

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions					Projected Net Completions (April-March)																		
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2024)					
(1 April 2024 position) * = new permission in the 2023/24 monitoring year (+) = a site based on site area would be classed as a medium site, but is located within a strategic SALP allocation, so recorded with large sites, for accounting of site balances																										UC = under construction NS = not started C = completed
C3 USES (NB, this does not include C3 specialist uses relating to senior living/extra care/sheltered accommodation falling within C3 use, see separate table)																										
HARD COMMITMENTS (C3 uses: non-specialist)																										
Large Sites hard commitments (C3 uses: non-specialist) (site of 1ha or more)																										
Amen Corner North, Binfield (SALP SA6)	14/00315/OUT 15/00873/REM 19/00135/REM (phase 6)		33	63	0	0	0	0	0	0	0									96	C					
Amen Corner (North), Popes Farm, Murrell Hill Lane, Binfield (Includes part of SA6) (The Croft)	17/00337/OUT 18/00664/REM 19/00439/FUL (Conv)		34	0	0	0	0	0	0	0	0									34	C					
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA7)	16/00020/OUT (Hybrid) 17/01363/REM (Linden 1) 17/01341/REM (Bloor 1) 18/01089/REM (Linden 2) 18/01010/REM (Bloor 2)		42	148	83	36	11	0	0	0	0									320	UC					
Land at Tilehurst Lane, Binfield (Tilehurst Green)	18/00758/FUL (Allowed on Appeal)		0	0	31	22	0	0	0	0	0									53	C					
Land north of Tilehurst Lane and west of South Lodge, Binfield (Deanfield Place)	17/01174/OUT (Allowed on Appeal) 21/00507/REM*		0	0	0	0	18	22	0	0	0									40	UC					
Building 2, Technology House, The Boulevard, Cain Road, Binfield	17/01319/FUL & 18/00200/PAC 21/00629/LDC		0	60	0	0	0	0	0	0	0	21								81	NS					
Wyevale Garden Centre, Forest Road, Binfield (The Walled Garden)	20/00155/FUL		0	7	13	0	0	0	0	0	0									20	C					
Land north of Cain Road, Binfield (SALP SA2)  (For C2 use, see table below)	20/00947/FUL		0	0	0	0	0	0	25	25	0									50	NS					
Norbury, London Road, Binfield (+) (Alexander Gardens)  (Part of Amen Corner South Site, SALP SA8)	19/00767/FUL		0	0	-1	2	0	0	19	0	0									20	UC					
Land adjoining Coppid Beech House, South of London Road, Binfield (Coppid View)  (Part of Amen Corner South Site, SALP SA8)	19/01118/FUL		0	0	22	32	0	0	0	0	0									54	C					
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523) (various reserved matters approvals)		47	0	0	25	0	0	0	0	0									72	C					
Land within Bracknell Town Centre (Royal Winchester House)	12/00476/OUT 13/01068/REM 18/01060/FUL		246	0	0	0	0	0	0	0	0									246	C					
Bracknell & Wokingham College, Wick Hill Sandy Lane (Millennium Fields, Phase 1)	17/00482/FUL		10	0	0	0	0	0	0	0	0									10	C					
Land at former Garth Hill College Site, Sandy Lane (access off Hutley Drive) (Part of SALP Policy SA1) (Millennium Fields, Phase 2)	17/01087/FUL		20	49	0	0	0	0	0	0	0									69	C					
Aspect 1-3, Wokingham Road (Blu Bracknell)	17/01093/PAC 18/00347/FUL		122	24	0	0	0	0	0	0	0									146	C					
