

Planning Commitments for Employment Uses at 31 March 2024

Contents

1	Executive Summary	3
2	Introduction	6
3	Methodology	7
3.1	Methodology	7
3.2	Relevant Land Uses	8
4	Understanding the Tables and Schedules	11
5	Summary Tables for Bracknell Forest & Sub Areas	14
6	Schedule of Hard Commitments	22
7	Schedule of Soft Commitments	36
8	Developments Identified in Local Plans	38

Tables

Table A	Summary of Floorspace (m2) for 2023-24	3
Table C	Use Class Comparison	8
Table D	Format of Schedule of Hard Commitments	12
Table 1	Not Started Planning Permissions (Hard Commitments)	14
Table 2	Under Construction Planning Permissions (Hard Commitments)	15
Table 3	Outstanding (N/S and U/C) Planning Permissions (Hard Commitments)	16
Table 4	Development without Planning Permission but Accepted in Principle (Soft Commitments)	17
Table 5	Completed Planning Permissions (Hard Commitments)	18
Table 6	New Planning Permissions (Hard Commitments)	19
Table 7	Lapsed Planning Permissions (Hard Commitments)	20
Table 8	Summary of B2, B8 and E(g) uses (Hard Commitments)	21
Table 9	Potential losses of floorspace on sites identified in the Bracknell Forest Local Plan (2024) and the Site Allocations Local Plan (2013)	39

1 Executive Summary

1.0.1 This report provides information about planning commitments for non-residential developments in Bracknell Forest at 31 March 2024. Its purpose is to monitor change in the amount of floorspace in various non-residential uses.

1.0.2 A planning commitment is the amount of development which has been approved for a particular use. Planning commitments include sites that have planning permission (hard commitments) and sites that have been identified in principle as being suitable for development (soft commitments). The net floorspace for each planning commitment is calculated by reference to the gains and losses of gross floorspace.

1.0.3 The Use Class Order changed on 1st September 2020, with the introduction of new Use Classes E, F1 and F2. A number of the classes have been consolidated or removed. For the purposes of this report, the older permissions (prior to September 2020) have been allocated to the equivalent new use classes.

1.0.4 The key net floorspace figures for Bracknell Forest for the monitoring year of 1 April 2023 to 31 March 2024 are in the table below. The table shows the floorspace by commitment type (hard or soft), whether it is newly permitted, lapsed and the build status of developments (whether it is under construction (U/C), not started (N/S) or completed). Please note that the columns cannot be totaled as some commitments feature in more than one column, for example, in some cases a new permission may also have been completed in the same monitoring year.

Table A Summary of Floorspace (m2) for 2023-24

Use Class	Not Started (N/S)	Under Construction (U/C)	Total Hard Commitments Outstanding (N/S & U/C)	Soft Commitment	Total Hard Outstanding and Soft	Completed	New permissions	Lapsed
B2	-4,711	0	-4,711	0	-4,711	2,325	3,814	0
B8	5,579	9,446	15,025	0	15,025	-5,512	9,259	0
E	30,281	-25,833	4,448	11,116	15,564	-8,882	-2,992	254
C1	0	0	0	0	0	1,162	0	0
C2	6,069	7,467	13,536	0	13,536	-567	4,833	0
F1	4,792	0	4,792	0	4,792	173	0	-141
F2	-300	1,271	971	-560	411	0	124	0
SG	4,028	0	4,028	0	4,028	149	677	662

1.0.5 Outstanding Hard Commitments

1.0.6 The outstanding hard commitment (U/C and N/S) for Use Class E floorspace show a small gain of 4,448m². This low level of supply is due to there being a number of commitments for loss of offices to residential, including prior approvals. The largest loss is a prior approval for offices to residential at Atrium Court, The Ring Bracknell (-22,090m²). Furthermore, within the supply, there are some older office permissions that have been outstanding for a number of years and it is uncertain whether or not they will be implemented. The largest of these is Dell Computers, Cain Road, Bracknell with 10,775m² of extant office floorspace.

1.0.7 The outstanding figure for Use Class B2 floorspace is accounted for by an old extant permission for the loss of -6,400m² to offices at Waitrose, Doncastle Road, Bracknell and a change of use at The Crown Estate, Blanes Lane, Ascot of 1,689m².

1.0.8 With regards to Use Class B8, there is 15,025m² of floorspace outstanding. The majority of this is accounted for by four permissions, the largest involving the redevelopment of the Former John Guest Site, Downmill Road, Bracknell to provide 9,446m² of floorspace (the demolition of B8 on this site was completed this year).

1.0.9 The outstanding hard commitment for Use Class F1 of 4,792m² is largely due to two permissions for schools on Land at the Former TRL site, Old Wokingham Road, Crowthorne (2,564m²) and Land East of Old Priory Lane and West of Maize Lane, Warfield (2,228m²).

1.0.10 Soft Commitments

1.0.11 The soft commitment for Use Class E floorspace of 11,116m² is largely accounted for by the proposed redevelopment of Fitzwilliam House, Skimped Hill Lane, Bracknell to provide a new office with a net gain of 8,341m² and proposed development at Amen Corner South, London Road Binfield which includes 2,500m² of commercial floorspace (counted as office). The soft commitment for Use Class F2 floorspace includes a loss of -560m² at Bracknell Town Football Club, Larges Lane, Bracknell.

1.0.12 Completions

1.0.13 Completions resulted in a total loss of -8,882m² floorspace of Use Class E which is largely due to the loss of -7,314m² of office floorspace at Bracknell Beeches, Old Bracknell Lane, Bracknell. The loss of -5,512m² in Use Class B8 floorspace is mainly accounted for by two permissions, the largest being a loss of -6,512m² at the Former John Guest Site, Downmill Road, Bracknell following redevelopment of the site.

1.0.14 New permissions

1.0.15 New permissions resulted in the loss of -2,992m² of floorspace in Use Class E. This is largely accounted for by a loss of -3,829m² of office floorspace at RSA House Western Road, Bracknell and -1,660m² of floorspace due to a change of use at Unit 2 - 3 The Sterling Centre Eastern Road, Bracknell.

1.0.16 With regards to B2, new commitments result in the gain of 3,814m² of floorspace which is largely attributed to changes of use of 1,660m² at Unit 2 - 3 The Sterling Centre, Eastern Road, Bracknell and 1,689m² floorspace at the Crown Estate Depot, Blanes Lane, Swinley Road, Ascot.

1.0.17 New commitments for B8 resulted in an increase in floorspace of 9,259m². This is mainly accounted for the by the redevelopment of the Former John Guest Site, Downmill Road, Bracknell giving a gain of 9,446m² of floorspace (partially off-set by the loss of -6,512 at this site), 2,605m² of floorpsace at Thames House Cookham Road Bracknell and 2,080m² of floorspace at Bracknell Gate, RSA House, Western Road, Bracknell.

2 Introduction

2.0.1 This report provides information about planning commitments for non-residential developments in Bracknell Forest at 31 March 2024. Its purpose is to monitor change in the amount of floorspace in various non-residential uses.

2.0.2 A planning commitment is the amount of development which has been approved for a particular use. There are two types of planning commitments:

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

2.0.3 The net floorspace of each planning commitment is calculated by reference to the gains and losses of gross floorspace. This report shows the overall change in the amount of floorspace in terms of what had planning permission (hard commitment) at 31 March 2024, what had been completed and what was not yet started or under construction during the monitoring year (1 April 2023 to 31 March 2024). It also records the changes in floorspace for soft commitments.

