Bracknell Forest Council

Planning Commitments for Housing at March 2025

Bracknell Forest Local Plan
Housing Monitoring Evidence
June 2025

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1 Summary

1.1 This document looks at commitments for housing within Bracknell Forest Borough, over the period 1st April 2024 to 31st March 2025.

1.2 The total net completions during the monitoring year was 416 This comprises completions for Use Classes C3, C3 specialist and C2 - bedspaces (see Table 9 'C3 Summary of commitments by parish (hard and soft Commitments) (including Prior Approval) (net)'for summary)

1.3 It also includes 43 new build affordable homes (secured by Legal Agreements) (see Table 4 'C3 Affordable housing completions (secured through s106)').

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

- Policy SA5 - former TRL site (now known as Bucklers Park), Nine Mile Ride, Crowthorne: 757 completed dwellings to date. During the 2024/25 monitoring year there were 188 completions. Phase 3B was wholly completed during the monitoring year. As at 31 March 2025, 144 units were under construction and 99 units were recorded as not started. The care home (Use Class C2) was completed in 2022 providing 80 bed spaces/44 dwellings when ratio is applied. In addition, a further Phase (5B) has full permission for 90 units, which was not part of the original outline permission. This results in a total of 1,090 units for this site (excluding the care home).
- Policy SA7 - Land at Blue Mountain, Binfield: all four phases of the allocation are now complete, giving a total of 400 net dwellings. Phases B1 and B4 were completed during the monitoring year.
- Policy SA9 - Land at Warfield (Area 2 Berkeley): 5 phases have been completed giving a total of 729 dwellings to date (664 Use Class C3 and 65 Use Class C3 Specialist). During the 2024/25 monitoring year, there were 24 completions. Phase 9 was wholly completed in the monitoring year. As at 31 March 2025, 20 dwellings were under construction and 1 dwelling remains not started on the rest of the area. In addition, a further Phase (10) has full permission for 39 units (of which 20 completed in the monitoring year), which was not part of the original outline permission. This results in total of 789 units for this site.
- Policy SA9 - Land at Warfield (Area 1): this area involves a number of different land owners and associated permissions. To date there have been 273 (net) completions, with 53 in the monitoring year. As at 31 March 2025, there were 113 dwellings under construction. Permission for Land Parcel 1 (part of the 305 dwelling permission relating to land east of Old Priory and west of Maize Lane) was granted during the monitoring year for 12 dwellings. A further 150 dwellings were granted outline permission at Priory Fields, Newell Green.

1.5 Between the 1st April 2024 and 31st March 2025, Bracknell Forest Council has permitted 767 net dwellings (Use Classes C3 and C2), across 54 sites. Further dwellings have been permitted on sites that were already subject to outstanding permissions through approval of reserved matters and amendments to existing schemes.

Table 1 Net completions, new permissions and dwelling starts (hard commitments)

	1st April 2024 -31 March 2025					
	C3	C3 Specialist	C3 Prior Approvals	C2 (1.9 ratio)	C2a (1.9 ratio)	Total
Net completions	399	7	0	-21	31	416
New permissions	653	0	77	37	0	767
Dwelling starts	868	0	73	72	11	1024

2 Introduction

2.1 This document has been produced by Bracknell Forest Council. It summarises the results of the 2024/25 survey of planning commitments for housing.

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

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

2.4 Section 6 of this report contains the Summary Tables.

2.5 Detailed schedules of individual housing sites are found in Section 7. These are divided into large, medium and small sites:

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

2.6 This document also includes data on specialist housing. This includes sheltered housing, extra care housing and registered care provision. It includes development falling within Use Class C2 and specialist housing falling within Use Class C3. Commitments information has been divided into specialist housing for older people and specialist accommodation which is not for older people.

2.7 This is the 7th year that such data has been included. Development falling within Use Class C2 is monitored by the number of bedspaces, [(1)] and is converted to a dwelling equivalent. Prior to December 2024, the Council had applied a 1.8 ratio to convert bed spaces to a dwelling equivalent (based on the July 2018 Housing Delivery Test Rule Book). The Rule Book was updated on 12 December 2024 [(2)] and now includes an updated ratio of 1.9. This takes account of the results of the 2021 Census. The new ratio will be applied to commitments and completions for the period 2024/25 onwards.

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

2 Housing Delivery Rule Book: Housing Delivery Test measurement rule book - GOV.UK

3 Definitions

3.1 The residential commitments exercise aims to monitor dwelling losses and gains from all sources, including new development, and changes to the housing stock arising from conversions, demolitions and changes of use. All sites which were in some way committed for housing development (including residential care homes falling within Use Class C2 (Residential Institutions) at 31st March 2025 are included in the survey.

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

Affordable housing

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

Ancillary

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

Application type

3.5 Various types of applications can be made. The application reference in brackets are suffixes used by BFC.

- **Full application (FUL)** - this gives details of the uses proposed and the form and appearance of the development i.e. materials, design, access and layout details. Full permissions normally last for three years.

- **Outline application (OUT) -** this is used to establish the general principle of a particular kind of development on a site. Outline permission normally lasts for three years but cannot be acted upon until full details have been approved under a subsequent "reserved matters" application. When an outline application is made the applicant can choose whether to seek approval of any of five "reserved matters" or whether to leave them all for subsequent approval. The five "reserved matters" are:

    - ***Layout*** *– the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development*

    - ***Scale*** *– the height, width and length of each building proposed in relation to its surroundings*

- ***Appearance*** *– the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development*

- ***Access*** *– this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network*

- ***Landscaping*** *– this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through the planting of trees or hedges or screening by fences or walls.*

- **Reserved matters application (REM)** - this is a submission for approval of details following an outline approval, and cannot be treated in the same way as an application for planning permission. In other words, it is not open to the local planning authority to consider matters, in principle, that should have been considered earlier, and any conditions may only be appropriate to the matters "reserved" for later approval.

- **Permission in Principle application (PIP)** - this consent route is for housing-led development and separates the consideration of matters of principle for proposed development from the technical details of development. The first stage (permission in principle) establishes whether a site is suitable in principle. The second stage (technical details consent) is when the detailed development proposal is assessed.

- **Prior Approval applications:** under the national permitted development legislation certain types of developments are granted planning permission subject to certain conditions. This is known as the prior approvals procedure. The purpose of this process is to seek confirmation that specific aspects of the proposed developments are acceptable. Some changes of use are permitted but require approval of various matters, dependent on the nature of the use, but might typically include matters relating to parking and highways, flooding, and contaminated land. Some prior approval applications will require a S106 to allow occupation due to the Habitats Regulations. Such a permission is a 'hard' commitment as a decision has been granted. Development must be completed within three years starting from the prior approval date.

  - **Prior Approval COU: Office to C3 (PAC)** - prior approval for change of use of an office to a residential use (C3).

  - **Prior Approval COU: Agricultural to C3 (PAA)** - prior approval change of use from agricultural use to a dwelling house (C3).

  - **Prior Approval COU: Retail to C3 (PAV)** - prior approval change of use from retail shops, including financial and professional services to dwelling house (C3).

- **Prior Approval COU: change of from Class E to C3 (PAE)** - prior approval change of use from Class E to a dwelling house (C3)
- **Prior Approval COU: Class B8 to C3 (PAB) -** prior approval change of use from storage or distribution centre (B8) to a dwelling house (C3).
- **Prior Approval COU: Class AA to C3 (PARC) -** prior approval for the development of up to two residential storeys on a commercial building Class AA.

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

Commitment

3.6 There are two types of commitment. These are:

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

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

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

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

Conversion

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

Change of use

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

Demolition

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

Dwelling/Use Class

3.12 Use Class C3 is split into 3 parts:

- C3(a) - covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

- C3(b) - up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

- C3(c) - allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the Use Class C4 Houses in Multiple Occupation (HMO) definition, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger. For information, Use Class C4 HMOs cover small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom (student lets). As a point of clarification, HMOs are not counted as part of the housing stock.

- C3 specialist (C3S)- retirement living or contemporary sheltered housing (housing with support)

3.13 Use Class C2 Residential Institutions is fairly broad including residential care homes, nursing homes, hospitals, boarding schools, residential colleges and training centres. When determining whether proposals for certain forms of specialist housing that may have the physical characteristics of dwellings with facilities for independent existence fall within Use Class C2, regard is paid to the level of care and scale of communal facilities provided. Extra care housing and enhanced sheltered may therefore be categorised as Use Class C2. Where accommodation is not self-contained i.e. it is communal, data is collected on the number of bed spaces and a ratio of 1.9. applied in accordance with advice set out in the Housing Delivery Test Measurement Rule Book. [(3)]. Use Class C2a relates to development which provides secure residential

3 Housing Delivery Test measurement rule book - GOV.UK (www.gov.uk)

accommodation. This Class includes the provision of a prison, young offenders institution, detention centre, short term holding centre, secure hospital, secure local authority accommodation or use as military barracks.