The Hideout, West Road (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD		8	13	30	10	7	2	0	0	0									70	UC					
Beaufort Park, South Road, Bracknell (The Evergreens)	17/01123/OUT (Allowed on Appeal) 21/00104/REM		0	0	2	30	36	0	0	0	0									68	UC					
Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	21/00233/FUL		0	0	0	12	40	0	0	0	0									52	UC					
Bracknell Beeches, Old Bracknell Lane West, Bracknell	23/00438/FUL* s.73 21/00701/FUL		0	0	0	0	0	65	41	106	64	73								349	NS					
Land at Lower Broadmoor Road & Cricket Field Grove, Crowthorne (SALP SA2)	16/00914/FUL 18/01151/FUL		13	0	0	0	0	0	0	0	0									13	C					

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Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (Buckler's Park)	13/00575/OUT 17/00401/REM (Phase 1) 19/01099/REM (Phase 3a) 19/00791/REM (Phase 1a) 21/00004/REM (Phase 2) 22/00060/REM (Phase 3b) 22/00138/REM (Phase 4a) 22/00913/REM* (Phase 4b) 22/01043/REM* (Phase 5a)		59	59	140	144	105	158	110	58	0									833	UC
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (Buckler's Park)	22/01051/FUL* (Phase 5b)		0	0	0	0	0	0	25	55	10									90	NS
Land west of Alford Close and 96-98 High Street (SALP SA3) (Sandhurst Gardens)	17/01096/FUL		23	10	0	0	0	0	0	0	0									33	C
Sandhurst Lodge, Wokingham Road, Sandhurst	20/00656/FUL 22/00472/FUL (s.73)		0	0	0	0	4	0	0	0	0									4	UC
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)  NB: Phase 4, Lawrence Court (15/00646/REM) relates to C3: specialist 65 units (see separate table)	13/01007/OUT (Phase 1) 15/00163/REM (Phase 3) 15/00647/REM (Phase 4a) 16/01123/REM (Phase 4b) 17/00054/REM (Phase 5) 18/00396/REM (Phase 6 & 7) 20/00265/REM (Phase 8 & 9)		92	67	25	88	20	25	0	0	0									317	UC
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)	20/00272/FUL (Phase 10)		0	0	0	0	39	0	0	0	0									39	UC
Land North of Newhurst Gardens, Warfield (Four Horseshoes)	16/01004/OUT (Allowed on appeal) 20/00244/REM 22/01047/FUL*		0	0	0	0	0	0	5	20	25									50	NS
Land East of Avery Lane and North of Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Orchids Place)	16/01195/FUL 18/01047/FUL		22	39	21	0	0	0	1	0	0									83	UC
Land south of Fairclough Farm, Newell Green, Warfield (SALP Policy SA9, Area 1) (Archfield)	16/01253/FUL		10	33	9	0	0	0	0	0	0									52	C
Land at Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Larks Hill Place)	16/01274/FUL		30	0	0	0	0	0	0	0	0									30	C
Land to south and west of 2 Fairclough Farm, Watersplash Lane, Warfield (+) (Larkshill Meadow) (SALP Policy SA9, Area 1)	19/00908/FUL		0	0	0	0	0	7	0	0	0									7	UC
Land at south west of Abbey Place (+) (SALP Policy SA9, Area 1) (Abbey Place Mews)	19/00327/FUL		0	0	0	9	0	0	0	0	0									9	C
Land east of Old Priory Lane, and west of Maize Lane, Warfield (SALP Policy SA9, Area 1)	20/00214/OUT 22/00314/REM (Parcel 4, 45 units) - Skylarks 22/00578/REM* (Parcel 3, 175 units) - Willow Green		0	0	0	2	49	73	59	37	0	40	45							305	UC
Land south of Forest Road, Newell Green, Warfield (Orchids Court) (SALP Policy SA9, Area 1)	21/00592/FUL*		0	0	0	0	-1	8	35	0	0									42	NS
