Crouch Lane	23/00577FUL*	0.36	GF	New Build Demolition Cou/Conv Net	2 0 0	0 0 0	2 0 0	0 0 0	0 0 0	2 0 0	2 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Gilbert Homes Permission for the erection of 2no. dwellings and associated access and layout, with all other matters reserved
Winkfield	Conyngwood, Mushroom Castle	18/00539FUL	None	GF	New Build Demolition Cou/Conv Net	5 -1 4	5 -1 4	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: Whittom Homes Ltd Erection of 1 no. 5 bed detached dwelling, 2 no. 4 bed detached dwellings and 2 no. 3 bed semi-detached dwellings following demolition of existing dwelling Demolition counted March 2022.
						Net	4	-4	0	0	0	0	(5) New (0) Demolition (0) Cou/Conv (5) Net Site complete March 2024
						New Build Demolition Cou/Conv Net	16 -7 0	7 -4 0	7 0 0	2 -3 0	9 -3 0	9 -3 0	
Winkfield	Don Ben Restaurant, Winkfield Row,	19/00557FUL Allowed on Appeal	None	PDL	New Build Demolition Cou/Conv	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	Developer: Mr and Mrs Beni Erection of 1 detached 4 bedroom dwelling with associated parking and amenity space

Winkfield	Backview Cottage London Road	2000323FUL	None	0.07	PDL	Net	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net Site Lapsed March 2024 Developer: Mr Raffaele Carosaro Erection of 2 storey 4 bed dwelling and detached car port with enlarged site area following demolition of existing 3 bed dwelling and detached garage. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Highwell, Coronation Road	2100611FUL	None	0.2	PDL	New Build Demolition Cou/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Ms C Barrell Proposed erection of detached dwelling following demolition of existing dwelling. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	North Street Garage, North Street	2007084FUL	None	0.11	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Paul Mason Erection of 1 no. 4 bedroom dwelling with basement and entrance gates, wall and railings following demolition of existing buildings. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	The Methodist Church, Winkfield Row	2100340FUL	None	0.01	PDL	New Build Demolition Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: S and J Homes Conversion and change of use of vacant church (F1 use) to a 1 bed dwelling (C3 use) with associated alterations. (0) New (0) Demolition (1) Cou/Conv (1) Net Site complete March 2024
Winkfield	Land At Rear Of 108 Locks Ride	1708521FUL 2200654FUL (s.73)	None	0.3	PDL	New Build Demolition Cou/Conv Net	3 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Jarvin Estates Ltd Erection of 3 no. three bedroom bungalows to the rear of the existing site and alterations to the existing bungalow to facilitate a vehicle access associated landscaping and parking following demolition of existing buildings. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	The Hall, Mount Apple, Mounts Hill	2107041FUL	None	0.6	PDL	New Build Demolition Cou/Conv Net	0 0 1 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Apollo Estates Limited Proposed conversion of existing stable and storage building into an independent 6 bedroom dwelling with internal and external alterations and associated parking and amenity area. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Bodens Rise Cottage, Bodens Rise	2200631FUL* 1401226FUL 2100237FUL s.73	None	0.67	PDL	New Build Demolition Cou/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Bodens Rise House Ltd Erection of a 5 bed dwelling with detached outbuildings following the demolition of existing dwelling and outbuildings (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Blossdown Cottage Chawridge Lane	2100218FUL	None	0.16	PDL	New Build Demolition Cou/Conv Net	2 -2 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr and Mrs Perry Demolition of existing dwellings and erection of 2 no. replacement dwellings (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Tree Tops, Bodens Ride	2107172FUL	None	1.18	PDL	New build Demo Cou/Conv Net	1 -1 0 0	0 -1 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr & Mrs G & N Myres Proposed erection of a new dwelling with detached outbuildings and swimming pool, following the demolition of the existing dwelling and various outbuildings, associated hard and soft landscaping. Demolition counted March 2023. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Land Rear Of 2 Toonagh Winkfield Street and Land Off Church Road	2107174FUL	None	0.23	PDL	New build Demo Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr W Barrell Brown Relinquishment of land to provide single storey dwelling, with access to Church Road. (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Firs Cottage, Long Hill Road	2300561FUL*	2100321FUL	0.06	PDL	New build Demo Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr J Hanson Demolition of existing detached double garage and erection of 2 bedroom detached dwelling with associated amenity space, parking provision and widening of existing vehicular access (0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Shooters Oak, North Street	2100386FUL	None	0.84	GF	New build Demo Cou/Conv	1 -1 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr F Shires Erection of replacement bungalow following demolition of existing bungalow and outbuildings with new gated entrance and boundary wall/fence and associated landscaping.