Previously Developed Land/Greenfield

3.14 Previously developed land is defined in the Glossary to the National Planning Policy Framework (NPPF) (December 2024) as follows:

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

3.15 The definition excludes:

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

Section 106/Legal Agreement

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

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

4 Methodology

4.1 Housing commitments are updated every year.

- All outstanding commitments from the last survey are identified.
- Relevant planning permissions granted between 1st April 2024 and 31st March 2025 of the current survey year are added to the list of outstanding commitments from the previous year. This is done by extracting relevant planning permissions from:
    - the weekly list of delegated planning application decisions;
    - the weekly list of appeal decisions;
    - the monthly Planning Committee minutes.

- All sites are visited by officers from the Council, in order to obtain building progress data (not started, under construction or completed). Large and medium sites are visited quarterly, and, small sites are visited on an annual basis.
- Survey information is analysed, tables prepared and the document is compiled for publication.

4.2 Format of detailed schedules of housing sites

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

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

- Number of dwellings permitted: expressed in terms of new build, demolitions, conversions and change of uses, and net figures

- Number of affordable dwellings (if any) included in the application, that have been secured by S106.

- Total completed at 31 March 2025: the number of dwellings on the site that have been completed (ready for occupation)

- Under construction: the number of dwellings under construction at 31 March 2025 (e.g. alterations/ground-works/foundations are underway).

- Not started: the number of dwellings permitted on the site that have not been started at 31 March 2025.

- Outstanding: dwellings under construction and not started at 31 March 2025, added together.

- Description: a summary of the development is given together with:

  - the developer of the site, where known,

  - where appropriate, the date of completion of the phase of the development or whole site,

  - the number of net completions since the previous document, expressed in terms of new build, demolitions, conversions and changes of use. These figures appear in bold in brackets.

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

- Blue Mountain Golf Club and Conference Centre, Wood Lane, Binfield
- Land at former TRL, Nine Mile Ride, Crowthorne
- Land at Warfield (Area 1), Warfield
- Land at Warfield (Area 2), Warfield

5 Bracknell Forest Development Trends

Use Class C3

5.1 The net completion of 399 Use Class C3 dwellings, across large, medium and small sites, in the Borough over the past year represents a decrease on the previous year (939 net dwellings were completed between April 2023 and March 2024). The 1st April 2024 housing trajectory predicted a similar completions figure for C3 during 2024/25. [(4)]. This represents a significant decrease on the previous year and is primarily due to the completion of flats at Amber House, Northgate House (190 dwellings) and The Grand Exchange (242 dwellings) which were completed during the previous monitoring year (2023 - 2024). As these developments involved flats, they were not counted until entire blocks had been completed.

5.2 At the end of the monitoring year (31st March 2025) for C3 sites (including prior approval sites), 1,206 net dwellings were under construction. This represents an increase on the previous year (696 at March 2024). There were 803 dwellings under construction on 'large' sites compared with 414 last year. These were largely on sites allocated through the SALP such as the former TRL site and Warfield. There were 300 dwellings under construction on medium sites compared with 91 last year. The number under construction on medium and larges sites has increased due to development commencing at Bracknell Beeches and the Former Bus Station Site (Brickmark Place). These developments consist entirely of flats, therefore, when work commences on a block, all the units contained within it are counted as under construction.

5.3 The completions figure includes 43 affordable homes (secured by legal agreements). This is a decrease on the 267 completions recorded during the previous monitoring year. The earlier figure was inflated by the completion of Amber House in 2023/24 which accounted for 190 of the overall completions. The new build affordable homes are in a variety of locations across the Borough. (see Table 4 'C3 Affordable housing completions (secured through s106)').

5.4 81% (308) of dwellings completed (on both large and medium sites during 2024/25) were allocated in the SALP. They are listed in Table 6 'C3 large and medium completions by site'

5.5 There were 730 newly permitted dwellings on large, medium and small sites [(5)]. Notable large and medium sites gaining permission were:

- Land south of A329M and east of Vigar Way, Binfield (BFLP Policy LP12 and SALP Policy SA2) (21/00856/FUL): 199 net dwellings.
- Land at Priory Fields, Newell Green, Warfield (Part of SALP Policy SA9) (22/00150/OUT): 150 net dwellings.
- RSA House, Western Road, Bracknell (24/00792/PAE): 51 net dwellings.
- Fines Bayliwick House Hotel, London Road, Binfield (22/00504/FUL): 10 net dwellings.
- Land at Junction of Wood Lane and Forest Road, Binfield (BFLP Policy LP11) (23/00488/FUL): 38 net dwellings.
- Beaufort Park, South Road, Bracknell (BFLP Policy LP6) (23/00767/FUL): 226 net dwellings.
- White Gates, Mushroom Castle, Winkfield (BFLP Policy LP14) (19/00009/OUT): 41 net dwellings.

4 www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring
5 This figure does not include Reserved Matters (REM), Section 73 permissions, C2, C2a and C3 Specialist

5.6 A further 3,855 dwellings have been accepted in principle (soft commitments). This is lower than than the figure for last year (4,500) due to the completion of Section 106 agreements and granting of planning permissions. See Table 8 'C3 Outstanding commitment (Net) (including Prior Approvals)'

- 430 of these dwellings are developments for which approval has been indicated subject to the completion of a Section 106 Agreement [(6)]
- 3,425 of these dwellings are on sites which have been identified in an Adopted Plan (Bracknell Forest Local Plan, Warfield Neighborhood Plan or Site Allocations Local Plan) [(7)]

Use Class C3 Specialist

5.7 There were no new applications this year. Binfield House, Terrace Road North is under construction with a small number of completions (a gain of 7 units in the monitoring year).[(8)].

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

Use Class C2

5.9 The publication of the December 2024 Housing Delivery Test Rule Book revised the bed space to dwelling ratio equivalent, altering the ratio from 1.8 to 1.9. As a result the number of C2 and C2a dwelling equivalents has fallen.

5.10 There was one new permission approved for Use Class C2 Specialist Housing. [(10)]

- Former St Margaret Clitherow, Roman Catholic Church, Ringmead, Bracknell (23/00560/FUL): 72 net bedpaces (1.9 ratio equivalent of 40 units)

5.11 During the monitoring period there were 59 net bedspaces (31 ratio equivalent units) Use Class C2a Specialist Housing completed at Old College, Royal Military Academy, Sandhurst (22/00726/FUL).

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

Previously developed land and green field

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

Prior Approval applications

6 Table 8 'C3 Outstanding commitment (Net) (including Prior Approvals)'
7 Table 17 'Developments which have been identified in the Site Allocations Local Plan (soft commitments)'
8 Table 20 'Specialist housing within Use Class C3S (hard commitments)'
9 Table 22 'Specialist housing for Use Class C2 & C3 (soft commitments)'
10 Table 19 'Specialist Housing within Use Class C2 (Hard Commitments)'
11 Table 22 'Specialist housing for Use Class C2 & C3 (soft commitments)'
12 https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring

5.14 As the prior approval for 150 dwellings at Atrium Court (21/00763/PAC) was not completed within three years of the date of the permission (condition 01), this site no longer benefits from deemed planning permission. This is reflected in the prior approval sites schedule[13].