Land adjoining Warfield Park, Long Hill Road, Winkfield (The Paddocks)	15/00383/FUL (Allowed on appeal)		0	0	0	0	8	10	7	10	10	10	10	10	7					82	UC
Kingswood, Kings Ride, Winkfield	16/00732/FUL 17/01283/FUL 18/00935/FUL		3	3	16	0	0	0	0	0	0									22	C
The Brackens, London Road, Ascot (Brompton Gardens)	16/01266/FUL 17/01246/FUL 17/01366/FUL 18/00198/FUL		20	0	0	0	0	0	0	0	0									20	C
White Gates, Long Hill Road, Winkfield	18/00336/FUL (Allowed on Appeal)		0	-1	2	11	0	0	0	0	0									12	C
Winkfield Park (Brockhill House, Winkfield Row, Winkfield	19/00931/FUL		-1	0	0	0	10	0	0	0	0									9	UC

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Palmhills Estate, London Road, Winkfield  Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield (SALP SA3)  (Ascot Oaks)	19/00847/OUT (Allowed on appeal) 21/00772/REM		0	0	-2	0	10	41	20	10	0									79	NS (demolition complete)
Winkfield Manor, Forest Road, Winkfield	21/00780/FUL		0	0	-33	18	0	0	0	0	0									-15	C
St Christoper's Care Home, Ascot Priory, Priory Road, Winkfield	20/00503/FUL*		0	0	0	0	0	0	10	0	0									10	NS
Total Large Sites (C3 uses: non-specialist)			833	574	358	441	356	411	357	321	109	144	55	10	7	0	0	0	0	3976	

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			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2024)		
Medium Sites hard commitments (C3 uses: non-specialist)																							
Land to the south east side of Turnpike Road (former 3M recreational land), Binfield	22/01008/FUL*		0	0	0	0	0	0	16	17	0								33	NS			
Land adj. Birch Hill Medical Centre, Leppington, Bracknell	09/00141/FUL 12/00492/EXT		0	0	0	0	0	0	0	0	0	7						7	UC				
Brackworth, Broad Lane, Bracknell	16/00230/FUL		0	0	8	0	0	0	0	0	0							8	C				
Burford House, Leppington, Bracknell	20/00823/FUL*		0	0	0	0	0	0	12	0	0							12	NS				
Racal House, Eastern Road, Bracknell (SALP SA1, part of Eastern Rd allocation)	16/00626/FUL 18/00557/FUL 22/00952/LDC*		0	0	0	0	0	0	0	0	0	26	34					60	UC (Demolition complete)				
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL 19/00639/FUL		0	0	3	190	0	0	0	0	0							193	C				
Dennis Pilcher House, Rowley Close, Bracknell	19/01060/FUL (17/00568/FUL)		0	9	0	0	0	0	0	0	0							9	C				
Building B Berkshire Court, Western Road, Bracknell	17/00264/PAC		0	46	0	0	0	0	0	0	0							46	C				
Summit House, London Road, Bracknell	19/00683/FUL 20/00041/FUL		0	8	0	0	0	0	0	0	0							8	C				
Downside, Wildridings Road, Bracknell (Watermint House) (SALP SA1)	17/01065/FUL		26	0	0	0	0	0	0	0	0							26	C				
Coppid Hall, Warfield Road/Willow Drive, Bracknell	17/01255/FUL		8	0	0	0	0	0	0	0	0							8	C				
77 and 79 Deepfield Road, Bracknell (Darlington Gardens)	18/00813/FUL		8	0	0	0	0	0	0	0	0							8	C				
Bus Depot and Offices, Coldborough House, Market Street, Bracknell (The Grand Exchange)	18/00964/FUL		0	0	0	242	0	0	0	0	0							242	C				
L'avenir, Opladen Way, Bracknell	17/00457/PAC		69	0	0	0	0	0	0	0	0							69	C				
The Braccans, London Road, Bracknell	18/00357/FUL		0	0	14	0	0	0	0	0	0							14	C				
Land At East Lodge, Great Hollands Road, Bracknell	17/00582/FUL		0	0	0	9	0	0	0	0	0							9	C				