Winkfield	Land to Rear of Eglington Cottage and Poplar Cottage, Chichey Down Rd. (14.8m Greenfield access)	22/08/46FUL*	2000714FUL	0.06	GF	Net	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net Developer: S Powell Erection of detached 3 bedroom dwelling with associated access and parking.
							1	0	0	0	0	0	0	0	0	
							Demo	0	0	0	0	0	0	0	0	
							Cou/Conv	0	0	0	0	0	0	0	0	
							Net	1	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	10 Heathway Assoc	22/04/09FUL*	None	0.025		New build	1	0	0	0	0	0	0	0	0	Developer: Mr Patel Erection of 1 no. detached 3 bedroom house on land adjacent to 10 Heathway.
						Demo	0	0	0	0	0	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	0	0	0	
						Net	1	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Oak Tree Nursery, Bradenell Road	21/00/44COUT* 23/00/37IREM*	None	0.06	GF	New build	1	0	0	0	0	0	0	0	0	Developer: Mr Chris Halseberg Erection of rural workers dwelling with associated parking (all matters reserved except for access).
						Demo	0	0	0	0	0	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	0	0	0	
						Net	1	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Smoothfield Winkfield Lane	23/00/477FUL*	23/00173FUL	0.45		New build	0	0	0	0	0	0	0	0	0	Developer: Mr Monty Gershon Change of use of existing stables building to a single 5 bedroom residential dwelling with associated works, parking and landscaping
						Demo	0	0	0	0	0	0	0	0	0	
						Cou/Conv	1	0	0	0	0	0	0	0	0	
						Net	1	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	The Annex, Rustic Cottage Hatchel Lane	23/00/3250DC*	None	0.12	PDL	New build	0	0	0	0	0	0	0	0	0	Developer: Mr P Hatch Certificate of lawfulness to establish use of annex as a separate residential unit.
						Demo	0	0	0	0	0	0	0	0	0	
						Cou/Conv	1	0	0	0	0	0	0	0	0	
						Net	1	0	0	0	0	0	0	0	0	(0) New (0) Demolition (1) Cou/Conv (1) Net Site complete March 2024
Winkfield	Malden Green Farm Winkfield Lane	23/00/554FUL*	None	0.11	PDL	New build	1	0	0	0	0	0	0	0	0	Developer: Mr Colin Reed Erection of a replacement three bedroom detached two-storey house, with associated landscaping and handstanding, following the demolition of the existing three bedroom cottage and part-demolition of adjacent barn
						Demo	-1	0	0	0	-1	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	0	0	0	
						Net	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Graters Hill Cottage, 21 Asher Drive, SL5 8LJ	22/00/78FUL*	18/04/28FUL	0.14		New build	0	0	0	0	0	0	0	0	0	Developer: Mr & Mrs Sohi Proposed redevelopment of site to provide a 3 bedroom replacement dwelling
						Demo	0	0	0	0	0	0	0	0	0	
						Cou/Conv	1	0	0	0	0	0	0	0	0	
						Net	1	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	Starr Hill Farmhouse, Hatchel Lane	22/00/193FUL*	None	0.17	PDL	New build	2	0	0	0	0	0	0	0	0	Developer: Developer: Mr William and Thomas Bellamy Erection of 2 replacement dwellings, including new bin storage and replacement entrance gates, following demolition of two existing dwellings
						Demo	-2	0	0	0	-2	0	0	0	0	
						Cou/Conv	0	0	0	0	0	0	0	0	0	
						Net	0	0	0	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield						New Build	34	7	13	14	27					(7) New Build
						Demolition	-17	-5	0	-12	-12					(0) Demolition
						Cou/Conv	6	2	1	3	4					(2) COU/Conv
						Net	23	4	14	5	19					(6) Net
						New Build	117	18	37	62	99					(17) New Build
						Demolition	-32	-11	-2	-19	-21					(23) Demolition
						Cou/Conv	28	9	6	11	17					(6) Cou/Conv
						Net	111	16	41	64	68					(23) Net
Total for Small sites																

Table 14 Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (C3 Hard Commitment)

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2023 Q4	Under construction at March 2023 Q4 (1)	Not started at March 2023 Q4 (2)	Outstanding at March 2023 Q4 (1+2)	Developer/Description
Bracknell	Atrium Court, The Ring	21/00763/PAC	0.25 Medium	PDL	New Build	0	0	0	0	0	Developer; Hart Investments Limited
					Demolition	0	0	0	0	0	Prior approval change of use from B1 (office) to C3 (residential) to create 150 No. dwellings
					Cou/Conv	150	0	150	0	150	
					Net	150	0	150	0	150	(0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell	Lily Hill House, Lily Hill Road	21/00755/PAC	1.43 Large	PDL	New Build	0	0	0	0	0	Developer:RJ2 Investment Inc Ltd
					Demolition	0	0	0	0	0	Prior approval for change of use from B1 (offices) to C3 (residential) to form 33 No. flats.
					Cou/Conv	33	0	0	33	33	
					Net	33	0	0	33	33	(0) New (0) Demolition (0) Cou/Conv (0) Net
Large and Medium Total					New Build	0	0	0	0	0	0 New Build
					Demolition	0	0	0	0	0	0 Demolition
					Cou/Conv	183	0	150	33	183	0 Cou/Conv
					Net	183	0	150	33	183	0 Net