2.0.4 Section 3 of this report explains the survey methodology, Section 4 sets out how to use the tables and schedules, Section 5 is the summary tables, Section 6 is the detailed schedule of hard commitments, Section 7 contains the detailed schedule of soft commitments and Section 8 lists development identified in the Local Plan.

2.0.5 This document has been produced alongside the Planning Commitments for Housing at 31 March 2024 document.

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

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

3 Methodology

3.1 Methodology

3.1.1 The survey presents information on non-residential commitments outstanding at 31st March 2023, together with completed developments and lapsed permissions during the period 1st April 2023 to 31st March 2024.

3.1.2 The survey has been undertaken in four stages:

1. Outstanding commitments at 31 March 2023 were identified from the previous survey.
2. Relevant planning permissions granted between 1 April 2023 and 31 March 2024 were identified. In cases where more than one permission relates to the same site, the floorspace applicable to the most recent permission is counted as it is assumed that this is the permission most likely to be implemented. Reference is made to any alternative permissions in the text, and the floorspace figures appear in square brackets [] to show there is an alternative permission. Once it is clear which permission is being implemented, any alternative proposals are superseded.
3. Each new commitment is allocated to a use class.
4. All sites were visited by officers in order to establish building progress at 31 March 2024 for both commitments outstanding at 31 March 2023 and the more recent commitments. Building progress was classified as 'not started', 'under construction' or 'completed'.

3.1.3 Commitments which have been completed and permissions which lapsed in the period 1 April 2023 to 31 March 2024 are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are listed separately.

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

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

3.1.6 Permissions for Use Class Eg are attributed to the sub-class (E(g)(i) for example) when this is clear. Where a Use Class E permission cannot be attributed to the sub-class (E(g) for example) it is recorded as E mix.

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

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

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

3.1.10 Sites with an alternative commitment for a residential development, or a mixed-use commitment which includes residential or where there is a loss of non-residential to residential (and vice versa), are included in both this document and Planning Commitments for Housing at March 2024 (Bracknell Forest Council).

3.2 Relevant Land Uses

3.2.1 On 1 September 2020, substantial changes to the planning use classes set out in the Town and Country Planning (Use Classes) Order 1990 (as amended) came into effect. These changes have had implications for the commitments monitoring. For the purposes of this report the older permissions (prior to September 2020) have been allocated to the equivalent current use class. The use classes relevant to the report prior to and after 1 September 2020 are shown in the table below:

Table C Use Class Comparison

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

Use	Use Class from 1 Sept. 2020	Use Class prior to Sept. 2020
Office other than a use within Class A2	E(g)(i)	B1(a)
Research and development of products or processes	E(g)(ii)	B1(b)
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	E(g)(iii)	B1(c)
Clinics, health centres	E(e)	D1
Creches, day nurseries, day centres	E(f)	D1
Schools, non-residential education and training centres	F(1)(a)	D1
Display of artwork (not for sale or hire)	F(1)(b)	D1
Museum	F(1)(c)	D1
Public library or reading room	F(1)(d)	D1
Public hall or exhibition hall	F(1)(e)	D1
Public worship or religious instruction	F(1)(f)	D1
Law court	F(1)(g)	D1
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	F(2)(a)	A1
Hall or meeting place for the principal use of the local community	F(2)(b)	D2
Outdoor sports or recreations (not involving motorised vehicles or firearms)	F(2)(c)	D2
Swimming pool or ice skating rink	F(2)(d)	D2
Pub or drinking establishment	Sui Generis	A4
Takeaway	Sui Generis	A5
Cinemas, concert halls, bingo halls and dance halls	Sui Generis	D2
Uses which are not within the specified use classes. Includes theatres, betting offices, payday loan shops, amusement arcades, hostels (providing no significant element of care), scrap yards, fuel stations, hiring, selling or displaying motor vehicles and casinos (this list is not exhaustive)	Sui Generis	Sui Generis

Permitted Development Rights and Prior Approval Consent

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

3.2.3 Following changes to the Use Class Order on 1 September 2020, changes of use between the different types of uses listed in Class E do not constitute development, and therefore do not require planning permission. From 5 March 2024 permitted development rights (under Class MA) allow for the change of use from Use Class E to residential subject to limitations and conditions and the requirement to submit a prior approval application. Any prior approval application under Class MA made before this date had to be vacant for 3 months and limited to 1,500m² of cumulative floorspace.

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

Special Protection Area

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

4 Understanding the Tables and Schedules

4.0.1 This section describes and clarifies the information presented in the tables and detailed schedules in **Sections 5 to 8**.

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

- **Table 1** shows the amount of net floorspace (i.e. taking account of both gains and losses) with planning permission (hard commitment), including both full and outline, but not yet started at 31 March 2024.
- **Table 2** shows the amount of net floorspace with planning permission (hard commitment) that was under construction at 31 March 2024. This starts from the point of starting to dig the footings and laying the foundations and ends when work has been completed. For changes of use, this includes the period when internal alterations are made.
- **Table 3** shows the total amount of net floorspace with planning permission (hard commitment) outstanding at 31 March 2024. This consists of net floorspace not started and net floorspace under construction, and therefore is a sum of Tables 1 and 2.
- **Table 4** shows the amount of net floorspace without planning permission but accepted in principle (soft commitments).
- **Table 5** shows the amount of net floorspace completed between 1 April 2023 and 31 March 2024. Floorspace is completed for these purposes when work on it has ended, even if it is still unoccupied.
- **Table 6** shows the amount of net floorspace newly permitted between 1 April 2023 and 31 March 2024. The purpose of including this data is to show where new sites are coming forward. As such, they do not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- **Table 7** shows the amount of net floorspace for which planning permission had lapsed between 1 April 2023 and 31 March 2024. Planning permissions are generally subject to a condition requiring work to begin within a certain period. An unimplemented permission lapses when that period runs out. Once lapsed, the development no longer has planning permission. The standard period is generally three years, although other periods may be specified in individual cases.
- **Table 8** shows the amount of net floorspace with planning permission (hard commitment) not started, under construction, completed and newly permitted plus soft commitments for B2, B8 and E(g)(i), E(g)(ii), E(g)(iii).

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

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

- Employment Areas (designated in the Bracknell Forest Local Plan (2024)).
- Bracknell Town Centre (designated in the Bracknell Forest Local Plan (2024)).
- Parishes outside the designated Employment Areas and Bracknell Town Centre (please note to get a total for a Parish, the relevant designated areas must be added to the Parish total).