Blocks A, B and C Christine Ingram Gardens, Bracknell	18/00620/FUL		0	0	0	6	0	0	0	0	0							6	C				
26 High Street, Bracknell (Old Peacocks building)	21/01056/FUL* (first floor - 7 units) 21/01038/PAE* (ground floor - 2 units)		0	0	0	0	0	9	0	0	0							9	NS				
Former Bus Station, Market Street	21/00707/OUT*		0	0	0	0	0	0	29	52	88							169	NS				
Continuity House, Bracknell	20/01083/FUL		0	0	0	0	0	0	20	0	0							20	NS				
Abbey House, Grenville Place, Bracknell (allowed on appeal)	21/01090/FUL* (allowed on appeal)		0	0	0	0	0	0	0	6	0							6	NS				
Barn Close, Bracknell	22/00317/FUL*		0	0	0	0	-24	0	25	0	0							1	NS				
Manhattan House, 140 High Street, Crowthorne	17/00250/FUL		0	0	13	0	0	0	0	0	0							13	C				
Manhattan House, 140 High Street, Crowthorne	20/00169/FUL		0	0	1	0	0	0	0	0	0							1	C				
Countrywise House, 28 Wellington Business Park, Crowthorne	21/00020/PAC		0	6	0	0	0	0	0	0	0							6	C				
18 Heath Hill Road, Crowthorne (For C2 losses, see table below)	21/01052/FUL		0	0	0	0	8	0	0	0	0							8	UC (demolition of C2 complete)				
Parkfield House, Cambridge Road, Crowthorne	21/00317/PARC (allowed on appeal)		0	0	0	0	0	0	5	0	0							5	NS				
186-188 High Street, Crowthorne	20/01087/FUL*		0	0	0	0	0	0	8	0	0							8	NS				

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Land to rear of 92 College Road Sandhurst (Academy Mews)	21/00837/FUL 17/00754/FUL		0	0	0	4	0	0	0	0	0								4	C		
Liberta House, 17 Scotlands Hill (adj. Cofters Close), Sandhurst	20/00290/FUL		0	9	0	0	0	0	0	0	0								9	C		
Garth Works, Kennel Lane, Warfield (Kingfisher Place)	16/00391/OUT 18/00988/REM		11	0	0	0	0	0	0	0	0								11	C		
Land adjacent to Breadcroft Cottages, Cocks Lane, Warfield	18/00601/OUT 18/01236/REM		5	0	0	0	0	0	0	0	0								5	C		
North Lodge Farm, Forest Road, Hayley Green , Warfield (Kings Hart View)	17/00656/OUT 21/00440/REM*		0	0	-1	19	0	0	0	0	0								18	C		
Land north of Hermitage Caravan Park, Herschel Grange, Warfield	19/00536/FUL (Allowed on appeal)		0	0	7	0	0	0	0	0	0								7	C		
Furze Bank, 89 Locks Ride, Winkfield (Furze field)	17/00160/OUT 18/00458/REM		6	0	0	0	0	0	0	0	0								6	C		
Land at the Yard, Chavey Down Road (Brickfields), Winkfield	17/00388/FUL 20/00189/FUL 17/00389/FUL		2	7	0	0	0	0	0	0	0								9	C		
Heathfield School, London Road, Winkfield	14/01001/FUL		0	0	0	0	0	0	0	0	0	-2	9						7	NS		
Orchard House, Priory Road, Winkfield	18/00203/FUL 20/00862/FUL		0	0	-1	7	0	0	0	0	0								6	C		
Jade Farm, Winkfield Lane, Winkfield	19/00021/PAA		0	0	5	0	0	0	0	0	0								5	C		
Land west of Prince Albert Drive, Winkfield	19/00714/FUL		0	6	0	0	0	0	0	0	0								6	C		
Moat Farm, Winkfield Lane, Winkfield	19/00343/FUL		0	0	12	0	0	0	0	0	0								12	C		
The Royal Hunt, 177 New Road, Winkfield	20/00001/FUL		0	0	-1	0	0	8	0	0	0								7	UC		
Larkfield, Chavey Down Road, Winkfield (Eastcote)	20/00607/FUL (Allowed on appeal)		0	0	0	0	9	0	0	0	0								9	UC (demolition complete)		
Squirrels, North Street, Winkfield	21/00157/FUL		0	0	0	-1	0	7	0	0	0								6	NS (demolition complete)		
Longcroft, Long Hill Road, Winkfield	22/00302/FUL (allowed on appeal)		0	0	0	0	0	0	5	0	0								5	NS		