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

13 Table 14 'Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (C3 hard commitment)'

Figure 1 Net Completions 2006-2025

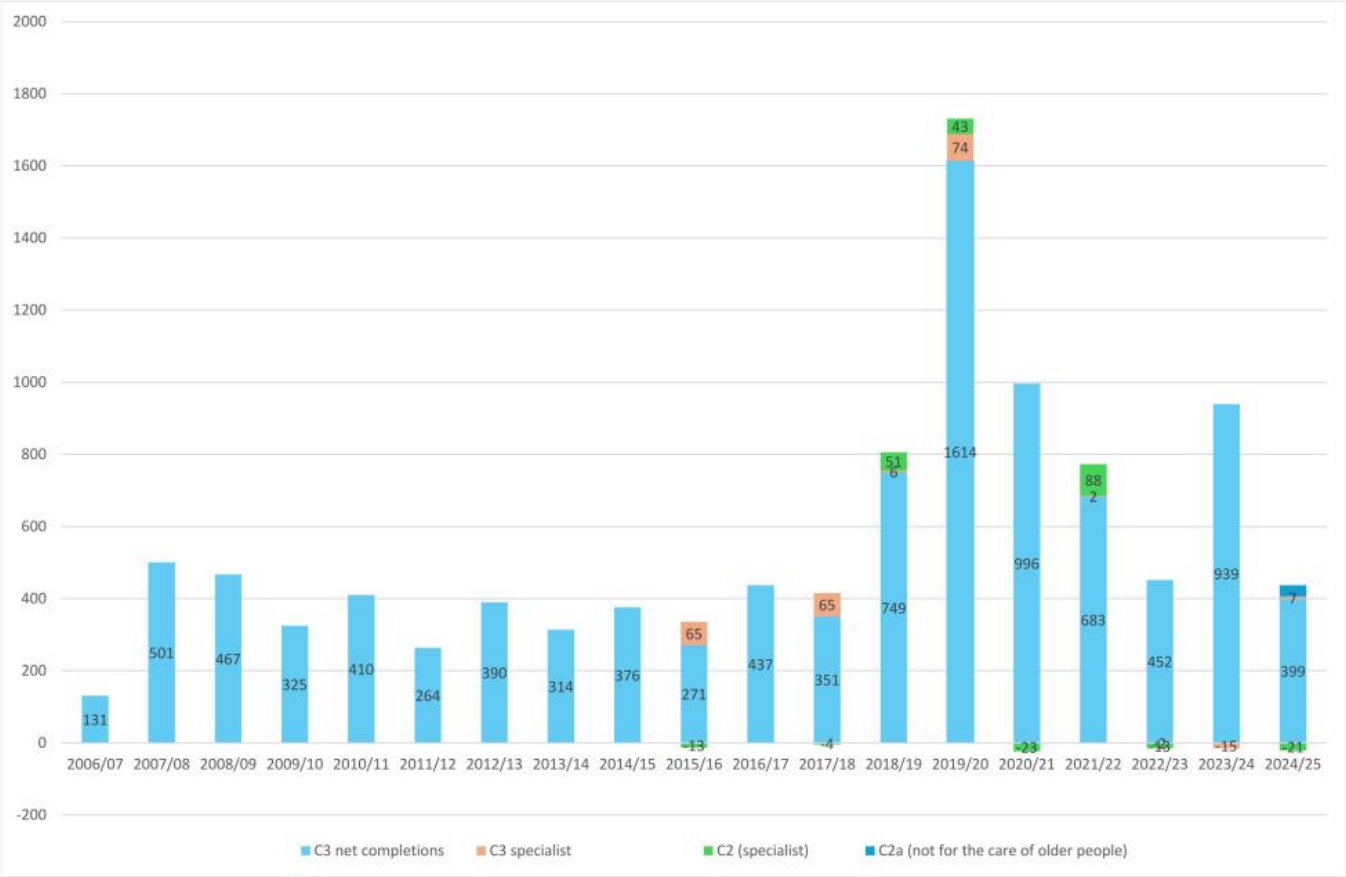
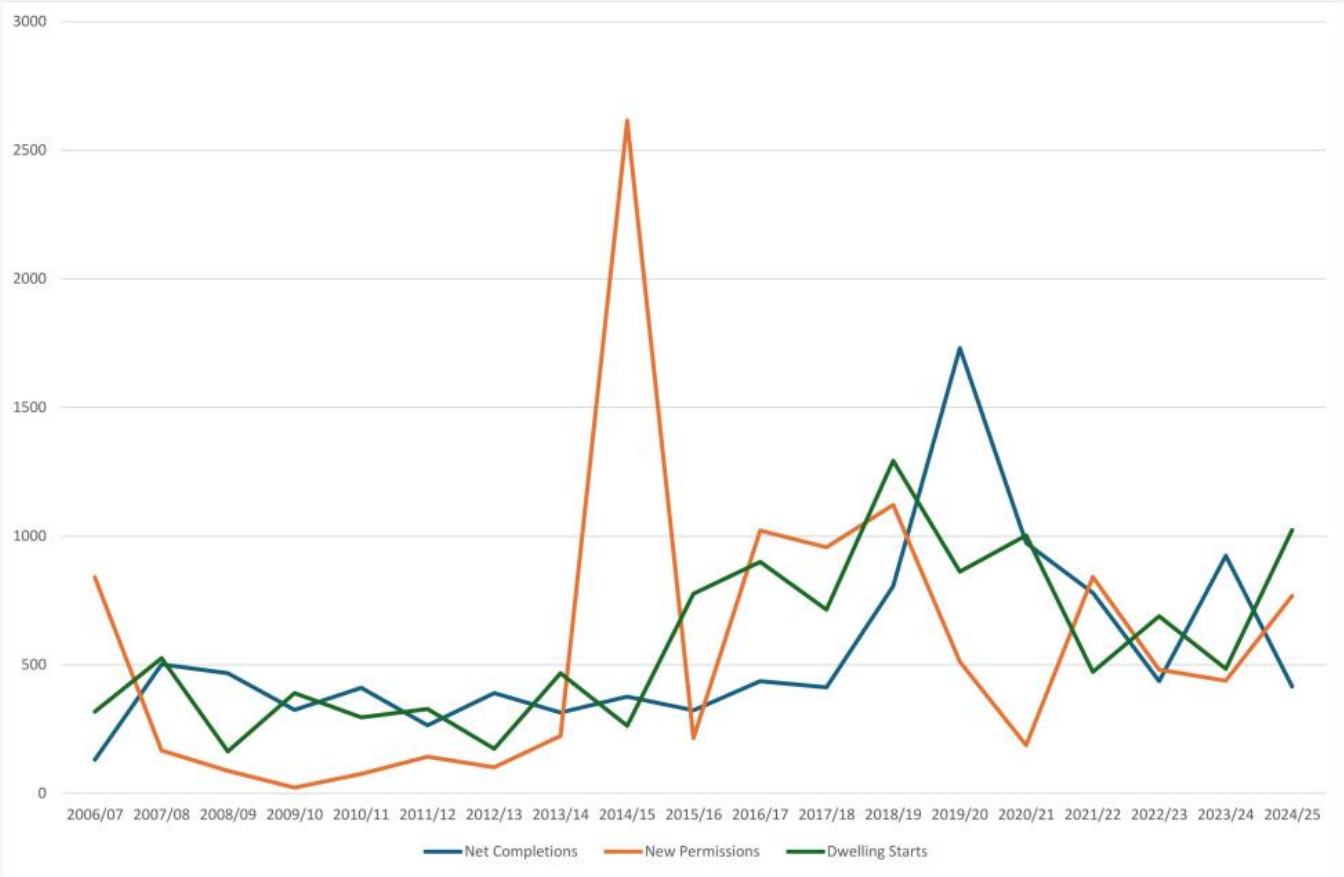


Figure 2 New Permissions, Starts and Completions (Net) 2006-2025



6 Summary Tables

6.1 The following tables relate to Use Classes C3, C3S, C2, C2a and Prior Approval as described in the title.

Table 2 C3 Summary of completed demolitions, conversions & change of use by site size

	1ha or over (Large)	Under 1ha		Total
		5 or more dwellings (Medium)	Under 5 dwellings (Small)	
Demolitions	-1	-27	-6	-34
Conversions (inc. LDCs)	0	0	5	5
Change of use	0	7	0	7
Total	-1	-20	-1	-22

Table 3 C3 Lapsed permissions

Site size	Address	Permission ref.	New build	Demolition	COU/Conv	Net
Small	Blackthorn Cottage, Winkfield	21/00218/FUL	2	-2	0	0
Small	Blackview Cottage, Winkfield	20/00323/FUL	1	-1	0	0
Small	The New Bungalow, Warfield House, Warfield	21/00257/FUL	1	-1	0	0
Medium	Lily Hill House, Bracknell	21/00755/PARC	0	0	33	33
Medium	Atrium Court. The Ring [14]	21/00763/PAC	0	0	150	150
Large	Building 2, Technology House, Binfield	18/00200/PAC	0	0	21	21
Large	Land north of Newhurst Gardens, Warfield	16/01004/OUT 21/00244/REM 22/01047/FUL (s.73)	50	0	0	50
Total			54	-4	204	254

Table 4 C3 Affordable housing completions (secured through s106)

Site	Permission reference	Number of affordable dwellings
Coopers Hill, Bracknell	21/00233/FUL	13
TRL Phase 3b (Bucklers Park), Crowthorne	22/00060/REM	13
TRL Phase 4a (Bucklers Park), Crowthorne	22/00138/REM	5
Land west of Maize Lane, Parcel 4	22/00314/REM	12
Total		43

14 No longer has deemed permission March 2025

Table 5 C3 Completions summary (including Prior Approval and C3S)

	New build	Demolition	Conversion/COU	Total (Net)
1ha or over (Large)	391	-1	0	390
Under 1ha, 5 or more dwellings (Medium)	16	-27	0	-11
Under 1ha, under 5 dwellings (Small)	21	-6	5	20
Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (hard commitment)	0	0	0	0
Specialist housing within Use Class C3S	6	0	1	7
Total	434	34	6	406

Table 6 C3 large and medium completions by site

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
Medium	Bracknell	Barn Close	22/00317/FUL	-24
Medium	Bracknell	26 High Street	21/01056/FUL	7 [+]
Medium	Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	9 [+]
Medium	Winkfield	Westwood House, Swinley Road	22/00116/FUL	-1
Medium	Winkfield	Highveld	23/00278/FUL	-1
Medium	Winkfield	Longcroft	22/00302/FUL	-1
Medium Total				-11
Large	Binfield	Blue Mountain, Phase B1 (SALP Policy SA7)	17/01363/REM	1 [+]
Large	Binfield	Blue Mountain, Phase B4 (SALP Policy SA7)	18/01010/REM	10 [+]
Large	Binfield	Land north of Tilehurst Lane and west of South Lodge	21/00507/REM	9
Large	Bracknell	The former Beaufort Park Offices (The Evergreens)	17/01123/OUT	18
Large	Bracknell	Coopers Hill	21/00233/FUL	40 [+]
Large	Bracknell	The Hideout	18/01053/CLUPD	1
Large	Crowthorne	TRL Phase 3b (Bucklers Park)	22/00060/REM	95 [+]