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

Table D Format of Schedule of Hard Commitments

Relates to another site	A '+' signifies permission being granted between 1 April 2023 and 31 March 2024. A '*' appears where the permission relates to a site that was not already the subject of a similar outstanding commitment at 31 March 2024. Only permissions marked by a '*' are counted in the tables showing 'new' floorspace permitted during 2023-2024. For example, the floorspace applicable to the approval of reserved matters during 2023-2024 would not be counted where the relevant outline permission had been granted prior to 1 April 2024.
Area	Area of the Borough where the site is located.
Name and Site address	Name of applicant and site address.
Application details	Planning permission reference number. Type of permission: Outline (OUT); Full (FUL); Hybrid(HYB); Reserved Matters (REM); Regulation 3 (Reg 3); Lawful Development Certificate (LDC); Prior Approval Determination (PAD); Prior Approval Consent from office to residential (PAC); prior approval from retail to residential (PAV); change of use of use class E to residential (PAE). Date development was permitted. Full site area in hectares (this includes the building itself and the remaining part of the site covered by associated infrastructure such as roads and open space).
Use class	The use class of the development (post September 2020).
Net change floorspace M ²	Permitted net change in floorspace.
Building progress	This indicates whether at 31 March 2024 the development was 'not started' (N/S), 'under construction' (U/C), 'completed' or 'lapsed' (the permission expired between 1 April 2023 and 31 March 2024).
Description	Description of the permitted development and any related applications. Two letter code for the location and nature of the site . The first letter is the status of the site by its Development Plan designation i.e. (U) refers to a site located within a settlement or (O) is a site located outside the settlement. The second letter indicates whether or not the site is previously developed land (B) or greenfield land (G).

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

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

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

4.0.9 Section 8 details soft commitments identified in the adopted Local Plan and **Table 9** summarises potential losses of employment uses and gives a residual floorspace taking into account hard and soft commitments.

5 Summary Tables for Bracknell Forest & Sub Areas

Table 1 Not Started Planning Permissions (Hard Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	2,684	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	-6,400	0	5,962	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	4,685	25,260	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	-300	0
Employment Areas Sub-Total	-6,400	4,685	33,906	0	0	0	-300	0
Binfield Parish	0	0	-118	0	0	0	0	698
Bracknell Town (rest of)	0	0	-3,924	0	0	0	0	0
Crowthorne Parish	0	0	868	0	0	2,564	0	3,500
Sandhurst Parish	0	0	0	0	3,435	0	0	0
Warfield Parish	0	0	-130	0	0	2,228	0	100
Winkfield Parish	1,689	894	-321	0	2,634	0	0	-270
Rest of Bracknell Forest Sub-Total	1,689	894	-3,625	0	6,069	4,792	0	4,028
Bracknell Forest Total	-4,711	5,579	30,281	0	6,069	4,792	-300	4,028

Table 2 Under Construction Planning Permissions (Hard Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	-25,906	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	9,446	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	9,446	-25,906	0	0	0	0	0
Binfield Parish	0	0	1,251	0	4,089	0	0	0
Bracknell Town (rest of)	0	0	-2,175	0	-12	0	0	0
Crowthorne Parish	0	0	582	0	3,390	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	415	0	0	0	1,271	0
Rest of Bracknell Forest Sub-Total	0	0	73	0	7,467	0	1,271	0
Bracknell Forest Total	0	9,446	-25,833	0	7,467	0	1,271	0

Table 3 Outstanding (N/S and U/C) Planning Permissions (Hard Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	-23,222	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	-6,400	0	5,962	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	14,131	25,260	0	0	0	-300	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	-6,400	14,131	8,000	0	0	0	-300	0
Binfield Parish	0	0	1,133	0	4,089	0	0	698
Bracknell Town (rest of)	0	0	-6,099	0	-12	0	0	0
Crowthorne Parish	0	0	1,450	0	3,390	2,564	0	3,500
Sandhurst Parish	0	0	0	0	3,435	0	0	0
Warfield Parish	0	0	-130	0	0	2,228	0	100
Winkfield Parish	1,689	894	94	0	2,634	0	1,271	-270
Rest of Bracknell Forest Sub-Total	1,689	894	-3,552	0	13,536	4,792	1,271	4,028
Bracknell Forest Total	-4,711	15,025	4,448	0	13,536	4,792	971	4,028

Table 4 Development without Planning Permission but Accepted in Principle (Soft Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	8,341	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	0	8,341	0	0	0	0	0
Binfield Parish	0	0	2,775	0	0	0	0	0
Bracknell Town (rest of)	0	0	0	0	0	0	-560	0
Crowthorne Parish	0	0	0	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	0	0	2,775	0	0	0	-560	0
Bracknell Forest Total	0	0	11,116	0	0	0	-560	0

Table 5 Completed Planning Permissions (Hard Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	241	0	0	309	0	0
Eastern Employment Area	1,660	0	-1,660	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	-6,512	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	1,660	-6,512	-1,419	0	0	309	0	0
Binfield Parish	0	0	0	0	0	0	0	0
Bracknell Town (rest of)	200	0	-7,314	1,162	0	0	0	0
Crowthorne Parish	0	-100	0	0	-567	-136	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	465	0	0	0	0	0	0	0
Winkfield Parish	0	1,100	-149	0	0	0	0	149
Rest of Bracknell Forest Sub-Total	665	1000	-7,463	1,162	-567	-136	0	149
Bracknell Forest Total	2,325	-5,512	-8,882	1,162	-567	173	0	149

Table 6 New Planning Permissions (Hard Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	3,547	0	0	0	0	0
Eastern Employment Area	1,660	0	-1,660	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	7,619	-3,829	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	1,660	7,619	-1,942	0	0	0	0	0
Binfield Parish	0	0	0	0	0	0	0	698
Bracknell Town (rest of)	0	0	0	0	-12	0	0	0
Crowthorne Parish	0	0	133	0	0	0	0	0
Sandhurst Parish	0	0	0	0	3,435	0	0	0
Warfield Parish	465	0	-676	0	0	0	0	100
Winkfield Parish	1,689	1,640	-507	0	1,410	0	124	-121
Rest of Bracknell Forest Sub-Total	2,154	1,640	-1,050	0	4,833	0	124	677
Bracknell Forest Total	3,814	9,259	-2,992	0	4,833	0	124	677

Table 7 Lapsed Planning Permissions (Hard Commitments)

Area	B2	B8	E	C1	C2	F1	F2	Sui Generis
Bracknell Town Centre	0	0	0	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-Total	0	0	0	0	0	0	0	0
Binfield Parish	0	0	824	0	0	0	0	0
Bracknell Town (rest of)	0	0	0	0	0	-141	0	0
Crowthorne Parish	0	0	0	0	0	0	0	662
Sandhurst Parish	0	0	-570	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-Total	0	0	254	0	0	-141	0	662
Bracknell Forest Total	0	0	254	0	0	-141	0	662

Table 8 Summary of B2, B8 and E(g) uses (Hard Commitments)

Area	B2	B8	E(g)(i)	E(g)(ii)	E(g)(iii)	E(g)mix (1)
Not started	-4,711	5,579	29,943	-130	-453	0
Under construction	0	9,446	-22,090	415	-2,175	151
Completed	2,325	-5,512	-7,772	0	-1,660	0
Newly permitted	3,814	9,259	-1,279	-676	-2,113	0
Soft	0	0	10,841	0	0	0