Westwood House, Swinley Road, Winkfield	22/00116/FUL* (allowed on appeal)		0	0	0	-1	-1	10	10	0	0								18	NS (demolition in progress)		
Total Medium Sites (C3 uses: non-specialist)			135	91	60	475	-8	34	130	75	88	31	43	0	0	0	0	0	0	1154		
Total Small site completions (C3 uses: non-specialist) (For small windfall allowance, see below)			28	24	34	23	0	0	0	0	0								109			
Total Large, medium and small sites hard commitments (excludes windfall allowance)			996	689	452	939	348	445	487	396	197	175	98	10	7	0	0	0	0	5239		
Medium Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation (C3 uses)																						
Atrium Court, The Ring, Bracknell	21/00763/PAC		0	0	0	0	0	50	100	0	0								150	UC		
Lily Hill House, Lily Hill Road, Bracknell	21/00755/PAC		0	0	0	0	0	33	0	0	0								33	NS		
Total Medium Prior Approval sites			0	0	0	0	0	83	100	0	0	0	0	0	0	0	0	0	183			
TOTAL Prior Approval sites, subject to s.106 (C3 uses: non-specialist)			0	0	0	0	0	83	100	0	0	0	0	0	0	0	0	0	183			
TOTAL HARD COMMITMENTS (C3 uses: non-specialist) (Large, Medium, Small & PAC s.106, excludes windfall allowance)			996	689	452	939	348	528	587	396	197	175	98	10	7	0	0	0	0	5422		

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SOFT COMMITMENTS (C3 USES: NON-SPECIALIST)																						
Windfall Allowance																						
Medium Windfall Allowance (C3 uses) (net)			0	0	0	0	0	0	37	77	77	77	77	77	77	77	77	77	807			
Small Sites Completions/Windfall Allowance (C3 uses) (net)			0	0	0	0	24	24	24	24	24	24	24	24	24	24	24	24	312			
Total windfall allowance			0	0	0	0	24	24	61	101	101	101	101	101	101	101	101	101	1119			
SITES WITH A RESOLUTION TO APPROVE, SUBJECT TO s.106 (C3 use: non-specialist)																						
Large sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialist)																						
Land at Amen Corner South, Binfield (SALP SA8). (relates to part of SALP allocation)	18/00242/OUT		0	0	0	0	0	0	0	0	0	25	50	50	50	50	50	27		302	NS	
Bracknell Town Football Club, Bracknell	21/00250/OUT		0	0	0	0	0	0	0	0	0	37	40	40						117	NS	
Bay House, Bay House, Bracknell	21/00276/FUL		0	0	0	0	0	0	0	0	0	-41	32							-9	NS	
Beaufort Park, Nine Mile Ride, Bracknell (BFLP Policy LP6)	23/00767/FUL		0	0	0	0	0	0	0	0	0	25	55	55	55	36				226	NS	
Whitegates, Mushroom Castle, Winkfield (BFLP Policy LP14)	196/00009/OUT		0	0	0	0	0	0	0	0	0	20	22							42	NS	
Total Large sites subject to s.106			0	0	0	0	0	0	0	0	0	66	199	145	105	86	50	27	0	678		
Medium Sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialist)																						
Fines Bayliwick House Hotel, London Road Binfield	22/00504/FUL		0	0	0	0	0	0	0	0	0	11								11	NS	
Highveld Coronation Road, Winkfield	23/00278/FUL		0	0	0	0	0	0	0	0	0	5								5	NS	
Total Medium sites subject to s.106			0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	16		
Total sites (C3 use: non-specialist) subject to s.106 Agreements			0	0	0	0	0	0	0	0	0	82	199	145	105	86	50	27	0	694		
SITE ALLOCATION LOCAL PLAN SITES (C3 uses: non-specialist) (Residual balance, adjusted to take account of the position relating to commitments as at 31 March 2024)																						