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
		(SALP Policy SA5)		
Large	Crowthorne	TRL Phase 4a (Bucklers Park) (SALP Policy SA5)	22/00138/REM	57
Large	Crowthorne	TRL Phase 4b (Bucklers Park) (SALP Policy SA5)	22/00913/REM	28
Large	Crowthorne	TRL Phase 5a (Bucklers Park) (SALP Policy SA5)	22/01043/REM	8
Large	Sandhurst	Sandhurst Lodge, Wokingham Road	23/00645/FUL	4 [+]
Large	Warfield	Warfield Area 1, Parcel 3 (Maize Gardens) (SALP Policy SA9 - Area 1)	22/00314/REM	10
Large	Warfield	Warfield Area 1 Parcel 4 (Skylarks) (SALP Policy SA9 - Area 1)	22/00314/REM	36
Large	Warfield	Warfield Area 2 Phase 6 (SALP Policy SA9 - Area 2)	18/00314/REM	4
Large	Warfield	Warfield Area 2 Phase 9 (SALP Policy SA9 - Area 2)	20/00265/REM	20 [+]
Large	Warfield	Warfield Area 2 Phase 10 (SALP Policy SA9 - Area 2)	20/00272/FUL	29
Large	Warfield	Land south of Forest Road, Newell Green (Orchids Court) (SALP Policy SA1)	21/00592/FUL	7
Large	Winkfield	Winkfield Park	19/00931/FUL	10 [+]

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
		(Brockhill House)		
Large	Winkfield	The former Palm Hills Estate, London Road (SALP Policy SA3)	21/00772/REM	3
Large total				390
Total				379

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

Table 7 Summary of new permissions, starts and completions for all uses

	New permissions				New starts				Hard completions			
	1ha and over (Large)	Under 1ha (Medium and Small)	C2 (including C2a) (1.9 Ratio)	C3 specialist	1ha and over (Large)	Under 1ha (Medium and Small)	C2 (including C2a) (1.9 Ratio)	C3 specialist	1ha and over (Large)	Under 1ha (Medium and Small)	C2 (including C2a) (1.9 Ratio)	C3 specialist
New build	575	65	37	0	639	228	83	0	391	37	63	7
Demolitions	-1	-49	0	0	0	0	0	0	-1	-33	-53	0
Conversions & COU	0	63	0	0	0	1	0	0	0	5	0	0
Prior Approval	51	26	0	0	0	0	0	0	0	0	0	0
Total (net)	625	105	37	0	639	229	83	0	390	9	10	7

Table 8 C3 Outstanding commitment (Net) (including Prior Approvals)

Site size	With planning permission (Hard)	Accepted in principle subject to S106 & decision (Soft)	Prior Approval sites (decision granted) pending s106 in relation to habitat mitigation/occupation (Hard)	Sites identified in an adopted/made Development Plan Document (Soft)
1ha or over (Large sites)	1904	406	0	3349 (1)
Under 1ha, 5+ dwellings (Medium sites)	411	21	135	76
Under 1ha, under 5 units (Small sites)	81	3	6	0
TOTAL	2396	430	141	3425

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

Table 9 C3 Summary of commitments by parish (hard and soft Commitments) (including Prior Approval) (net)

Parish	C3 and Prior Apptoval (excluding C3S, C2 and C2a)												
	Completions as at March 2025				1ha or over (Large sites)		Under 1ha, 5+ dwellings (Medium sites)		Under 1ha, under 5 units (Small sites)		Prior approval sites (decision granted) as at March 2025		Soft commitments as at March 2025
	New build	Demo-lition	CoU/ Conv	Net	Under constr-uction	Not started	Under constr-uction	Not started	Under constr-uction	Not started	Under constr-uction	Not started	
Binfield	23	0	0	23	100	157	0	43	2	4	0	2	312
Bracknell	72	-24	1	49	375	226	261	29	4	13	73	53	99
Crowthorne	188	0	0	188	144	189	8	16	6	7	0	13	0
Sandhurst	6	-2	0	4	0	0	0	0	3	10	0	0	0
Warfield	110	-3	4	111	143	338	0	0	3	8	0	0	18
Winkfield	29	-5	0	24	41	170	31	23	12	9	0	0	1
Total	428	-34	5	399	803	1080	300	111	30	51	73	68	430

Table 10 Summary of C3 specialist, C2 and C2a commitments by parish (hard commitments)

	C3 specialist housing (1.9 ratio)				C2 housing (for the care of older people) (1.9 ratio)				C2 housing (not for the care of older people) (1.9 ratio)				C2a housing (1.9 ratio)			
	Completed	Under construction (1)	Not started (2)	Outstanding (1+2)	Completed	Under construction (1)	Not started (2)	Outstanding (1+2)	Completed	Under construction (1)	Not started (2)	Outstanding (1+2)	Completed	Under construction (1)	Not started (2)	Outstanding (1+2)
Binfield	0	33	0	33	7	7	0	7	0	0	0	0	0	0	0	0
Bracknell	0	38	0	38	0	0	0	0	-21	11	0	11	0	0	0	0
Crowthorne	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sandhurst	0	0	0	0	0	0	0	0	0	0	0	0	31	0	0	0
Warfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Winkfield	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	71	12	83	7	7	0	7	-21	11	0	11	31	0	0	0

7 Detailed Schedules of Housing Sites

Table 11 Detailed schedule for large housing sites (1ha or more) (hard commitments)

Parish	Address	App ref	Alt. permissions (if any)	Area (ha)	PDL/ GF	Settlement Tier	Build type	No. of dwellings permitted	Affordable housing (no. of dwellings)	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Binfield	Blue Mountain Golf Club and Conference Centre, Wood Lane (SALP Policy SA7)	16/00020/OUT	17/01109/FUL	54.78	GF	T1	New Build	0		0	0	0	0	Developer; Luff Developments Ltd
							Demolition	-3		-3	0	0	0	Hybrid planning permission (a) outline planning permission for up to 400 dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular access points from Temple Way, a spine road through the development and a school drop-off/SANG car park. Demolition of existing 3 dwellings counted March 2019.
							CoU/Conv	0		0	0	0	0	
							Net	-3		-3	0	0	0	
Binfield	Land at Blue Mountain, Wood Lane Phase B1	17/01363/REM	None	1.51			New Build	74	10	74	0	0	0	Developer; Bloor Homes
							Demolition	0		0	0	0	0	Submission of details of appearance, landscaping, layout and scale for the erection of 74 no. dwellings, including open space, foot/cycleways and vehicular access.
							CoU/Conv	0		0	0	0	0	
							Net	74	10	74	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete June 2024 (Q1)**
Binfield	Land At Blue Mountain, Wood Lane Phase B2	17/01341/REM	None	1.9			New Build	46	14	46	0	0	0	Developer: Linden Homes Chiltern
							Demolition	0	0	0	0	0	0	Submission of details of appearance, landscaping, layout and scale for the erection of 46 dwellings together with the provision of open space, footway and cycleways and vehicle and cycle parking.
							CoU/Conv	0	0	0	0	0	0	
							Net	46	14	46	0	0	0	Site Complete December 2022 (Q3)
Binfield	Land At Blue Mountain, Wood Lane Phase B3	18/01089/REM	None	3.85			New Build	68	11	68	0	0	0	Developer; Linden Homes
							Demolition	0		0	0	0	0	Submission of details of appearance, landscaping, layout and scale for the erection of 68 dwellings, including the provision of open space, footway and cycleways and vehicle and cycle parking.
							CoU/Conv	0		0	0	0	0	
							Net	68	11	68	0	0	0	Site complete September 2022 (Q2).
Binfield	Land At Blue Mountain, Wood Lane Phase B4	18/01010/REM	None	6.12			New Build	215	65	215	0	0	0	Developer; Bloor Homes
							Demolition	0		0	0	0	0	Submission of details of layout, scale, appearance and landscaping for the erection of 215 dwellings.
							CoU/Conv	0		0	0	0	0	
							Net	215	65	215	0	0	0	**(10) New (0) Demolition (0) CoU/Conv (0) Net** **Site complete June 2024 (Q1)**
Blue Mountain Golf Club and Conference Centre, Wood Lane (SALP Policy SA7)							New Build	403	100	403	0	0	0	
							Demolition	-3		-3	0	0	0	
							Cou/Conv	0		0	0	0	0	
							Net	400	100	400	0	0	0	
Binfield	Land north of Tilehurst Lane and west of South Lodge RG42 5JS (Deanfield Rise, 1-19 Eales Grange, 1-23 Assheton Croft)	17/01174/OUT Allowed on Appeal 21/00507/REM	None	3.37	GF	T3	New Build	40	10	9	31	0	31	Developer: Deanfield Homes Ltd
							Demolition	0		0	0	0	0	Erection of 40 houses, including 10 affordable houses, together with the provision of parking, a play area, landscaping and an attenuation pond, with access from Tilehurst Lane
							CoU/Conv	0		0	0	0	0	
							Net	40	10	9	31	0	31	**(9) New (0) Demolition (0) CoU/Conv (9) Net**
Binfield	Building 2, Technology House, The	18/00200/PAC	17/00222/PAC		PDL	T1	New Build	0		0	0	0	0	Developer: Village CR Ltd