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

6 Schedule of Hard Commitments

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Binfield	Key Properties Ltd, Lynfield, London Road	App no 618191 Pmtid Feb 1994 FUL Site Area 2.20	Ea	1,100	U/C 2024	Erection of garden centre. Part supersedes 613532 (outline). Technically implemented as foundations have been laid. UB
	Binfield	Allanbay Park Estate Mare Lane Farm Howe Lane	App 19/00267/FUL Pmtid Aug 2019 FUL Site area 0.76 ha	Eg/II/Ea	824	Lapsed 2024	Change of use of part of building from agricultural building to A1 & B1 (mixed use), external alterations and formation of parking spaces. Recorded as U/C 2023 as works had started. However, original building was subsequently demolished therefore this permission could not be implemented and has lapsed. OG
	Binfield	Mr David Bertie Allanbay Park Howe Lane Binfield	App 22/00660/PAC Pmtid Oct 2022 PAC Site Area 0.01	Eg/Ec	151	U/C 2024	Prior approval for change of use of the existing agricultural building into flexible commercial use (Class E) (Condition limiting to Class Eg and Ec). OG
	Binfield	Danescroft (FREOF V Bracknell) LLP Land North Of Cain Road	App 20/00947/FUL Pmtid Mar 22 FUL Site area 1.86ha	C2	4,089	U/C 2024	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
	Binfield	Edmonds Holdings, Lexham House, Forest Road	App 22/00602/PAC Pmtid Sep 2022 PAC Site area 0.05	Eg/I	-118	N/S 2024	Change of use of first floor of Lexham House from Class E to Class C3 to provide one 1 bed and one 2 bed flats. UB
+	Binfield	Ryslip Group Ltd, Ryslip Kennels Church Lane	App 19/00281/FUL Pmtid March 2024 FUL Site area 1.86	SG	698	N/S 2024	Demolition of existing buildings and erection of new buildings accommodating replacement kennels and cattery with ancillary facilities comprising a vet office, a pet supplies shop, grooming area, reception, workshop, dog agility field, dog walking field, agility barn and associated car parking. OB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Bracknell Town Centre	Thames Valley Housing Association Amber House Market Street	App no 15/01035/FUL Pmtd Feb 2017 FULL Site Area 0.64ha	Ea/Eb/Ec/Eg i/F1/F2	325	Complete 2024	Erection of building accommodating 193 residential apartments with flexible commercial use at ground level within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) and associated car parking, amenity space, landscaping, servicing and access following the demolition of Amber House and Northgate House. UB
	Bracknell Town Centre	Bracknell Regeneration Partnership, Bentalls 57 - 67 and McDonalds Unit 14, High Street	App 16/01252/FUL Pmtd April 2017 FULL Site Area 0.57	Ea/Eb/F1/F2 /SG	-3,816	U/C 2024	Partial demolition and strip out of Bentalls Department Store and McDonald's unit and redevelopment to include retail uses (use class A1), food and beverage uses (use class A3,A4,A5), non-residential institution uses (use class D1), assembly and leisure uses (use class D2), night club (sui generis), public event area, public realm improvements, landscaping, external seating and
	Bracknell Town Centre	BBD Homes Ltd Bus Depot and Offices Coldborough House Market Street	App 18/00964/FUL Pmtd Nov 2018 FULL Site Area 0.62	Ea/Ec/Eg/F1 /F2	225	Complete 2024	Redevelopment of site to provide a building with a maximum height of 11 storeys accommodating 242no. residential units, up to 225sq m of commercial space (use classes A1, A2, B1, D1 and D2) and ancillary works including car parking, cycle parking and associated
	Bracknell Town Centre	Hart Investments Limited Altrium Court The Ring	App 21/00763/PAC Pmtd Sep 21 2021 PAC Site Area 0.58	Eg1	-22,090	U/C 2024	Prior Approval for the change of use of the existing office accommodation to provide 150no. residential units. UB
	Bracknell Town Centre	Mi Flats Bracknell Ltd 26 High Street	App no 21/00158/FUL Pmtd Nov 2021 FULL Site Area 0.08	Ea	-258	N/S 2024	Change of use of part of the first floor from ancillary retail storage (Class E) to 5 (4 x 1 bed and 1 x 2 bed flats) (Class C3) and external alterations. Alternative 19/00994/FUL and 21/01056/FUL. Floorspace for 4 flats counted here and additional losses counted under 21/01056/FUL. UB
	Bracknell Town Centre	Mi Flats Bracknell Ltd 26 High Street	App 21/01038/PAC Pmtd Oct 2022 PAE Site area 0.03	Ea	-275	N/S 2024	Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). For clarity this proposal is to turn the rear section of the ground floor retail unit into 2no. 2-bedroom flats). UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
+	Bracknell Town Centre	Mi Flats Bracknell Ltd 26 High Street	App 21/01056/FUL Pmtd Nov 2023 FUL Site area 0.06	Ea	-330	N/S 2024	Change of use of the first floor from ancillary storage (Class E) to residential. Alternative to 21/00158/FUL and proposes increased loss of floorspace. Additional floorspace to be lost counted here. UB
	Bracknell Town Centre	Sri Venkateshwara (Balaji) Temple & Cultural Centre, Whynscar House, Grenville Place	App 21/00805/FUL Pmtd July 2022 FUL Site area 0.05	Egi	-309	Complete 2024	Change of use from Class E to Class F1(f) (place of worship) UB
	Bracknell Town Centre	Sri Venkateshwara (Balaji) Temple & Cultural Centre, Whynscar House, Grenville Place	App 21/00805/FUL Pmtd July 2022 FUL Site area 0.05	F1f	309	Complete 2024	Change of use from Class E to Class F1(f) (place of worship.) UB
+	Bracknell Town Centre	Bracknell Forest Cambium Partnership Former Bus Station Site Market Street	App 21/00707/OUT Pmtd Jun 2023 FUL Site Area 0.53	Ea,b,c,d,g,gi & F1a & b	848	N/S 2024	Hybrid permission (part detailed / part outline) for the phased redevelopment to provide 169 residential (C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(gi) and F1(a) & (b)) across three blocks of accommodation A, B & C [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated works including landscaping, public realm, car parking and cycle parking. Floorspace counted under Ea as retail likely to be main use. UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
+	Bracknell Town Centre	Bracknell Forest Cambium Partnership Former Bus Station Site Market Street	App 21/00707/OUT Pmtd Jun 2023 OUT Site Area 0.53	Eg.l.b.c.e.i & F2b	2,699	N/S 2024	Hybrid permission (part detailed / part outline) for phased redevelopment to provide 169 residential (C3) and 850 sqm commercial floorspace (Use Class E(a), (b), (c), (d), (g), (g)(i) and F1(a) & (b)) delivered across three blocks A, B & C of accommodation [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated works including
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site, Nine Mile Ride	App no: 13/00575/OUT Pmtd January 2015 OUT Site Area: 3.1	SG	3,500	N/S 2024	Outline permission for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit / A1 / A2 / A3, primary school
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site Old Wokingham Road	App 19/00065/REM Pmtd Aug 2019 REM Site area 3.8	F1	2,564	N/S 2024	Submission of details of scale, layout, appearance, access and landscaping relating to the Primary School phase pursuant to outline planning permission 13/00575/OUT. UB
	Crowthorne	Hall and Woodhouse Former TRL Site, Wokingham Road	App No 19/00882/REM Pmtd Jul 2020 REM Site Area 0.5	Eb	870	N/S 2024	Submission of details of layout, scale, appearance, access and landscaping in respect of Phase 1A for the erection of a three storey building comprising dining areas and bar (Use Class: A3 Food and Drink), ancillary staff accommodation and garden, landscaping, car parking.
	Crowthorne	CALA Homes, Land At Phase 3B Bucklers Park, Land At Former TRL Site, Nine Mile Ride	App 22/00060/REM Pmtd Aug 2022 REM Site Area 105.69	Ea	582	U/C 2024	Submission of details relating to Phase 3B residential (120 dwellings) and neighbourhood centre pursuant to outline planning permission 13/00575/OUT. UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Crowthorne	Mr R Purvey Builders Yard New Road Crowthorne	App no 18/00175/FUL Pmt'd Aug 2020 FUL Site area 0.02	B8	-100	Complete 2024	Erection of 1 no. detached dwelling following demolition of existing building (builders yard). UB
	Crowthorne	Wellington College Dukes Ride	App 20/00945/FUL Pmt May 2021 FUL Site Area 1.64	C2	2,984	U/C 2024	Erection of part three/part four storey detached boarding house (Victoria House) part two/part three storey detached day house (Regian House) and single storey energy centre with associated parking and landscaping following