SALP large sites (C3 uses)																						
Land North of Peacock Lane, Binfield (SALP Policy SA2) (Residual balance)			0	0	0	0	0	0	0	0	0	25	29							54	NS	
Land at Amen Corner South, Binfield (SALP Policy SA8) (Residual balance)			0	0	0	0	0	0	0	0	0				49	75	75	75	75	349	NS	
Commercial Centre (The Depot) Bracknell Lane West, Bracknell (SALP Policy SA1)			0	0	0	0	0	0	0	0	0	15	50	50						115	NS	
Land North of Eastern Road, Bracknell (SALP Policy SA1) (Residual balance)			0	0	0	0	0	0	0	0	0		68	60	60					188	NS	
Broadmoor, Lower Broadmoor Road, Crowthorne (SALP Policy SA4)			0	0	0	0	0	0	0	0	0	25	75	75	35					210	NS	
Land at Warfield Area 1 (SALP SA9)			0	0	0	0	0	0	0	0	0		25	75	75	64				239	NS	
Land at Warfield Area 2 (SALP Policy SA9) (Residual balance)			0	0	0	0	0	0	0	0	0	25								25	NS	
Land at Warfield Area 3 (SALP Policy SA9)			0	0	0	0	0	0	0	0	0			50	100	100	100	104		454	NS	
Bog Lane, Winkfield (SALP Policy SA3)			0	0	0	0	0	0	0	0	0	40								40	NS	
Total SALP (large)			0	0	0	0	0	0	0	0	0	130	247	310	319	239	175	179	75	1674		

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions				Projected Net Completions (April-March)															
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2024)	
SALP Medium Sites (C3 uses)																						
Land at Wood Lane, Binfield (SALP Policy SA3)			0	0	0	0	0	0	0	0	0	20							20	NS		
Albert Road Car Park, Bracknell (SALP Policy SA1)			0	0	0	0	0	0	0	0	0	40							40	NS		
White Cairn, Dukes Ride, Crowthorne (SALP Policy SA3)			0	0	0	0	0	0	0	0	0	16							16	NS		
Total SALP (medium)			0	0	0	0	0	0	0	0	0	76	0	0	0	0	0	0	76			
TOTAL SALP Sites			0	0	0	0	0	0	0	0	0	206	247	310	319	239	175	179	75	1750		
Warfield Neighbourhood Development Plan (NDP) Site (C3: non specialist)																						
Land at Hayley Green (Policy WNP2)			0	0	0	0	0	0	0	0	0	25	70	70	70				235			
BRACKNELL FOREST LOCAL PLAN SITES (C3 uses: non-specialist) (Residual balance, adjusted to take account of the position relating to commitments as at 31 March 2024)																						
Local Plan Large sites (sites of 1 ha or more)																						
Land south of Forest Road and east of Cheney Close, Binfield (BIN5) (BFLP Policy LP11)			0	0	0	0	0	0	20	20	0								40	NS		
Land previously reserved for Park & Ride, Peacock Lane, Bracknell (BIN20) (BFLP Policy LP12)			0	0	0	0	0	0	30	35	35								100	NS		
Eastern Gateway Development Area, Bracknell (Town Square) (BRA7) (BFLP Policy LP9)			0	0	0	0	0	0	0	0	0		30	60	60	60			210	NS		
Southern Gateway Development Area, Bracknell Comprising: Jubilee Gardens, The Ring, Bracknell (BRA14) Land east of Station Way and north of Church Road (Southern Gateway), Bracknell (BRA15) Bus Station, Station Road, Bracknell (BRA17) (BFLP Policy LP10)			0	0	0	0	0	0	0	0	0		30	60	120	120	120	100	50	600	NS	
The Peel Centre and The Point, Skimped Hill Lane, Bracknell (BRA18) (Also see C3 specialist for 60 units, below) (BFLP Policy LP8)			0	0	0	0	0	0	0	0	0			100	0	140	160	100	100	600	NS	
Land east of Wokingham Road and south of Dukes Ride (Derby Field), Crowthorne (SAND5) (BFLP Policy LP7)			0	0	0	0	0	0	0	0	0	20	75	75	50				220	NS		