Table 15 Developments that have been indicated for approval subject to S106 (C3 Soft Commitments)

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Description
Binfield	Land at Amen Corner (South), west of Beehive Road between The Reading-Waterloo Railway Line and London Road (SALP Policy SA8)	18/00242/OUT	0.95	GF	New Build	302	Developer: Persimmon Homes North London
					Demolition	0	Hybrid planning application for a residential-led mixed-use development comprising: outline planning application for commercial development (Use Classes A2 (financial and professional services)/B1 (business)/B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 302 residential dwellings, public open space and spine road, estate roads, landscaping, drainage, levels and car parking. [Re-consultation on comprehensively revised plans. The site spans the Wokingham Borough Council / Bracknell Forest Council administrative boundary: an area proposed as public open space to the far west of the application site falls within Wokingham Borough].
					Cou/Conv	0	
					Net	302	
Binfield	Fines Baylwick House Hotel, London Road	22/00504/FUL	0.217		New Build	11	Developer: Mr S Nath
					Demolition	0	The conversion and erection of extensions to Fines Baylwick Hotel to provide 11no. 2 bedroom apartments following the demolition of extensions to the building [the application constitutes a resubmission of refused planning application 21/00460/FUL]
					Cou/Conv	0	
					Net	11	
Bracknell	Former St Margaret Clitherow Roman Catholic Church, Ringmead	23/00560/FUL	1.6 Large	PDL	New Build	72	Developer: Perseus Land & Development
					Demolition	0	Erection of 72 bedroom Care Home with care for the elderly (Use Class C2) including associated access, parking and landscaping
					Cou/Conv	0	
					Net	72	
Bracknell	Bracknell Town Football Club, Larges Lane (SALP Policy SA1)	21/00250/OUT	1.14 Large	PDL	New Build	117	Developer: Bracknell Town Football Club
					Demolition	0	Outline application including access, appearance, layout and scale for demolition of existing dwelling and sports buildings and erection of 117 apartments with associated parking
					Cou/Conv	0	
					Net	117	
Bracknell	Bay House, Bay Road	22/00276/FUL	0.27 Medium	PDL	New Build	32	Developer: Silva Homes
					Demolition	-41	Redevelopment of the Bay House site to provide a 6-storey block comprising 32 flats 100% affordable housing for rent (23 x 1 bedroom and 9 x 2 bedroom), alongside car parking, cycle parking, and other associated works.

Parish	Address	Application No.	Site Size	PDL/GF	Status	Net	Description
					Cou/Carv	0	
					Net	-9	
Bracknell	Beaufort Park, Nine Mile Ride (BFLP Policy LP6)	23/00767/FUL	31.17 Large	GF	New Build	226	Developer: Southern Housing
					Demolition	0	Erection of 226 dwellings including associated on-site SANG with an access route, open space and pedestrian/cycle connections. 113 Market Housing units and 113 Social, Affordable or Intermediate Rent units.
					Cou/Carv	0	
					Net	226	
Winkfield	White Gates, Mushroom Castle (BFLP Policy LP14)	19/00009/OUT	1.98 Large	PDL	New Build	42	Developer: Vanderbilt Strategic Limited
					Demolition	0	Outline application for the erection of up to 42no. Dwellings, ancillary infrastructure and open space, following demolition of existing dwelling and associated outbuildings.
					Cou/Carv	0	
					Net	42	
Winkfield	Highveld, Cornonation Road	23/00278/FUL	0.2035 Medium	PDL	New Build	6	Developer: Highveld Homes
					Demolition	-1	Proposed erection of a building containing 6no. flats (4 x 3 bed and 2 x 2 bed) with associated parking and works following the demolition of existing building.
					Cou/Carv	0	
					Net	5	
Large and medium site total					New Build	808	
					Demolition	-42	
					Cou/Carv	0	
					Net	766	
Warfield	West End Stables, West End Lane	17/00280/FUL	0.11	GF	New Build	2	Developer: Mr R Hyde
					Demolition	0	Erection of a pair of 4 bedroom semi detached dwellings on land adjacent to West End Stables
					Cou/Carv	0	
					Net	2	

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Description
Small site total					New Build	2	
					Demolition	0	
					Con/Conv	0	
					Net	2	
Total					New Build	810	
					Demolition	-42	
					Con/Conv	0	
					Net	768	

Table 16 Developments which have been identified in an Adopted Local Plan (Bracknell Forest Local Plan) (Soft Commitments)