	Crowthorne	Wellington College Hopetoun Garages Dukes Ride	App 22/00513/FUL Pmt'd Dec 2022 FUL Site Area 0.22	C2	406	U/C 2024	Demolition of Hopetoun Garages and the erection of a new sixth form centre with associated open space, landscaping and infrastructure. OB
	Crowthorne	Mr Neil Montgomery The Ashes Kentigern Drive	App 22/00469/FUL Pmt'd Mar 2023 FUL Site Area 0.02	F1	-136	Complete 2024	Change of use from IT training use to a multi occupancy 3 bed staff house. UB
	Crowthorne	Elkhorn Developments Ltd 18 Heath Hill Road North	App 21/01052/FUL Pmt'd Dec 2022 FUL Site Area 0.1	C2	-567	Complete 2024	Conversion of existing residential care home to form 8no. flats. UB
	Crowthorne	Wildmoor Homes Ltd, 182 Dukes Ride	App 21/01125/FUL Pmt'd Sep 2023 FUL Site area 0.03	Eg1	-94	N/S 2024	Change of use of first floor office space to 2no. one-bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. (Site counted since overall loss of Class E is -135sqm; split out into component parts for analysis). UB
	Crowthorne	Wildmoor Homes Ltd, 182 Dukes Ride	App 21/01125/FUL Pmt'd Sep 2023 FUL Site area 0.03	Ea	-41	N/S 2024	Change of use of first floor office space to 2no. one-bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. (Site counted since overall loss of Class E is -135sqm; split out into component parts for analysis). UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
+	Crowthorne	Mr P Schofield 186 -188 High Street	App 20/01087/FU Pmtid Apr 2024 FUL Site area 0.10	Ea	133	N/S 2024	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 8no. one bedroom flats above, with associated parking following demolition of existing building. UB
+	Crowthorne	Sebastians Action Trust The Woodlands Upper Broadmoor Road	App 20/00134/FUL Pmtid Dec 2020 FUL Site area 1.12	SG	[634]	Lapsed 2024	Two storey extension to existing building; erection of 2 detached lodges; landscaping and associated works. Floorspace counted under Section 73 22/00988/FUL amended floor space of lodges. Missed off 2019/20 commitments in error. OG
+	Crowthorne	Sebastians Action Trust The Woodlands Upper Broadmoor Road	App 20/00134/FUL Pmtid Dec 2020 FUL Site area 1.12	SG	662	Lapsed 2024	Section 73 application to vary condition 2 (Plans) of planning permission 22/00236/FUL for a two storey extension to existing building; erection of 2 detached lodges; landscaping and associated works. Landmark layout
+	Eastern Employment Area	Mr M O'Keefe 2 - 3 The Sterling Centre Eastern Road	App 23/00483/FUL Pmtid Nov 2023 FUL Site area 0.44	Egii	-1,660	Complete 2024	Change of Use from E(g) to B2 to allow operation as a vehicle repair centre with No.2x external ducts (part retrospective). UB
+	Eastern Employment Area	Mr M O'Keefe 2 - 3 The Sterling Centre Eastern Road	App 23/00483/FUL Pmtid Nov 2023 FUL Site area 0.44	B2	1,660	Complete 2024	Change of Use from E(g) to B2 to allow operation as a vehicle repair centre with No.2x external ducts (part retrospective). UB
+	Rest of Bracknell	Bracknell Forest Council Bridgewell Centre 10A Ladybank Bracknell	App 23/00359/3 Pmtid Sep 2023 Reg 3 Site area 0.3	C2	-12	U/C 2024	Erection of new apartment building for people with learning disabilities, consisting of 4 apartments for 20 residents, each apartment housing 5 residents following demolition of existing building which is a care home. N/B floorspace counted as gross of 1,428m2 is over the threshold. UB
	Rest of Bracknell Town	Flamingo Investment Group Continuity House London Road	App no 20/00189/PAC Pmtid May 2020 PAC Site area 0.09	Egi	[-349]	N/S 2024	Prior Approval for the change of use from offices (Class B1(a)) to dwellings (Class C3) comprising 7 no. one bedroom apartments. Floorspace counted under alternative permission 20/01083/FUL. UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Rest of Bracknell Town	Mr L Brannan Laboratory Cottage, Easthampstead Park Community School,	App no 20/00613/FUL Pmtd Nov 2020 FUL Site area 0.78	F-1	-141	Lapsed 2024	Change of use of school caretaker's accommodation/ offices/ store (D1 use class) to create dwelling house (C3 use class) with associated residential curtilage. Erection of garage with associated parking, summer house, gates and driveway.
	Rest of Bracknell Town	Classic and Modern Engines Services (CMES) 18 - 20 Great Hollands Square	App 21/01148/FUL Pmtd Jan 2022 FUL Site area 0.01	B2	200	Complete 2024	Proposed erection of 2 storey extension to existing workshop. UB
	Rest of Bracknell Town	Bracknell Forest Council The Commercial Centre Old Bracknell Lane West	App 21/00853/3 Pmtd Dec 2021 Reg 3 Site Area 1.1	Egii	-2,175	U/C 2024	Demolition of existing buildings (except Building D). External and Internal Refurbishment of Building D (Building 2 proposed). Erection of Building 1 which comprises of 2 workshops, 1 storage unit and office space to run the business.
	Rest of Bracknell Town	RJ2 Investment Inc Ltd Lily Hill House & Lily Hill Court Lily Hill Road	App 21/00755/PAC Pmtd Nov 21 PAC Site Area 1.41	Egl	-3,716	N/S 2024	Prior Approval for change of use from B1 (offices) to C3 (residential) to form 33 No. flats. UB
	Rest of Bracknell Town	S2 Bracknell Ltd Bracknell Beeches Old Bracknell Lane	App 21/00701/FUL Pmtd Jul 2023 FUL Site Area 1.75	Ea/F	294	N/S 2024	Erection of 7 new buildings comprising 349 residential dwellings, 294 sqm of flexible commercial/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings. UB
	Rest of Bracknell Town	S2 Bracknell Ltd Bracknell Beeches Old Bracknell Lane	App 21/00701/FUL Pmtd Jul 2023 FUL Site Area 1.75	Egl	-7,314	Complete 2024	Erection of 7 new buildings ranging from 4 to 16 storeys comprising 349 residential dwellings, 294 sqm of flexible commercial/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings. UB
	Rest of Bracknell Town	Easthampstead Park Old Wokingham Road Wokingham	App 22/00551/FUL Pmtd Mar 2023 FUL Site area 0.12	C1	1,162	Complete 2024	Erection of an events marquee associated with the existing hotel and conference centre use, with landscaping and associated works. OB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Rest of Bracknell Town	Flamingo Development Continuity House London Road	App 20/01083/FUL Pmtd Feb 2023 FULL Site area 0.09	Egi	-502	N/S 2024	Erection of five storey building to provide 20no. one, two and three bedroom apartments with associated parking following demolition of existing building. Alternative to 20/00189/PAC; floorspace counted here. UB
	Sandhurst	Mr M Weller 414 Yorktown Road College Town Sandhurst	App 19/00102/OUT Pmt Jul 2019 OUT Site Area 0.13	Ed	-570	Lapsed 2024	Outline permission (including details of access, appearance, layout & scale) for the erection extensions and a change of use of gym (D2) to residential (C3) to provide 13no. residential apartments. Reserved matters 20/01028/REM approved. UB
+	Sandhurst	Secretary Of State For Defence Old College Royal Military Academy	App 22/00726/FUL Pmtd Oct 2023 FULL Site area 0.60	C2a	3,435	N/S 2024	Erection of three storey Single Living Accommodation building to be used for purposes within Use Class C2a on Site 1 following demolition of Building 42. Erection of three storey Single Living Accommodation building to be used for purposes within use Class C2a on Site 2 and demolition of nearby garages. UB
	Southern Employment Area	John Lewis Plc Central Vehicle Workshop/Ryde House Doncastle Road Bracknell	App no 624928 Pmtid Jul 2000 FULL Site Area 1.80	Egi	5,962	N/S 2024	Redevelopment of general industrial building to form offices and computer centre. Phase 1 (8,822 sq.m. B1) completed under this permission at March 2002. Figures counted here are for second phase of development only. UB
	Southern Employment Area	John Lewis Plc Central Vehicle Workshop/Ryde House Doncastle Road Bracknell	App no 624928 Pmtid Jul 2000 FULL Site Area 1.80	B2	-6,400	N/S 2024	Redevelopment of general industrial building to form offices and computer centre. Phase 1 (8,822 sq.m. B1) completed under this permission at March 2002. Figures counted here are for second phase of development only. UB
	Warfield	Warfield Central Consortium Land East of Old Priory Lane and West of Malze Lane	App no 22/00314/REM Pmtd Dec 2022 OUT Site area 3.72	F1	2,228	N/S 2024	Reserved matters relating to scale, layout appearance and landscaping in respect of 45 dwellings pursuant to outline planning permission 20/00214/OUT (up to 305 dwellings (C3Use), a primary school, (D1 Use), public open space, landscaping, surface water drainage and associated engineering works. all Matters Reserved except means of access. Floorspace counted here. UG