Land north of Herschel Grange, Warfield (WAR9) (BFLP Policy LP13)			0	0	0	0	0	0	0	0	0	-1	15	16					30	NS		
Total Large Local Plan sites			0	0	0	0	0	0	50	55	35	19	150	311	230	320	280	200	150	1800		
Local Plan medium sites (sites less than 1ha with 5+ dwellings) (C3 uses)																						
Land south of London Road (Eastern Field), Binfield (BIN12) (BFLP Policy LP15)			0	0	0	0	0	0	10	0	0								10	NS		
Total medium Local Plan sites			0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10			
TOTAL large and medium BFLP sites (C3 use)			0	0	0	0	0	0	60	55	35	19	150	311	230	320	280	200	150	1810		
TOTAL SOFT COMMITMENTS (C3 uses: non-specialist) (windfall, s.106, SALP, Warfield NDP & BFLP)			0	0	0	0	24	24	121	156	136	433	767	937	825	746	606	507	326	5608		
GRAND TOTAL (C3 uses: non - specialist)			996	689	452	939	372	552	708	552	333	608	865	947	832	746	606	507	326	11030		
Completions (Large, Medium and Small Sites)																						
Projections (Small Sites windfall allowance, Medium Site Windfall Allowance, PAC s. 106, s.106, SALP, WNP, BFLP)																						

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions				Projected Net Completions (April-March)															
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2024)	
SPECIALIST HOUSING FOR OLDER PEOPLE																						
C3 SPECIALIST USES (housing with support within C3 use)																						
HARD COMMITMENTS (C3 specialist)																						
Binfield House, Terrace Road North, Binfield	21/00023/FUL		0	0	-3	-15	14	0	0	0	0									-4	UC	
Calcott, Rectory Close, Bracknell	20/01011/FUL		0	2	0	0	0	0	0	0	0									2	C	
Boyd Court Management Office, Downshire Way, Bracknell	21/00704/FUL		0	0	1	0	0	0	0	0	0									1	C	
TOTAL C3 SPECIALIST USES: Hard Commitments			0	2	-2	-15	14	0	0	0	0									-1		
SOFT COMMITMENTS (C3 specialist) - sites with a resolution to approve, subject to S106 Agreements																						
No current commitments																						
Total s.106 (C3 specialist)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
SOFT COMMITMENTS (C3 specialist) - allocated sites																						
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP Policy SA4)			0	0	0	0	0	0	0	0	0		60							60	NS	
TOTAL C3 specialist - allocated sites			0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	60		
TOTAL C3 SPECIALIST USES: Soft Commitments (s.106 & allocated)			0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	60		
TOTAL C3 Specialist uses (hard and soft commitments)			0	2	-2	-15	14	0	0	0	0	0	60	0	0	0	0	0	0	59		
C2 USES (extra care)																						
HARD COMMITMENTS (extra care homes (self-contained units in C2 use)																						
No current commitments																						
TOTAL C2 Hard Commitments (extra care)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HARD COMMITMENTS (residential care and nursing home bedspaces in C2 use) (NB: for C2 uses, in line with the Housing Delivery Rule Book (December 2024), a ratio of 1.9 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total) for projected completions for 2024/25 onwards. Completions prior to 2024/25 are based on the previous ratio (July 2018) of 1.8)																						