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site Size - L/M & ha
Binfield	Bracknell Forest Local Plan Policy LP11	Land south of Forest Road and east of Cheney Close (BIN5)	40	Large 1.85
Binfield	Bracknell Forest Local Plan Policy LP12	Land previously reserved for Park and Ride, Peacock Farm (BIN20)	100	Large 2.66
Bracknell	Bracknell Forest Local Plan Policy LP6	Land at Beaufort Park, Nine Mile Ride (South Road) (BRA4)	0	Large 32.47
Bracknell	Bracknell Forest Local Plan Policy LP9	Eastern Gateway Development Area (Town Square) (BRA7)	210	Large 2.14
Bracknell	Bracknell Forest Local Plan Policy LP10	Southern Gateway Development Area (BRA14, 15 and 17)	600	Large 4.3
Bracknell	Bracknell Forest Local Plan Policy LP8	The Peel Centre and The Point, Skimped Hill Lane (BRA18)	600	Large 6.54
Sandhurst	Bracknell Forest Local Plan Policy LP7	Land east of Wokingham Road and south of Dukes Ride (Derby Field) (SAND5)	220	Large 8.7 (within BFC)
Warfield	Bracknell Forest Local Plan Policy LP13	Land north of Herschel Grange (WAR9)	30	Large 1.29
Winkfield	Bracknell Forest Local Plan Policy LP14	Whitegates, Mushroom Castle, Chavey Down Road (WINK15)	0	Large 2.21
Subtotal - Large Sites			1800	

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site Size - L/M & ha
Binfield	Bracknell Forest Local Plan Policy LP15	Land south of London Road (Eastern Field) (BIN12)	10	Medium 0.31
Subtotal - Medium Sites			10	
Total			1810	

Table 17 Developments which have been identified in an Adopted Local Plan (Core Strategy & Site Allocations Local Plan) (Soft Commitments)

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site size - L/M & ha
Binfield	Site Allocation Local Plan SA2	Land north of Peacock Lane (residual)	54	Large 2.6
Binfield	Site Allocation Local Plan SA2	Land north of Cain Road	0	Large 1.88
Binfield	Site Allocation Local Plan SA8 (CS4)	Land at Amen Corner (South) (residual)	349	Large
Binfield	Site Allocations Local Plan SA6	Amen Corner North, Binfield (residual)	0	Large
Bracknell	Site Allocation Local Plan SA1	Garth Hill School, Sandy Lane (residual)	0	Large 1.996
Bracknell	Site Allocation Local Plan SA1	Commercial Centre (Depot), Bracknell Lane West	115	Large 1.7
Bracknell	Site Allocation Local Plan SA1	Old Bracknell Lane West (residual)	0	Large 2.51
Bracknell	Site Allocation Local Plan SA1	Land north of Eastern Road (residual)	188	Large 1.98
Bracknell	Site Allocation Local Plan SA2	The Football Ground, Larges Lane	0	Large 1.26
Crowthorne	Site Allocation Local Plan SA2	Land at Cricket Field Grove (residual)	0	Large 2.9
Crowthorne	Site Allocations Local Plan SA4	Land at Broadmoor Hospital	210	Large
Sandhurst	Site Allocation Local Plan SA3	Land west of Alford Close (residual)	0	Large 7.7
Warfield	Site Allocation Local Plan SA9 (CS5)	Land at Warfield Area 1 (Masterplan Feb.2015) (1)	239	Large
Warfield	Site Allocation Local Plan SA9 (CS5)	Land at Warfield Area 2 (residual) (1)	25	Large
Warfield	Site Allocation Local Plan SA9 (CS5)	Land at Warfield Area 3	454	Large

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site size - L/M & ha
Winkfield	Site Allocation Local Plan SA3	Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road	0	Large 1.8
Winkfield	Site Allocation Local Plan SA3	Land at Bog Lane	40	Large 1.7
Subtotal - Large Sites			1674	
Binfield	Site Allocation Local Plan SA2	Sundial Cottage and Popeswood Post Office, London Road (residual). Excludes Popeswood Garage.	0	Medium 0.16
Binfield	Site Allocation Local Plan SA3	Land at Wood Lane	20	Medium 0.55
Bracknell	Site Allocation Local Plan SA1	Albert Road Car Park	40	Medium 0.53
Bracknell	Site Allocation Local Plan SA1	Chiltern House and the Redwood Building, Broad Lane	0	Medium 0.89
Bracknell	Site Allocation Local Plan SA1	Downside, Wildridings Way	0	Medium 0.46
Crowthorne	Site Allocation Local Plan SA3	White Cairn, Dukes Ride	16	Medium 0.5
Warfield	Site Allocation Local Plan SA1	Land at Battle Bridge House, Warfield House and Garage, Forest Road	0	Medium 0.29
Subtotal - Medium Sites			76	
Total			1750	

(1)

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

Table 18 Developments which have been identified in an Made Neighbourhood Plan (Soft commitment)

Neighbourhood Plan/Policy Ref	Site	Dwellings outstanding
Warfield Neighbourhood Plan - Policy WNP2	Land at Hayley Green	235