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Warfield	Syngenta Jealotts Hill Research Station Jealotts Hill	App 22/00662/FUL Pmtd Oct 2022 FUL Site Area 0.06	Egii	321	N/S 2024	Erection of external ancillary building structures, including relocated polytunnels and growing tunnel and creation of replacement soil stores (floorspace 546m2). Alternative permission 23/00171/FUL for 225m2 covers part of the site. Difference in floorspace between the 2 permissions counted here. OB
+	Warfield	Mr J Reay Syngenta Jealotts Hill Research Station Jealotts Hill	App 23/00171/FUL Pmtd Oct 2023 FUL Site area 0.15	Egii	225	N/S 2024	Erection of external ancillary building structure to form replacement soil store. Alternative permission 22/00662/FUL for 546m2 includes this site. Difference in floorspace between the 2 permissions counted under 22/00662/FUL. OB
+	Warfield	Syngenta Jealotts Hill Research Station Jealotts Hill	App 22/00301/FUL Pmtd Sep 2023 FUL Site area 3.02	Egii	-676	N/S 2024	Erection of a new bioscience building (Biostar) for research and development with associated access, parking, landscaping and associated infrastructure following demolition of existing buildings. OB
+	Warfield	Mr N Kerner Land To The R/O Oak Tree Nursery Cocks Lane	App 22/00613/FUL Pmtd Jun 2023 FUL Site Area 0.05	B2	465	Complete 2024	Change of use of land and building from agricultural to vehicle repairs and servicing. OG
+	Warfield	Mr Byrne Malt Hill Farm Malt Hill	App 23/00256/FUL Pmtd Aug 2023 FUL Site area 0.35	SG	100	N/S 2024	Erection of Stable Building. OG
	Western Employment Area	Nalabi Ltd, Land To Be Known As Cain Park Cain Road Bracknell	App no: 14/00320/FUL Pmtd July 2014 FULL Site Area: 0.79	Egi	882	N/S 2024	Erection of 2 no. buildings to provide B1(a) office floorspace with associated wildlife corridors, parking and landscaping with access from Cain Road. Alternative permission 12/00611/FUL. Block A completed in 2017, the balance for employment building (Classes B8, B2 and E(g)(iii)) and associated parking areas. UB
+	Western Employment Area	SEO Bracknell Limited Thames House Cookham Road	App 22/00559/FUL Pmtd Jul 2023 FUL Site area 0.81	B8, B2, Egiii	2,605	N/S 2024	Demolition of existing office building and construction of employment building (Classes B8, B2 and E(g)(iii)) and associated parking areas. UB
+	Western Employment Area	Kier Property Developments Ltd Former John Guest Site Downmill Road	App 22/00678/DEM Pmtd Jul 2023 FUL Site area 1.99	B8	-6,512	Complete 2024	Prior approval for the demolition of warehouse distribution and storage and ancillary buildings. Missed off 2022/23 commitments in error. UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
+	Western Employment Area	Kier Property Developments Ltd Former John Guest Site Downmill Road	App 22/00879/FUL Pmt'd Jul 2023 FUL Site area 1.99	B8	9,446	U/C 2024	Redevelopment of the former John Guest distribution site for the erection of a replacement storage and distribution unit (Class B8), ancillary office space, parking, servicing, landscaping and associated works. Loss counted under 22/00678/DEM. UB
+	Western Employment Area	Bracknell Gate RSA House Western Road	App 22/00879/FUL Pmt'd Oct 2023 FUL Site area 0.59	EgI	-3,829	N/S 2024	Demolition of existing buildings and development of a new building for warehouse use (Class B8) or for the research and development of products (Class E (g)(ii)) or industrial process (Class E (g)(iii)) including provision of car and cycle parking spaces, new tree planting and landscaping improvements and associated works. UB
+	Western Employment Area	Bracknell Gate RSA House Western Road	App 22/00879/FUL Pmt'd Oct 2023 FUL Site area 0.59	B8/EgI/EgII	2,080	N/S 2024	Demolition of existing buildings and development of a new building for warehouse use (Class B8) or for the research and development of products (Class E (g)(ii)) or industrial process (Class E (g)(iii)) including provision of car and cycle parking spaces, new tree planting and landscaping improvements and associated works. UB
+	Western Employment Area	Woodridge Developments Ltd & Sovereign Housing Association Former 3M Recreational Land Cain Road/Turnpike Road	App no 22/01008/FUL Oct 2023 FUL Site area 1.29	F2	-300	N/S 2024	Erection of 33 dwellings with vehicular access from Turnpike Road with associated landscaping, car parking and ecological enhancements following demolition of existing buildings. Alternative permission 19/01004/OUT. Floorspace counted here. UB
	Western Employment Area	Dell Computers Corporation Former Brickworks Site Cain Road Bracknell	App no 624280 Pmt'd Mar 1999 REM Site Area 1.50	EgI	10,775	N/S 2024	Reserved matters pursuant to outline 619390 for erection of two 4 storey offices (10,125sqm & 10,775sqm on 3ha). One office (building C) (10,125sqm) complete at 3/04. Building D Not Started (10,775 sqm) Permission remains live due to Building C being constructed. UB