	Boulevard, Cain Road	21/00629/LDC					Demolition	0		0	0	0	0	Prior Approval for the change of use from Office (B1) use to Residential (C3) to form 81 no. flats. 51xstudio/1bed, 24x2bed and 6x3bed. 60 units counted in March 2022
							CoU/Conv	81		60	0	0	0	
							Net	81		60	0	0	0	**SITE LAPSED MARCH 2025 (21 units lapsed)**
Binfield	Land North of Cain Road (SALP Policy SA2)	20/00947/FUL	n/a	3.4	GF	T1	New Build	50	15	0	50	0	50	Developer: Howarth Homes
							Demolition	0		0	0	0	0	Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Turnpike Road and erection of 50 dwellings (5 no. one bedroom, 12 no. two bedroom, and 33 no. three bedroom) with associated parking, landscaping and access off Cain Road. 30% affordable units.
							CoU/Conv	0		0	0	0	0	
							Net	50	15	0	50	0	50	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Norbury, London Road (SALP Policy SA8) (Alexander Gardens) RG42 4BS	19/00767/FUL	None	0.7	GF	T1	New Build	21	6	2	19	0	19	Developer: Montreaux Homes
							Demolition	-1		-1	0	0	0	Erection of 21no. dwellings and associated access, parking and landscaping following the demolition of existing dwelling and associated outbuildings. (Demolition counted March 2023) (Two showhomes complete September 2023)
							CoU/Conv	0		0	0	0	0	
							Net	20	6	1	19	0	19	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Land Adjoining Coppid Beech House, South Of London Road (SALP policy SA8) (off Summer Chase) (1-22 Summer Chase, 1-9 Tudor Gardens, 1-26 Hotham Drive)	19/01118/FUL	n/a	1.8	GF	T1	New Build	54	13	54	0	0	0	Developer; Taylor Wimpey
							Demolition	0		0	0	0	0	Erection of 54 dwellings with associated open space, landscaping, amenity space, car and cycle parking, access and other associated works. 24% affordable dwellings.
							CoU/Conv	0		0	0	0	0	
							Net	54	13	54	0	0	0	(32) New (0) Demolition (0) CoU/Conv (32) Net Site Complete March 2024 (Q4)
		SALP policy SA8					New Build	75	19	56	19	0	19	
							Demolition	-1		-1	0	0	0	
							CoU/Conv	0		0	0	0	0	
							Net	74	19	55	19	0	19	
Binfield	Land at Junction of Wood Lane and Forest Road, Wood Lane (BFLP Policy LP11)	23/00488/FUL*	n/a	1.85	GF	T3	New Build	38	13	0	0	38	38	Developer: Bloor Homes
							Demolition	0		0	0	0	0	Erection of 38 dwellings (including 35% affordable), open space, SuDs, landscaping, biodiversity enhancements and associated infrastrucutre
							CoU/Conv	0		0	0	0	0	
							Net	38	13	0	0	38	38	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Land South of A329M and East of Vigar Way (BFLP Policy LP12 and SALP Policy SA2)	21/00856/FUL*	n/a	2.7	GF		New Build	119	42	0	0	119	119	Developer: Mr Hodgson
							Demolition	0		0	0	0	0	Erection of 119 dwellings in the form of apartments and houses with associated parking and amenity open space
							CoU/Conv	0		0	0	0	0	
							Net	119	42	0	0	119	119	(0) New (0) Demolition (0) CoU/Conv (0) Net
		Binfield total					**New Build**	**725**	**199**	**468**	**100**	**157**	**257**	
							Demolition	**-4**		**-4**	**0**	**0**	**0**	
							CoU/Conv	**81**		**60**	**0**	**0**	**0**	
							Net	**802**	**199**	**524**	**100**	**157**	**257**	
Bracknell	The Hideout, West Road (Badgerwood Park) RG40 3BT	18/01053/CLPUD 18/00562/CLPUD	n/a	0.35	PDL	T1	New Build	70	0	62	8	0	8	Developer; Tingdene Parks Limited
							Demolition	0		0	0	0	0	Certificate of Lawfulness for use of land as a caravan site (mobile homes) including for permanent residential occupation.
							CoU/Conv	0		0	0	0	0	

							Net	70		62	8	0	8	**(1) New (0) Demolition (0) CoU/Conv (1) Net**
Bracknell	The former Beaufort Park Offices, South Road (The Evergreens) RG40 3GD	17/01123/OUT Allowed on Appeal 21/00104/REM	n/a	3.3	PDL	T1	New Build Demolition CoU/Conv Net	68 0 0 68	8	50 0 0 50	18 0 0 18	0 0 0 0	18 0 0 18	Developer; Taylor Wimpey West London PLC Outline permission (including details of access) for demolition of existing office building ('Beaufort Park') and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road. Reserved matters subsequently agreed. Demolition counted March 2022. **(18) New (0) Demolition (0) CoU/Conv (18) Net**
Bracknell	Beaufort Park, Nine Mile Ride South Road (BFLP Policy LP6)	23/00767/FUL*	n/a	31.18	GF	T1	New Build Demolition CoU/Conv Net	226 0 0 226	113	0 0 0 0	0 0 0 0	226 0 0 226	226 0 0 226	Developer: Hill Group Erection of 226 dwellings including associated on-site SANG with an access route, open space and pedestrain/cycle connections (0) New (0) Demolition (0) Coun/Conv (0) Net
Bracknell	Coopers Hill Youth and Community Centre, Crowthorne Road North RG12 7QS	21/00233/FUL	n/a	1.08	PDL	T1	New Build Demolition CoU/Conv Net	52 0 0 52	13	52 0 0 52	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Bracknell Forest Cambium Partnership Comprehensive re-development of site (phased) to provide 52 dwellings and ancillary works including access, car parking, cycle parking, and landscaping. Demolition counted March 2022. **(40) New (0) Demolition (0) CoU/Conv (40) Net** **Site complete December 2024 (Q3)**
Bracknell	Bracknell Beeches, Old Bracknell Lane West (SALP Policy SA1)	23/00438/FUL* s.73	21/00701/FUL	1.76	PDL	T1	New Build Demolition CoU/Conv Net	349 0 0 349	43	0 0 0 0	349 0 0 349	0 0 0 0	349 0 0 349	Developer: Weston Homes 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. Section 73 Application to amend Conditions 2, 4, 9, 10 and 11 of Planning Permission 21/00701/FUL (0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell total							**New Build**	**765**	**177**	**164**	**375**	**226**	**601**	
							Demolition	**0**	**0**	**0**	**0**	**0**	**0**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**765**	**177**	**164**	**375**	**226**	**601**	
Crowthorne	Land at former TRL, Nine Mile Ride (SALP Policy SA5) (Bucklers Park)	13/00575/OUT	17/00355/REM 17/00152/REM 19/00882/REM	102.4	PDL	T2	New Build Demolition	0 0	0	0 0	0 0	0 0	0 0	Developer: Legal and General Property Partners (Life Fund) Ltd Outline permission (including details of access from Nine Mile Ride and Old Wokingham