Table 19 Specialist Housing within Use Class C2 (Hard Commitments)

Parish	Address	App ref	Area (ha)	PDL/ GF	Build type	No. of bedspaces permitted	Ratio** (unit equivalent)	Total complete at MARCH 2024 Q4	Under construction at MARCH 2024 Q4	Not started at MARCH 2024 Q4	Outstanding at MARCH 2024 Q4	Description
Binfield	Land North Of Cain Road (Turnpike Road)	2000947FUL	3.46	GF	New Build	68	38	0	38	0	38	Developer: Danescroft
					Demolition	0	0	0	0	0	0	Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Turnpike 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. No Restrictive conditions placed on occupation.
					Cou/Conv	0	0	0	0	0	0	
					Net	68	38	0	38	0	38	(0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	18 Heath Hill Road North	2101052FUL	0.09	PDL	New Build	0	0	0	0	0	0	Developer: Elkhorn Developments Ltd
					Demolition	0	0	0	0	0	0	Proposed conversion of existing residential 23 bed C2 care home (Ratio 13) to form 8no. flats (2x1 bed, 5x2 bed and 1x3 bed), including external alterations. Loss of C2 use counted March 2023. See Medium Table for C3 conversion.
					Cou/Conv	-23	-13	-13	0	0	0	
					Net	-23	-13	-13	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
Winkfield	St David's Nursing Home, Ascot Priory, Priory Road, SL5 8RT	2000503FUL*	17		New Build	16	9	0	0	9	9	Developer: Mr D Tanner
					Demolition	0	0	0	0	0	0	Alterations and extensions to St David's Nursing Home following demolition of non-original buildings (net increase of 16 bed spaces, resulting in a dwelling equivalent of 9 units)
					Cou/Conv	0	0	0	0	0	0	
					Net	16	9	0	0	9	9	(0) New (0) Demolition (0) Coun/Conv (0) Net

Parish	Address	App ref	Area (ha)	PDL/ GF	Build type	No. of bedspaces permitted	Ratio** (unit equivalent)	Total complete at MARCH 2024 Q4	Under construction at MARCH 2024 Q4	Not started at MARCH 2024 Q4	Outstanding at MARCH 2024 Q4	Description
Winkfield	St Christopher's Care Home, Ascot Priory, Priory Road, SL5 8RT	200603FUL*	17		New Build	8	4	0	0	4	4	Developer: Mr D Tanner
					Demolition	0	0	0	0	0	0	Extension to St Christopher's Care Home (net increase of 8 bedspaces, resulting in a dwelling equivalent of 4 units)
					Cou/Conv	0	0	0	0	0	0	
					Net	8	4	0	0	4	4	(0) New (0) Demolition (0) Coun/Conv (0) Net
					New Build	92	51	0	38	13	148	0 New Build RATIO (0 BED Spaces)
					Demolition	0	0	0	0	0	0	0 Demolition
					Cou/Conv	-23	-13	-13	0	0	0	0 Cou/Conv
					Net	69	38	-13	38	13	51	0 Net RATIO (0 Bed Spaces)

Table 20 Specialist Housing within Use Class C3s (Hard Commitments)

Parish	Address	App ref	Alt. permissions (if any)	Area (ha)	PDL/ GF	Build type	No. of dwellings permitted	Total complete at March 2023 Q4	Under construction at March 2023 Q4 (1)	Not started at March 2023 Q4 (2)	Outstanding at March 2023 Q4 (1+2)	Description
Binfield	Binfield House Terrace Road North	21/00023/FUL 22/00650/FUL (s.73)	None	1.29	PDL	New Build	9	3	6	0	6	Developer: Beechcroft Developments Limited
						Demolition	-6	-6	0	0	0	0 Conversion of Binfield House from 10 bedsits and 6no. 1 bed flats to provide 9 apartments.
						Cou/Conv	-7	-15	8	0	8	Demolition of 6no. bungalows in grounds and erection of 9 retirement dwellings. Condition limiting occupation to over 55s.
						Net	-4	-18	14	0	14	(3) New (-6) Demolition (0) Cou/Conv (-3) Net
Total						New Build	9	3	6	0	6	(3) New Build
						Demolition	-6	-6	0	0	0	(-6) Demolition
						Cou/Conv	-7	-15	8	0	8	(1) Cou/Conv
						Net	-4	-18	14	0	14	(-2) Net

Table 21 Specialist Housing C2a (Hard Commitments)