	Western Employment Area	Harbour Properties Arlington Square Downshire Way Bracknell	App no 00/01103/FUL Pmt'd Jan 2001 FUL Site Area 10.3	EgI	0	N/S 2024	Section 73 to allow an extended period of 3 years for submission of reserved matters. For provision of B1 office accommodation. (Remaining phases of Arlington Square development). UB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
	Western Employment Area	Arlington Square Plot 4 Downshire Way Bracknell	App no: 03/01/227/REM Pmtd Apr 2004 REM Site Area: 3.20	Egi	8,142	N/S 2024	Reserved matters pursuant to outline 00/01/103/FUL for erection of 3 storey & 4 storey offices (18,182 sqm) - Plots 4 & 5. Plot 4 is not started. Plot 5 completed (10040sqm) & counted at March 2009. Balance is counted here. UB
	Western Employment Area	Iceni Projects, Thales Premises, Western Road Bracknell	App no: 14/00875/FUL Pmtd Feb 2015 FULL Site Area: 3.28	Egi	9,290	N/S 2024	Section 73 to redevelop the site to provide 3 no. buildings for office use (Class B1-total floor space 30,657 sqm) and associated works (amendment to scheme approved under 07/00825/FUL to enable the site to be developed in three
	Winkfield	British Ensign Golf, Mill Ride Golf Club, Mill Ride	App no: 09/00094/FUL Pmtd Oct 2009 FULL Site Area 0.90	F2	1,147	U/C 2024	Erection of replacement golf club house (proposed 2081 sqm; existing 934sqm) with detached biomass boiler enclosure. OB
	Winkfield	Heathfield School, Heathfield School London Road	App no: 14/01001/FUL Pmtd March 2015 FULL Site Area: 14.6	C2	1,224	N/S 2024	Erection of 7 staff houses in form of two detached houses and a terrace with associated car parking following demolition of the Head and Deputy Headmistresses houses. Erection of Junior Boarding House for 60 pupils.
	Winkfield	Shorts Agricultural Planners Farm Bracknell Road	App 21/00174/PAF Apr 2021 PAF Site Area 3.0	B8/Eg	354	N/S 2024	Prior approval for change of use from existing agricultural building to a flexible commercial use (B1 and B8). OG
	Winkfield	The Crown Estate, Land at Old Dairy, Sunninghill Park	App 20/00293/FUL Pmtd Oct 2022 FUL Site area 0.43	Egi	452	N/S 2024	Change of use of redundant farm buildings to Class B1 use and minor elevational changes. OG
+	Winkfield	Dr APuri 2 Cheapside Court Sunninghill Road Ascot	App 23/00337/FUL Pmtd Sep 2023 FUL Site area 0.01	Egi	-149	Complete 2024	Change of use from office to Aesthetic Clinic. OB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
+	Winkfield	Dr A Puri 2 Cheapside Court Sunninghill Road Ascot	App 23/00337/FUL Pmtd Sep 2023 FUL Site area 0.01	SG	149	Complete 2024	Change of use from office to Aesthetic Clinic. OB
+	Winkfield	The Crown Estate Unit 2 Blanes Lane Swinley Road Ascot	App 22/00508/FUL Pmtd Feb 2024 FUL Site area 0.35	Egill	-453	N/S 2024	Demolition of existing commercial buildings (453m ²) and erection of a Use Class B8 building (540m ²) with associated parking and landscaping. OB
+	Winkfield	The Crown Estate Unit 2 Blanes Lane Swinley Road Ascot	App 22/00508/FUL Pmtd Feb 2024 FUL Site area 0.35	B8	540	N/S 2024	Demolition of existing commercial buildings (453m ²) and erection of a Use Class B8 building (540m ²) with associated parking and landscaping. OB
+	Winkfield	The Crown Estate Depot Blanes Lane, Swinley Road Ascot	App 22/00277/FUL Pmtd Feb 2024 FUL Site area 0.82	B2/B8	1,689	N/S 2024	Change of use from storage building for forestry purposes to B2 (general industrial)/B8 (general storage) and external alterations to existing building elevations. OB
+	Winkfield	Mrs M Milsom Locks Ride Playing Fields Forest Road Winkfield Row	App 21/01157/FUL Pmtd FUL Site area 3.29	F2c	124	U/C 2024	Part demolition of the existing pavilion, retention of equipment store and erection of a new pavilion. OB
+	Winkfield	Mr M Gershon Smoothfield Winkfield Lane	App 23/00173/FUL Pmtd Jul 2023 FUL Site Area 0.35	SG	-270	N/S 2024	Change of use of existing stables building to a single 5 bedroom residential dwelling with associated works, parking and landscaping. OB
+	Winkfield	Michaels Cheval Stud Pigeonhouse Lane	App 22/00909/LDC Pmtd Sep 2023 LDC Site area 0.11	B8	1,100	Complete 2024	Application for a Lawful Development Certificate for use of land for B8 use (Storage and Distribution). OB
+	Winkfield	Ms L Morris NRM Laboratories Coopers Bridge Braziers Lane Winkfield Row	App 23/00317/FUL Pmtd Sep 2023 FUL Site area 1.42	Egill	415	U/C 2024	Erection of two new buildings to be used as laboratories for testing/analysis of water and agricultural materials and offices, following the removal of existing sheds/buildings. OB
+	Winkfield	St David's Nursing Home Ascot Priory Priory Road Ascot	App 20/00503/FUL Nov Pmtd 2023 FUL Site area 17	C2	1,002	N/S 2024	Alterations and extensions to St David's Nursing Home following demolition of non-original buildings. Conversion of the South Wing and undercroft to provide 10 no. apartments. OB