							CoU/Conv	0		0	0	0	0	Road) 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, retail unit, primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, SANG, surface water attenuation areas, landscaping, public highways, vehicular access and parking. Municipal Depot conditioned.
							Net	0	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Phase 1 (Woodland Edge)	17/00401/REM		10.65			New Build	207	21	207	0	0	0	Developer: Legal and General Property Partners (Life Fund) Ltd
							Demolition	0		0	0	0	0	Details of scale, layout, appearance, access and landscaping (Phase 1) for 207 dwellings, pursuant to outline planning permission 13/00575/OUT.
							CoU/Conv	0		0	0	0	0	
							Net	207	21	207	0	0	0	Phase complete March 2022 (Q4)
Crowthorne	Phase 1A (adjoining restaurant)	19/00791/REM		1.89			New Build	7	0	7	0	0	0	Developer: Legal and General Property Partners Ltd
							Demolition	0		0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping relating to Phase 1A Residential comprising 7no. Dwellings.
							CoU/Conv	0		0	0	0	0	
							Net	7		7	0	0	0	Phase complete March 2024 (Q4)
Crowthorne	Phase 2 (Hatch Green)	21/00004/REM	17/01380/REM	15.76			New Build	198	21	198	0	0	0	Developer: Legal and General Property Partners Ltd
							Demolition	0		0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 2 residential phase, comprising 198 dwellings.
							CoU/Conv	0		0	0	0	0	
							Net	198	21	198	0	0	0	Phase complete March 2024 (Q4)
Crowthorne	Phase 3a (Goodwood Crescent)	19/01099/REM		4.4			New Build	125	12	125	0	0	0	Developer: Cala Homes (Thames)
							Demolition	0		0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping for the erection of 125 dwellings relating to the Phase 3A Residential phase.
							CoU/Conv	0		0	0	0	0	
							Net	125	12	125	0	0	0	Phase Complete September 2023 (Q2)
Crowthorne	Phase 3b (Neighbourhood Centre)	22/00060/REM		3.1			New Build	120	13	120	0	0	0	Developer: Cala Homes (Thames)
							Demolition	0		0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping relating to Phase 3B residential (120 dwellings)
							Cou/Conv	0		0	0	0	0	
							Net	120	13	120	0	0	0	**(95) New (0) Demolition (0) CoU/Conv (95) Net** **Phase complete December 2024 (Q3)**
Crowthorne	Phase 4A	22/00138/REM					New Build	169	17	64	62	43	105	Developer: Bovis/Linden Homes
							Demolition	0		0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping relating to Phase 4A Residential Phase comprising 169 dwellings pursuant to outline planning permission 13/00575/OUT including the submission of details pursuant to Conditions 09 (Landscaping), 10 (Landscape Management Plan), 11 (Tree Removal), 12 (Tree Protection), 21 (Sustainability Statement), 23 (Sustainable Drainage Systems), and 28 (Environmental Mitigation) of 13/00575/OUT for this Phase.
							CoU/Conv	0		0	0	0	0	
							Net	169	17	64	62	43	105	**(57) New (0) Demolition (0) CoU/Conv (57) Net**
Crowthorne	Phase 4B (The Brook)	22/00913/REM					New Build	63	6	28	35	0	35	Developer: Cala Homes (Thames)
							Demolition	0	0	0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 4B Residential Phase comprising 63 dwellings pursuant to outline planning

							CoU/Conv	0	0	0	0	0	0	Phase 4B Residential Phase comprising 63 dwellings pursuant to outline planning permission 13/00575/OUT including the submission of details pursuant to Conditions 09 (Landscaping), 10 (Landscape Management Plan), 11 (Tree Retention/Removal), 21 (Sustainability Statement), 23 (Sustainable Drainage Systems), and 28 (Environmental Mitigation) of 13/00575/OUT for this Phase.
							Net	63	6	28	35	0	35	**(28) New (0) Demolition (0) CoU/Conv (28) Net**
	Phase 5A	22/01043/REM					New Build	111	10	8	47	56	103	Developer: Cala Homes (Thames)
							Demolition	0	0	0	0	0	0	Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 5A Residential (111) dwellings), pursuant to outline planning permission 13/00575/OUT including the submission of details pursuant to conditions 09 (Landscaping), 10 (Landscape Management), 11 (Tree Retention/Removal), 12 (Tree Protection), 21 (Sustainability Statement), 23 (Sustainable Drainage Systems) and 28 (Environmental Mitigation) of 13/00575/OUT
							CoU/Conv	0	0	0	0	0	0	
Crowthorne							Net	111	10	8	47	56	103	**(8) New (0) Demolition (0) CoU/Conv (8) Net**
Land at Former TRL Site, Nine Mile Ride (SALP Policy SA5)							New Build	1000	100	757	144	99	243	
							Demolition	0	0	0	0	0	0	
							Cou/Conv	0	0	0	0	0	0	
							Net	1000	100	757	144	99	243	
Crowthorne	Phase 5B	22/01051/FUL			PDL	T2	New Build	90	32	0	0	90	90	Developer: Cala Homes (Thames)
							Demolition	0	0	0	0	0	0	Application for full planning permission to provide 90 dwellings (including affordable housing provision); drainage; new pedestrian and cycle routes; landscaping; parking; refuse storage and associated works
							CoU/Conv	0	0	0	0	0	0	
							Net	90	32	0	0	90	90	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne							**New Build**	**1090**	**132**	**757**	**144**	**189**	**333**	
							Demolition	**0**	**0**	**0**	**0**	**0**	**0**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**1090**	**132**	**757**	**144**	**189**	**333**	
Sandhurst	Sandhurst Lodge, Wokingham Road	23/00645/FUL (S.73)	16/01193/FUL 20/00066/FUL 22/00472/FUL (S.73)	4.7	PDL	T1	New Build	4	0	4	0	0	0	Developer: Belgrave Homes Ltd
							Demolition	0		0	0	0	0	Erection of 4 no. three bed houses and 10 garages, parking and landscaping following demolition of 18 no. existing garages.
							CoU/Conv	0		0	0	0	0	
							Net	4		4	0	0	0	**(4) New (0) Demolition (0) CoU/Conv (4) Net** **Site complete March 2025**
Sandhurst							**New Build**	**4**	**0**	**4**	**0**	**0**	**0**	
							Demolition	**0**	**0**	**0**	**0**	**0**	**0**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**4**	**0**	**4**	**0**	**0**	**0**	
Warfield	Land north of Harvest Ride, south of Forest Road and east of West End Lane (SALP Policy SA9 - Area 2)	13/01007/OUT	n/a	57.3	GF	T1	New Build	1		0	0	1	1	Developer: Berkeley Group
							Demolition	0		0	0	0	0	Hybrid planning permission for a residential-led mixed-use development comprising: outline permission for up to 750 residential dwellings (with a minimum of 675 dwellings) including 60-bed senior living scheme, two form-entry primary school, formal and informal open space, associated landscaping, works to river cut and provision of new north-south
							CoU/Conv	0	0	0	0	0	0	
							Net	1		0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Land north of Harvest Ride, south of Forest Road and east of West End Lane (Phase 1, Woodhurst Park)	13/01007/OUT	n/a	4.3	GF		New Build	87	0	87	0	0	0	Developer: Berkeley Group
							Demolition	0		0	0	0	0	Full permission for the development of Phase 1 at the south western corner of the site for the erection of 87 residential dwellings (87 of the 750 dwellings described above) with associated open space, parking and landscaping, creation of two new access points off Harvest Ride and provision of north-south link road between Harvest Ride and Forest Road.
							CoU/Conv	0		0	0	0	0	
							Net	87		87	0	0	0	Phase Complete 2017
Warfield	Land north of Harvest Ride south of Forest Road and east Of West End Lane (Phase 3 Yarrow Hill)	15/00163/REM	13/01007/OUT	2.9	GF		New Build	93	0	93	0	0	0	Developer: Berkeley Group
							Demolition	0		0	0	0	0	Submission of details of scale, layout, appearance and access for Phase 3, comprising 93 dwellings and public open space, pursuant to outline planning permission 13/01007/OUT. 1 dwelling counted in 2017. 66 dwellings counted March 2018
							CoU/Conv	0		0	0	0	0	

							Net	93		93	0	0	0	Phase completed March 2019.
Warfield	Land south of Forest Road, west of Avery Lane, Forest Road (Phase 4a Ferard Corner)	15/00647/REM	13/01007/OUT	1.73	GF		New Build Demolition CoU/Conv Net	58 0 0 58	40	58 0 0 58	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Berkeley Group Details of access, appearance, layout and scale for phase 4A comprising the erection of 58 no.apartments (36 x 2 bedroom and 22 x 1 bedroom) in 4 no. blocks with associated car parking accessed from Forest Road via northern length of the north-south link road pursuant to outline planning permission 13/01007/OUT. 40 Shared Ownership units. Phase completed March 2019.
Warfield	Land south of Forest Road and west of Avery Lane, Forest Road (Phase 4b Littlewood Place)	16/01123/REM	13/01007/OUT	3.5	GF		New Build Demolition CoU/Conv Net	49 0 0 49	0	49 0 0 49	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Berkeley Group Details of access, appearance, landscaping, layout and scale for Phase 4B comprising 49 dwellings with associated parking, roads and temporary turning facilities. Site Complete March 2020
Warfield	Land North of Harvest Ride, south of Forest Road and east of West End Lane (Phase 5 Rosewood, Swallows Corner)	17/00054/REM	13/01007/OUT	3.03	GF		New Build Demolition CoU/Conv Net	121 0 0 121	0	121 0 0 121	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Berkeley Group Details of access, appearance, landscaping, layout and scale for Phase 5 comprising 121 dwellings with associated parking, roads and temporary turning facilities pursuant to outline planning permission 13/01007/OUT. Site Complete Q3 Dec 2020.
Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Phase 6) (Woodhurst Park)	18/00396/REM	13/01007/OUT	6.74	GF		New Build Demolition CoU/Conv Net	80 0 0 80	0	60 0 0 60	20 0 0 20	0 0 0 0	20 0 0 20	Developer: Berkeley Homes Submission of details of layout, scale, appearance and landscaping relating to Phases 6 for the erection of 80 dwellings, and associated parking and roads, pursuant to outline planning permission 13/01007/OUT. **(4) New (0) Demolition (0) CoU/Conv (4) Net**
Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Phase 7)	18/00396/REM	13/01007/OUT				New Build Demolition CoU/Conv Net	77 0 0 77	0	77 0 0 77	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Berkeley Homes Submission of details of layout, scale, appearance and landscaping relating to Phases 7 for the erection of 77 dwellings, and associated parking and roads, pursuant to outline planning permission 13/01007/OUT. Site complete March 2022
Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Phase 8)	20/00265/REM	13/01007/OUT	4.57	GF		New Build Demolition CoU/Conv Net	42 0 0 42	0	42 0 0 42	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Berkeley Homes Submission of details of access, layout, scale, appearance and landscaping relating to Phases 8 of the land north of Harvest Ride for the erection of 42 dwellings, and associated parking and roads, pursuant to outline planning permission 13/01007/OUT. Phase Complete September 2023
Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Phase 9)	20/00265/REM	13/01007/OUT				New Build Demolition CoU/Conv Net	77 0 0 77	0	77 0 0 77	0 0 0 0	0 0 0 0	0 0 0 0	Submission of details of access, layout, scale, appearance and landscaping relating to Phases 9 of the land north of Harvest Ride for the erection of 77 dwellings, and associated parking and roads, pursuant to outline planning permission 13/01007/OUT. **(20) New (0) Demolition (0) CoU/Conv (20) Net** **Phase complete September 2024 (Q2)**
	Land at Warfield (SALP Policy SA9 - Area 2)						New Build Demolition CoU/Conv Net	685 0 0 685	40	664 0 0 664	20 0 0 20	1 0 0 1	21 0 0 21	
Warfield	Land North Of Harvest Ride and East Of West End Lane, Warfield (Phase 10) (20-58 Woodward Lane)	20/00272/FUL	n/a	1.53	GF	T1	New Build Demolition CoU/Conv	39 0 0	10	29 0 0	10 0 0	0 0 0	10 0 0	Developer; Berkeley Homes (Oxford & Chiltern) Ltd. Full Planning Application for Phase 10 of the land north of Harvest Ride for residential development comprising 39 dwellings with associated access, parking, landscaping and associated infrastructure.