Parish	Address	App ref	Area (ha)	PDL/GF	Build Type	No. of bedspaces permitted	Ratio** (unit equivalent)	Total complete at MARCH 2024 Q4	Under construction at MARCH 2024 Q4 (1)	Not started at MARCH 2024 Q4 (2)	Outstanding at MARCH 2024 Q4 (1+2+3)	Description
Sandhurst	Old College, Royal Military Academy, Sandhurst	22/00726/FUL	0.6	PDL	New Build	119	66	0	0	66	66	Developer: Secretary of State
					Demolition	60	33	0	0	33	33	Proposed erection of three storey Single Living Accommodation building (providing 66 bed spaces) to be used for purposes within Use Class C2 on Site 1 following demolition of Building 42 (loss of 60 bed spaces). Proposed erection of three storey Single Living Accommodation building (to provide 53 bedspaces) to be used for purposes within use Class C2a on Site 2 and demolition of existing garages. (Overall net increase of 59 bedspaces/33 dwelling equivalent).
					Cou/Conv	0	0	0	0	0	0	(0) New (0) Demolition (0) Cou/Conv (0) Net
					Net	59	33	0	0	33	33	0 New Build RATIO (0 BED SPACES)
					New Build	119	66	0	0	66	66	0 Demolition RATIO (0 BED SPACES)
					Demolition	60	33	0	0	33	33	0 Cou/Conv RATIO (0 BED SPACES)
					Cou/Conv	0	0	0	0	0	0	0 Net RATIO (0 BED SPACES)
					Net	59	33	0	0	33	33	

Table 22 Specialist Housing for Use Class C2 & C3s (Soft Commitments)

Parish	Address	Build type	No. of bedspaces permitted	Total complete at March 2022	Under construction at March 2022 (1)	Not started at March 2022 (2)	Outstanding at March 2022 (1+2)	Description
Senior Living (C3) Table								
Crowthorne	Broadmoor Hospital, Lower Broadmoor Road (SALP Policy SA4)	New Build	60	0	0	60	60	SALP Policy SA4:
		Demolition	0	0	0	0	0	60 retirement apartments -
		Cou/Conv	0	0	0	0	0	referred to in SALP policy
		Net	60	0	0	60	60	(0) New (0) Demolition (0) Cou/Conv (0) Net
Care Home (C2)								
Crowthorne	Broadmoor Hospital, Lower Broadmoor Road (SALP Policy SA4)	New Build	Unknown	0	0	Unknown	Unknown	SALP Policy SA4:
		Demolition	0	0	0	0	0	Care home/nursing home -
		Cou/Conv	0	0	0	0	0	referred to in SALP policy.
		Net	Unknown	0	0	Unknown	Unknown	Figure unspecified in SALP. (0) New (0) Demolition (0) Cou/Conv (0) Net

8 Map of Hard Commitments 2023/24

8.1 The map and associated key relate to the housing commitments listed within the C3 large and medium, C2 and C3 specialist site schedules, including not started, under construction and completed sites for the 2023/24 period. This table and map does not include lapsed sites, SALP residual balance sites and sites subject to the completion of Section 106.