Relates to another site	Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
+	Winkfield	St Christopher's Care Home Ascot Priory Priory Road Ascot	App 20/00503/FUL Pmtd Nov 2023 FUL Site area 17	C2	408	N/S 2024	Extension to St Christopher's Care Home. Associated works including car parking and landscaping. OB
+	Winkfield	Puddleduck Day Nursery Ascot Priory Priory Road Ascot	App 20/00503/FUL Pmtd Nov 2023 FUL Site area 17	Ef	-320	N/S 2024	Alterations and extensions to St David's Nursing Home following demolition of non-original buildings (includes Puddleducks Day Nursery). Conversion of the South Wing and undercroft to provide 10 no. apartments. OB

7 Schedule of Soft Commitments

Area Site Code	Name and Site Address	App Details	Use class	Net Change M ²	Building Progress	Description
Bracknell Town Centre	Bracknell Regeneration Partnership Fitzwilliam House Skimped Hill Lane	App no 20/00743/FUL Pending FUL Site area 0.41ha	Egi	8,341	SOFT	Demolition of the existing building and redevelopment of the site to provide a new Class E office building with associated car parking, cycle parking, hard and soft landscaping and new vehicular access. UB
Rest of Bracknell Town	Bracknell Town Football Club Larges Lane	App 21/00250/OUT Pending OUT Site Area 1.13	F2	-560	SOFT	Outline proposal including access, appearance, layout and scale for demolition of existing dwelling and sports buildings and erection of 126 apartments with associated parking. UB
Binfield	Persimmon Homes North London Land At Amen Corner South London Road	App no 18/00242/OUT Pending OUT Site area 14.40	Egi	2,500	SOFT	Hybrid proposal 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. (The site spans the Wokingham Borough Council / Bracknell Forest Council administrative boundary). UG
Binfield	Persimmon Homes North London Land At Amen Corner South London Road	App no 18/00242/OUT Pending OUT Site area 14.40	Ea	275	SOFT	Hybrid proposal 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. (The site spans the Wokingham Borough Council / Bracknell Forest Council administrative boundary). UG

8 Developments Identified in Local Plans

Developments which have been identified in the Bracknell Forest Local Plan (March 2024) and Site Allocations Local Plan (2013)

Binfield

8.0.1 Land at Amen Corner (South), Binfield was allocated through Policy SA8 of the Site Allocations Local Plan (SALP). N/B this policy was saved following adoption of the Bracknell Forest Local Plan (BFLP) (2024). The Amen Corner Supplementary Planning Document (March 2010) ⁽¹⁾ provides detailed principles to deliver a comprehensive, well designed mixed-use development including 35,000m² of employment and leisure floorspace comprising a local centre (retail), primary school and community and recreational uses. The following hard and soft commitments account for 4,005m² leaving a residual of 30,995m².

- 1,230m² primary school completed 2020 (permission 15/00872/REM following 14/00472/OUT)
- 2,500m² commercial floorspace (E(g)(i)) and 275m² of retail (Ea) (soft commitment 18/00242/OUT agreed in principal subject to a S106 agreement)

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

Bracknell

8.0.3 Policies LP5 and LP20 of the BFLP allocates the following sites for mixed used development which includes office floorspace

- Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell (site reference BRA7) for 3,160m² of office floorspace
- Southern Gateway Development Area (comprising Jubilee Gardens, Land east of Station Way and north of Church Road, and the Bus Station), Bracknell (site reference BRA14, BRA15 and BRA17) for 22,300m² of office floorspace
- Peel Centre and The Point, Skimped Hill Lane, Bracknell for 500m² of office floorspace; 500m² of other commercial floorspace and 3,000m² replacement retail (supermarket).

Warfield

Land at Warfield was allocated through Policy SA9 of the SALP. N/B this policy was saved following adoption of the BFLP (2024). The Warfield Supplementary Planning Document ⁽²⁾ provides detailed development principles (W1-W16) to deliver a comprehensive, well designed mixed-use development including small scale employment, 2 primary schools and a neighbourhood centre. The following hard commitments account for 4,421m².

- 2,193m² primary school completed 2017 (hard commitment 14/01275/REM following hybrid 13/01007/OUT)
- 2,228m² primary school N/S 2024 (hard commitment 22/00324/REM following 20/00214/OUT)

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

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

Other Site Allocations

8.0.4 Policies SA1, SA2 and SA3 of the SALP (2013) and policies LP5 and LP20 of the BFLP (2024) which allocate sites for residential and mixed use development have the potential to result in a loss of employment floorspace. The table below summarises these potential losses and gives a residual floorspace taking into account hard and soft commitments.

Table 9 Potential losses of floorspace on sites identified in the Bracknell Forest Local Plan (2024) and the Site Allocations Local Plan (2013)

Area	Policy	Address	Principal existing land use	Approximate residual floorspace balance taking account of hard and soft commitments
	SA1	Land at Battle Bridge House and Garage, Forest Road, Warfield	Vehicle Sales (SG)	-882m ²
	SA1	The Depot, (Commercial Centre), Old Bracknell Lane West, Bracknell	Council Depot, Council Resource Building (SG)	0 ⁽³⁾
	SA1	Land at Old Bracknell Lane West, Bracknell (Area 1 land to west (Photon/Blueprint House etc) and Area 2 land to the east (Bracknell Beeches)	Commercial (B1, B8)	-9,107m ² ⁽⁴⁾
	SA1	Land to the north of Eastern Road, Bracknell	Commercial (B1, SG, B8)	-10,319m ² ⁽⁵⁾
	SA1	Downside, Wildridings Road, Bracknell	Hostel Care Home (SG)	0 ⁽⁶⁾
	SA2	The Football Ground, Larges Lane, Bracknell	Football Ground (D2)	0 ⁽⁷⁾
	SA3	White Cairn, Dukes Ride, Crowthorne	Staff and Student accommodation (C1)	-561m ²
	SA3	Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield	Residential (C3) and Conference Centre (D1)	0 ⁽⁸⁾

3 This is the residual balance; the total to be lost is -2,860m² however residual is 0 as building is retained. Permission 21/00853/3 for demolition of existing buildings (except building D) and erection of new building. Results in loss of -2,175m² Egiil floorspace U/C in March 2024.

4 This is the residual balance. Total amount of floorspace to be lost is -19,060m². Permission 14/01095/FUL for part of area 1 resulted in the loss of -2,639m² completed 2016. Permission 21/00701/FUL for area 2 results in the loss of -7,314m² of Egi floorspace Complete 2024.

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

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

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

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

Area	Policy	Address	Principal existing land use	Approximate residual floorspace balance taking account of hard and soft commitments
	LP5 and LP20	Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell (site reference BRA7)	Library	-1,407
	LP5 and LP20	Southern Gateway Development Area (comprising Jubilee Gardens, Land east of Station Way and north of Church Road, and the Bus Station), Bracknell (site reference BRA14, BRA15 and BRA17)	Retail (bus station)	-225
	LP5 and LP20	Peel Centre and The Point, Skimped Hill Lane, Bracknell	Retail Leisure	-12,639 (net) -8,499 (net)

Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000

Nepali

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

Tagalog

Mga buod/ mga hango ng dokumentong ito ay makukuha sa malaking letra, limbag ng mga bulag o audio kasette. Mga kopya sa ibat-ibang wika ay inyo ring makakamtan. Makipag-alam sa 01344 352000

Urdu

اس دستاویز کے خلاصے یا مختصر متن جلی حروف، بریل لکھائی یا پھر آڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔
اس کے لیے براہ مہربانی ٹیلیفون نمبر 01344 352000 پر رابطہ کریں۔

Polish

Streszczenia lub fragmenty tego dokumentu mogą być dostępne w wersji napisanej dużym drukiem, pismem Braille lub na kasecie audio. Można również otrzymać kopie w innych językach. Proszę skontaktować się z numerem 01344 352000.

Portuguese

Podemos disponibilizar resumos ou extractos deste documento em impressão grande, em Braille ou em audiocassete. Podem também ser obtidas cópias em outros idiomas. Por favor ligue para o 01344 352000.

Bracknell Forest Council
Time Square
Market Street
Bracknell
RG12 1JD