							Net	39	10	29	10	0	10	**(29) New (0) Demolition (0) CoU/Conv (29) Net**
Warfield	Land north of Newhurst Gardens (Four Horseshoes)	22/01047/FUL S.73	16/01004/OUT Allowed on Appeal 21/00244/REM	4.4	GF	T1	New Build Demolition CoU/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer; Croudace Erection of up to 50 residential dwellings, parking, open space and landscaping with access from Newhurst Gardens. 26% affordable housing (0) New (0) Demolition (0) CoU/Conv (0) Net **SITE LAPSED DECEMBER 2024**
Warfield	Land East Of Avery Lane and North Of Watersplash Lane (Orchids Place) (SALP Policy SA9 - Area 1)	16/01195/FUL 22/00458/FUL - Land to rear of 3 Crozier Way	n/a	4.8	GF	T1	New Build Demolition CoU/Conv Net	116 0 0 116	29 29	115 0 0 115	1 0 0 1	0 0 0 0	1 0 0 1	Developer; Redrow Erection of 116 dwellings with associated landscaping, infrastructure works and open space of public value served by vehicular access from north-south link road and pedestrian/cycle links to Watersplash Lane. (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Land South Of Fairclough Farm Newell Green (Archfields) (SALP Policy SA9 - Area 1)	16/01253/FUL	n/a	1.6			New Build Demolition CoU/Conv Net	52 0 0 52	13 13	52 0 0 52	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Bovis/Linden Homes Erection of 52 no. dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. Site Complete Dec 2022 (Q3)
Warfield	Land At Watersplash Lane (Larks Hill Green) (SALP Policy SA9 - Area 1)	16/01274/FUL	n/a	1.49			New Build Demolition CoU/Conv Net	43 -1 0 42	11 11	43 -1 0 42	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Millgate Homes Demolition of existing buildings and erection of 43 dwellings with associated accesses (to land to west and to Watersplash Lane), parking and landscaping. Demolition counted March 2019. Site Complete December 2020.
Warfield	Land to south and west of 2 Fairclough Farm Cottages, Watersplash Lane , RG42 2SR (access via Joycliffe Ride) (Larks Hill Meadow)	19/00908/FUL	n/a	0.28	GF	T1	New Build Demolition CoU/Conv Net	7 0 0 7		0 0 0 0	7 0 0 7	0 0 0 0	7 0 0 7	Developer: Red Rose Developments Erection of 7 no. dwellings consisting of 2no. 1 bedroom maisonettes, 4no. 3 bedroom and 1no. 4 bedroom dwellings. (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Land At South West Of Abbey Place (5-14 Old Farmhouse Row)	19/00327/FUL	n/a	0.3	GF	T1	New Build Demolition CoU/Conv Net	9 0 0 9	2 2	9 0 0 9	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Nicholas King Homes Erection of 9 dwellings with associated access, parking and landscaping Site complete June 2023
Warfield	Land east of Old Priory Lane and west of Maize Lane	20/00214/OUT	n/a	12.7	GF	T1	New Build Demolition CoU/Conv Net	73 0 0 73	18 18	0 0 0 0	0 0 0 0	73 0 0 73	73 0 0 73	Developer: Danescroft, Taylor Wimpey, Sears, Corser and Seatons Outline permission for up to 305 dwellings (Use Class C3), a Primary School (up to two forms of entry), public open space, landscaping, surface water drainage and associated engineering works. All matters reserved except means of access with Maize Lane and Harvest Ride. (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Land West Of Maize Lane Warfield Bracknell Berkshire (Land Parcel 1)	22/00787/REM*	n/a		GF	T1	New Build Demolition CoU/Conv Net	12 0 0 12	3 0 0 3	0 0 0 0	0 0 0 0	12 0 0 12	12 0 0 12	Developer: Belgrave Homes Ltd Reserved Matters application relating to layout, scale, appearance, and landscaping in respect to the erection of 12 No. dwellings on land Parcel 1 pursuant to outline planning permission 20/00214/OUT (0) New (0) Demolition (0) Coun/Conv (0) Net
Warfield	Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 4) (Skylarks)	22/00314/REM	n/a	3.72	GF	T1	New Build Demolition CoU/Conv	45 0 0	12	38 0 0	7 0 0	0 0 0	7 0 0	Developer: Taylor Wimpey West London Reserved matters relating to scale, layout appearance and landscaping in respect of 45 dwellings pursuant to outline planning permission 20/00214/OUT.

							Net	45	12	38	7	0	7	**(36) New (0) Demolition (0) CoU/Conv (36) Net**
Warfield	Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 3) (Maize Gardens at Willow Green)	22/00578/REM	n/a		GF	T1	New Build Demolition CoU/Conv Net	175 0 0 175	43 0 43	10 0 0 10	72 0 0 72	93 0 0 93	165 0 0 165	Developer: Taylor Wimpey West London Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 175 dwellings pursuant to outline planning permission 20/00214/OUT, including submission of details pursuant to Conditions 05 (Tree Retention/Removal), 06 (Tree Protection) and 09 (Hard and Soft Landscaping). **(10) New (0) Demolition (0) CoU/Conv (10) Net**
Warfield	Land South Of Forest Road Newell Green (includes SALP SA1 site) (Orchids Court, 9,11-46 Crozier Lane, 1-30 Selkirk Close)	21/00592/FUL	n/a	2.06	PDL	T1	New Build Demolition CoU/Conv Net	43 -1 0 42	9 0 0 9	8 -1 0 7	26 0 0 26	9 0 0 9	35 0 0 35	Developer: Redrow Homes Demolition of existing buildings and erection of 43 dwellings, associated landscaping and parking, with access from Forest Road and Crozier Lane (Demolition complete June 2024) **(8) New (-1) Demolition (0) CoU/Conv (7) Net**
Warfield	Land at Priory Fields, Newell Green (Part of Warfield Area 1, SALP Policy SA9)	22/00150/OUT*	n/a			T1	New Build Demolition CoU/Conv Net	150 0 0 150	0 0 0 0	0 0 0 0	0 0 0 0	150 0 0 150	150 0 0 150	Developer: JP Flynn Outline application for a phased development of up to 150 dwellings (Use Class C3), a neighbourhood centre (Use Class E at ground floor), with all matters reserved except for means of access with Newell Green. (0) New (0) Demolition (0) CoU/Conv (0) Net
Land at Warfield Area 1 (SALP Policy SA9)							New Build Demolition CoU/Conv Net	725 -2 0 723	140 0 0 140	275 -2 0 273	113 0 0 113	337 0 0 337	450 0 0 450	
Warfield total							**New Build** **Demolition** **CoU/Conv** **Net**	**1449** **-2** **0** **1447**	**190** **0** **0** **190**	**968** **-2** **0** **966**	**143** **0** **0** **143**	**338** **0** **0** **338**	**481** **0** **0** **481**	
Winkfield	Land adjoining Warfield Park, Long Hill Drive (The Paddocks)	15/00383/FUL Allowed on Appeal	n/a	21.8	GF	T1	New Build Demolition CoU/Conv	82 0 0	0	0 0 0	25 0 0	57 0 0	82 0 0	Developer: Warfield Homes Change of use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANG) and informal open space, together with access improvements, landscaping and biodiversity measures. Financial contribution in lieu of on site affordable housing.