Table 23 Map reference 2023/24

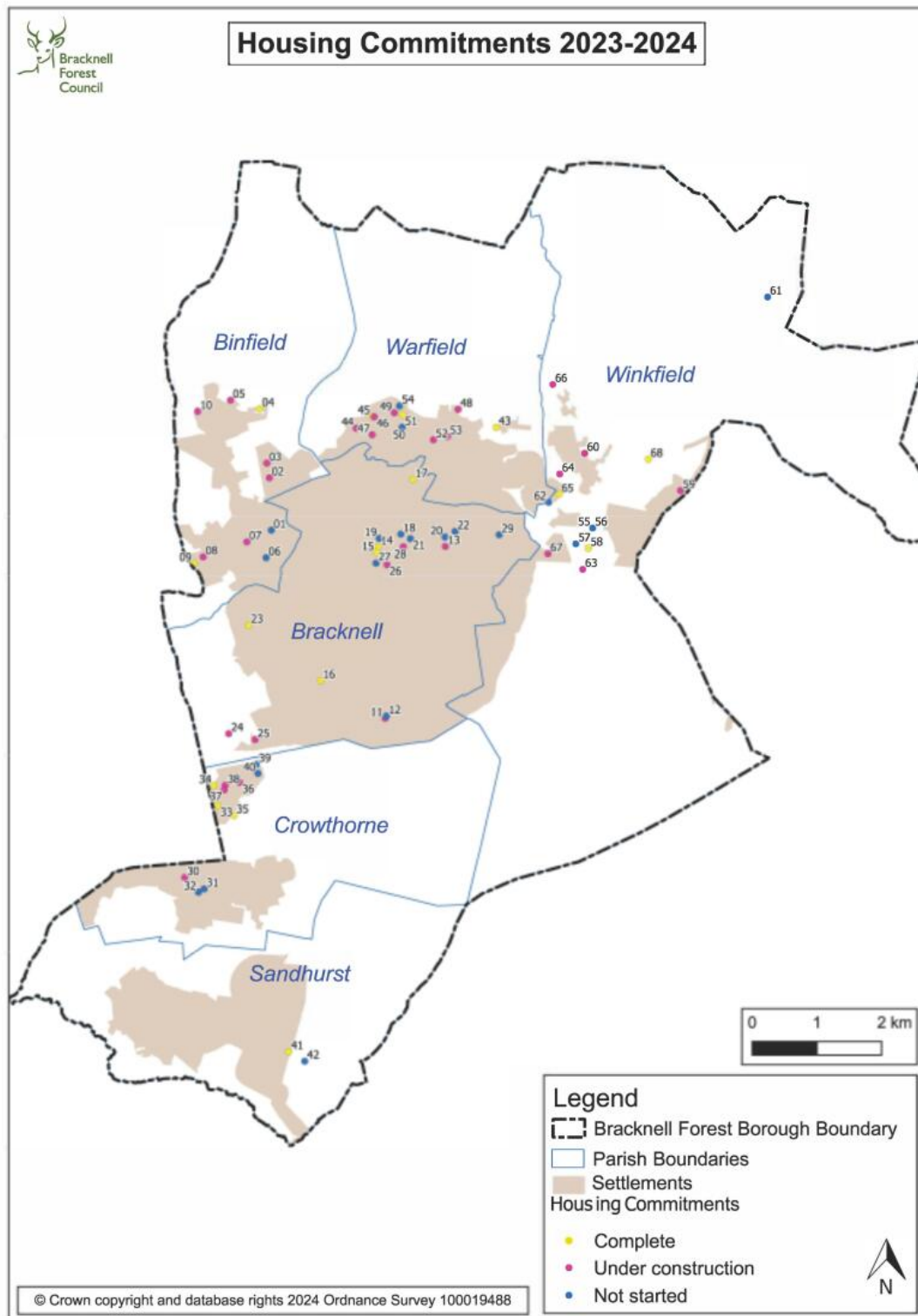
Parish	Address	Application reference	Site Status	Map reference
Binfield	Land on the South East Side of Turnpike Road (former 3M recreational land, Cain Road)	19/01004/OUT 22/01008/FUL	Not Started	1
Binfield	Land at Blue Mountain, Wood Lane Phase B1	17/01363/REM 16/00020/OUT	Under construction	2
Binfield	Land At Blue Mountain, Wood Lane Phase B4	18/01010/REM 16/00020/OUT	Under construction	2
Binfield	Land At Tilehurst Lane (Tilehurst Green)	18/00758/FUL	Complete	4
Binfield	Land north of Tilehurst Lane and west of South Lodge (Deanfield Rise)	21/00507/REM 17/01174/OUT	Under construction	5
Binfield	Building 2, Technology House, The Boulevard, Cain Road	18/00200/PAC 21/00629/LDC	Not started	6
Binfield	Land North of Cain Road (SALP Policy SA2)	20/00947/FUL	Under construction	7
Binfield	Norbury, London Road (SALP Policy SA8) (Alexandra Gardens)	19/00767/FUL	Under construction	8
Binfield	Land Adjoining Coppid Beech House, South Of London Road (SALP policy SA8) (off Summer Chase)	19/01118/FUL	Complete	9
Binfield	Binfield House Terrace Road North	21/00023/FUL 22/00650/FUL	Under construction	10
Bracknell	Land adj Birch Hill Medical Centre, Leppington	09/00141/FUL 12/00492/EXT	Under construction	11
Bracknell	Burford House, Leppington	20/00823/FUL	Not started	12
Bracknell	Racal House, Eastern Road (Part of SALP Policy SA1)	16/00626/FUL 22/00952/LDC	Under construction	13
Bracknell	Amber House & Northgate House, Market Street	19/00639/FUL 23/00117/FUL	Complete	14
Bracknell	Bus Depot and Offices, Coldborough House, Market Street (The Grand Exchange)	18/00964/FUL 22/00122/FUL	Complete	15

Parish	Address	Application reference	Site Status	Map reference
Bracknell	Land at East Lodge, Great Hollands Road (access via Aysgarth, Ringmead)	23/00716/FUL 17/00582/FUL	Complete	16
Bracknell	Blocks A, B and C Christine Ingram Gardens, Folders Lane	18/00620/FUL	Complete	17
Bracknell	26 High Street (old Peacocks)	21/01056/FUL	Not Started	18
Bracknell	26 High Street (old Peacocks)	21/01038/PAE	Not started	18
Bracknell	Former Bus Station Site, Market Street	21/00707/OUT	Not started	19
Bracknell	Continuity House, London Road	20/01083/FUL	Not started	20
Bracknell	Abbey House Grenville Place	21/01090/FUL	Not started	21
Bracknell	Barn Close	22/00317/FUL	Not Started	22
Bracknell	Land East Of Sparrowhawk Way	14/00488/REM 98/00288/OUT	Complete	23
Bracknell	The Hideout, West Road	18/01053/CLPUD 18/00562/CLPUD	Under construction	24
Bracknell	Beaufort Park, South Road (The Evergreens)	17/01123/OUT 21/00104/REM	Under construction	25
Bracknell	Coopers Hill Youth and Community Centre, Crowthorne Road North	21/00233/FUL	Under construction	26
Bracknell	Bracknell Beeches Old Bracknell Lane West	21/00701/FUL	Not started	27
Bracknell	Atrium Court, The Ring	21/00763/PAC	Under construction	28
Bracknell	Lily Hill House, Lily Hill Road	21/00755/PAC	Not started	29
Crowthorne	18 Heath Hill Road North	21/01052/FUL	Under construction	30
Crowthorne	Parkfield House, Cambridge Road	21/00317/PARC	Not started	31
Crowthorne	186 -188 High Street	20/01087/FUL*	Not started	32
Crowthorne	Phase 1A (adjoining restaurant)	19/00791/REM	Complete	33
Crowthorne	Phase 2 (Hatch Green)	21/00004/REM	Complete	34
Crowthorne	Phase 3a (Goodwood Crescent)	19/01099/REM	Complete	35
Crowthorne	Phase 3b (Neighbourhood Centre)	22/00060/REM	Under construction	36
Crowthorne	Phase 4A	22/00138/REM	Under construction	37
Crowthorne	Phase 4B (The Brook)	22/00913/REM	Under construction	38