Holly Cottage, London Road, Popeswood Binfield (12 bed = 7 ratio)	18/00662/FUL (Allowed on Appeal)	12	0.00	6.67	0.00	0.00	0	0	0	0	0									7	C	
Land north of Cain Road, Binfield (SALP SA2)  (For C3 uses, see table above)	20/00947/FUL	68	0	0	0	0	0	36	0	0	0									36	UC	
Heathlands Home For The Aged, Crossfell, Wildridings, Bracknell (Demolition of 41 bedspaces= 23 dwelling equivalent and 66 new bedspaces = 37 dwelling equivalent, net increase of 25 bedspace/14 dwellings)	19/01040/3	25	-22.70	36.70	0.00	0.00	0	0	0	0	0									14	C	
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (80 bedspaces = 44 dwelling equivalent)	13/00575/OUT 18/01237/REM	80	0.00	44.44	0.00	0.00	0	0	0	0	0									44	C	
18 Heath Hill Road, Crowthorne (conversion of 23 bed spaces/13 dwelling equivalent to C3 use)  (for C3 replacements, see table above)	21/01052/FUL	23	0.00	0.00	-13.00	0.00	0	0	0	0	0									-13	C (demolition of C2 use complete)	
St David's Nursing Home, Ascot Priory, Ascot Priory Road, Winkfield	20/00503/FUL*	16	0.00	0.00	0.00	0.00	0	0	8	0	0									8	NS	
St Christopher's Care Home, Ascot Priory, Ascot Priory Road, Winkfield	20/00503/FUL*	8	0.00	0.00	0.00	0.00	0	0	4	0	0									4	NS	
TOTAL C2 Hard Commitments (care/nursing home)		128	-23	88	-13	0	0	36	12	0	0	0	0	0	0	0	0	0	0	100		
SOFT COMMITMENTS (C2 uses) subject to s.106																						
Former St Margaret Clitherow Roman Catholic Church, Ringmead, Bracknell	23/00560/FUL	72	0	0	0	0	0	0	0	0	0	38								38	NS	
TOTAL s.106 (C2 use)		72	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	38		



Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions				Projected Net Completions (April-March)															
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/36	2036/37	Total Net	Site Status (as at April 2024)	
SOFT COMMITMENTS (C2 uses) SALP sites																						
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP SA4)	Not known at this stage	0	0	0	0	0	0	0	0	0	0								0			
TOTAL C2 SALP sites		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
TOTAL C2 soft commitments																						
TOTAL care bed spaces C2 uses (Hard and Soft Commitments)		72	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	38		
TOTAL C2 USES (specialist housing for older people: extra care and care bedspaces)																						
		200	-23	88	-13	0	0	36	12	0	0	38	0	0	0	0	0	0	0	138		
OVERALL TOTAL C2 & C3 SPECIALIST USES FOR OLDER PEOPLE																						
		200	-23	90	-15	-15	14	36	12	0	0	38	60	0	0	0	0	0	0	197		
OTHER SPECIALIST RESIDENTIAL USE in C2 use																						
Old College, Royal Military Academy, Sandhurst	22/00726/FUL*	59	0	0	0	0	0	0	31	0	0								31	NS		
TOTAL OTHER SPECIALIST USES			0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	0	31			
OVERALL TRAJECTORY TOTAL (TOTAL C3, specialist housing for older people and other specialist uses)																						
			973	779	437	924	386	588	751	552	333	646	925	947	832	746	606	507	326	11258		