Parish	Address	Application reference	Site Status	Map reference
Crowthorne	Phase 5A	22/01043/REM	Not started	39
Crowthorne	Phase 5B	22/01051/FUL	Not started	40
Sandhurst	Land to R/O 92 College Road (off Academy Place)	21/00837/FUL 17/00754/FUL	Complete	41
Sandhurst	Old College, Royal Military Academy	22/00726/FUL	Not started	42
Warfield	North Lodge Farm Forest Road Hayley Green (Kings Hart View)	17/00656/OUT 21/00440/REM	Complete	43
Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Phase 6)	18/00396/REM	Under construction	44
Warfield	Land North of Harvest Ride and South of Forest Road and East of West End Lane (Phase 8)	20/00265/REM	Complete	45
Warfield	Land North Of Harvest Ride and South of Forest Road and East Of West End Lane (Phase 9)	20/00265/REM	Under construction	46
Warfield	Land north Of Harvest Ride and east Of West End Lane, Warfield (Phase10)	20/00272/FUL	Under construction	47
Warfield	Land north of Newhurst Gardens (Four Horseshoes)	22/01047/FUL 16/01004/OUT 21/00244/REM	Not started	48
Warfield	Land east of Avery Lane and north of Watersplash Lane (Orchids Place) (SALP Policy SA9 - Area 1)	16/01195/FUL 22/00458/FUL	Under construction	49
Warfield	Land to south and west of 2 Fairclough Farm Cottages, Watersplash Lane	19/00908/FUL	Not started	50
Warfield	Land at south west of Abbey Place (Abbey Place Mews)	19/00327/FUL	Complete	51
Warfield	Land west of Maize Lane and east of Old Priory Lane (Land Parcel 4) (Skylarks)	22/00314/REM	Under construction	52
Warfield	Land west Of Maize Lane and east of Old Priory Lane (Land Parcel 3) (Willow Green)	22/00578/REM	Under construction	53
Warfield	Land South Of Forest Road Newell Green (includes SALP SA1 site) (Orchids Court)	21/00592/FUL	Not started	54

Parish	Address	Application reference	Site Status	Map reference
Winkfield	St David's Nursing Home, Ascot Priory	20/00503/FUL	Not started	55
Winkfield	St Christopher's Care Home, Ascot Priory	20/00503/FUL	Not started	56
Winkfield	Heathfield School, London Road	14/01001/FUL 17/01159/FUL	Not started	57
Winkfield	Orchard House, Priory Road	20/00862/FUL 22/00388/FUL 18/00203/FUL	Complete	58
Winkfield	The Royal Hunt, 177 New Road	20/00001/FUL	Under construction	59
Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	Under construction	60
Winkfield	Squirrels, North Street	21/00157/FUL	Not started	61
Winkfield	Longcroft, Long Hill Road	22/00302/FUL	Not started	62
Winkfield	Westwood House, Swinley Road	22/00116/FUL	Under construction	63
Winkfield	Land adjoining Warfield Park, Long Hill Drive (The Paddocks)	15/00383/FUL	Under construction	64
Winkfield	White Gates, Long Hill Road (Warfield Park approach)	18/00336/FUL	Complete	65
Winkfield	Winkfield Park (Brockhill House), Winkfield Row RG44 6NA	19/00931/FUL	Under construction	66
Winkfield	Palm Hills Estate, London Road (SALP policy SA3) (Ascot Oaks)	21/00772/REM 19/00847/OUT	Under construction	67
Winkfield	Winkfield Manor, Forest Road	21/00780/FUL	Complete	68

Map 1 C3 Large and Medium, C2 and C3 specialist Housing Commitments 2024 (Hard commitments)



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Nepali

यस प्रचारको सक्षेप 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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