							Net	82		0	25	57	82	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	The former Winkfield Park (Brockhill House), Winkfield Row RG42 6NA	19/00931/FUL	n/a	3.5	PDL	GB	New Build	10	0	10	0	0	0	Developer: Winkfield Park Developments Limited
							Demolition	-1		-1	0	0	0	Demolition of Brockhill House and stable barn, and erection of replacement house comprising 9 no. apartments and Gate House dwelling. (Demolition counted March 2021)
							CoU/Conv	0		0	0	0	0	
							Net	9		9	0	0	0	**(10) New (0) Demolition (0) CoU/Conv (10) Net** **Site complete June 2024 Q1**
Winkfield	The former Palm Hills Estate, London Road (SALP policy SA3) RG12 9FR (Palm Hills Crescent, Bentley Mews, Wallace Place)	19/00847/OUT Allowed on Appeal 21/00772/REM	n/a	2.78	PDL	T1	New Build	81	0	3	16	62	78	Developer: Shanly Homes
							Demolition	-2		-2	0	0	0	Demolition of existing Palm Hills complex and redevelopment of site to provide 81 dwellings (15no. one bedroom, 8no. two bedroom, 49no. three bedroom and 9no. four bedroom) with associated car parking, landscaping and amended access onto London Road. (Demolition counted March 2023)
							CoU/Conv	0		0	0	0	0	
							Net	79		1	16	62	78	**(3) New (0) Demolition (0) CoU/Conv (3) Net**
Winkfield	St Christopher's Care Home, Ascot Priory, Priory Road, SL5 8RT	20/00503/FUL	20/00504/LB	17	PDL	GB	New Build	10	0	0	0	10	10	Developer: Ascot Priory
							Demolition	0	0	0	0	0	0	Conversion of South Wing (religious retreat) to provide 7no. 2-bed flats and 3no. 1 bed flats
							CoU/Conv	0	0	0	0	0	0	
							Net	10	0	0	0	10	10	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land at White Gates, Mushroom Castle, Winkfield Row, RG42 7PL (BFLP Policy LP14)	19/00009/OUT*		1.98	PDL		New build	42	0	0	0	42	42	Developer: Mr Andrew Yeardley
							Demolition	-1	0	0	0	-1	-1	Outline application for the erection of up to 42no. Dwellings, ancillary infrastructure and open space with access from Gardeners Road.Following demolition of existing dwelling and outbuildings.
							CoU/Conv	0	0	0	0	0	0	
							Net	41	0	0	0	41	41	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield total							**New Build**	**225**	**0**	**13**	**41**	**171**	**212**	
							Demolition	**-4**	**0**	**-3**	**0**	**-1**	**-1**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**221**	**0**	**10**	**41**	**170**	**211**	
TOTAL for Large sites							**New Build**	**4254**	**698**	**2370**	**803**	**1081**	**1884**	
							Demolition	**-10**	**0**	**-9**	**0**	**-1**	**-1**	
							CoU/Conv	**81**	**0**	**60**	**0**	**0**	**0**	
							Net	**4325**	**698**	**2421**	**803**	**1080**	**1883**	

Table 12 Detailed schedule for medium housing sites (5 or more dwellings) (hard commitments)

Sites	Address	App ref	Alternative permissions (if any)	Area (ha)	PDL/ GF	Settlement Tier	Build type	No. of dwellings permitted	Affordable housing (no. of dwellings)	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Binfield	Land on the South East Side of Turnpike Road (former 3M recreational land, Cain Road) RG12 8HT	22/01008/FUL	19/01004/OUT	0.85	PDL	T1	New Build	33	8	0	0	33	33	Developer: Woolridge Developments Ltd
							Demolition	0	0	0	0	0	0	Erection of 33 dwellings (8 Affordable) with vehicular access from Turnpike Road with associated landscaping, car parking and ecological enhancements following demolition of existing recreation buildings and tennis courts
							CoU/Conv	0	0	0	0	0	0	
							Net	33	8	0	0	33	33	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Fines Bayliwick House Hotel, London Road, RG42 4AB	22/00904/FUL*	n/a	0.217	PDL	T3	New Build	11	0	0	0	11	11	Developer: Mr Sundeep Nath
							Demolition	0	0	0	0	0	0	The conversion and erection of extensions to provide 11 no.2 bedroom apartments following the demolition of extentions to the building" (11 new build, -1 loss of existing dwelling) [Application constitutes a resubmission of refused planning application 21/04469/FUL]
							CoU/Conv	-1	0	0	0	-1	-1	
							Net	10	0	0	0	10	10	(0) New (0) Demolition) (0) CoU/Conv (0) Net
Binfield							New Build	44	8	0	0	44	44	
							Demolition	0	0	0	0	0	0	
							CoU/Conv	-1	0	0	0	-1	-1	
							Net	43	8	0	0	43	43	
Bracknell	Land adj Birch Hill Medical Centre, Leppington RG12 7WW	09/00141/FUL 12/00492/EXT	n/a	0.1	GF	T1	New Build	7	0	0	7	0	7	Developer: Kingfisher Residential.
							Demolition	0		0	0	0	0	Erection of 2 no. two bed flats and 5 no. one bed flats. Site fenced/foundations laid.
							CoU/Conv	0		0	0	0	0	
							Net	7		0	7	0	7	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Burford House, Leppington RG12 7WW	20/00823/FUL	n/a	0.126	PDL	T1	New Build	12	0	0	0	12	12	Developer: Studio 52, Kaynet Studios
							Demolition	0		0	0	0	0	A mixed-use development of 12 No. residential flats (3 No. 1-bed and 9 No. 2-bed) on first, second and third floors, with a cafe, office, and car parking (part in undercroft) with ancilary facilities on ground floor, and associated landscaping, following demolition of the existing office/orthodontist building.
							CoU/Conv	0		0	0	0	0	
							Net	12		0	0	12	12	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Racal House, Eastern Road (Part of SALP Policy SA1) RG12 2UP	16/00626/FUL 22/00962/LDC		0.34	PDL	T1	New Build	60	0	0	60	0	60	Developer: Glenmore Residential Limited
							Demolition	0		0	0	0	0	Redevelopment of site to provide 60 residential units within a part-three, four and five storey building (plus basement car parking) with associated amenity space, landscaping, car parking, refuse stores and foot/cycle path link following demolition of existing buildings. Demolition completed March 2018, site fenced.
							CoU/Conv	0		0	0	0	0	
							Net	60		0	60	0	60	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	26 High Street (old Peacocks)	21/01056/FUL	21/00158/RUL	0.06	PDL	T1	New Build	0	0	0	0	0	0	Developer: M Flats Bracknell Ltd
							Demolition	0		0	0	0	0	Change of use of the first floor from ancillary storage (Class E) to 7no.(4 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom flats) residential units (Class C3) with external alterations.
							CoU/Conv	7		7	0	0	0	Prior approval application refers to: Change of use of ground floor (Use Class E) to provide two residential units (Use Class C3)
							Net	7		7	0	0	0	**(0) New (0) Demolition (7) CoU/Conv (7) Net** **Site complete march 2025**
Bracknell	Former Bus Station Site, Market Street (Bracknell Place)	21/00707/OUT	n/a	0.41	PDL	T1	New Build	169	42	0	169	0	169	Developer: Bracknell Forest Cambium Partnership
							Demolition	0		0	0	0	0	Hybrid planning application (part detailed / part outline) for the phased redevelopment of the Site to provide 169 residential (Use Class C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(g)(i) and F1(a),(b),(d)) delivered across three blocks of accommodation [detailed element] and the erection of a single block providing up to 2899 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. NOTE: Hybrid Application - Full planning permission is sought for the Blocks A/B/C, landscaping, access and car parking.
							CoU/Conv	0		0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
							Net	169		0	169	0	169	
Bracknell	Continuity House, London Road RG12 2XH	20/01083/FUL	20/00189/PAC	0.09	PDL	T1	New Build	20	0	0	0	20	20	Developer: Flamingo Development
							Demolition	0		0	0	0	0	Erection of five storey building to provide 20no. one, two and three bedroom apartments with associated parking following demolition of existing building.
							CoU/Conv	0		0	0	0	0	
							Net	20		0	0	20	20	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Abbey House Grenville Place RG12 1AN	21/01009/FUL	n/a	0.24	PDL	T1	New Build	6	0	0	0	6	6	Developer: EquinoxLiving
							Demolition	0		0	0	0	0	Additional third floor storey to the existing building together with an extension at second floor level to create a further six residential units and an ancillary development at Abbey House
							CoU/Conv	0		0	0	0	0	

							Net	6		0	0	6	6	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Barn Close, RG12 2TR	22/00317/FUL	n/a	0.6	PDL	T1	New Build	25	25	0	25	0	25	Developer: Abri Homes
							Demolition	-24		-24	0	0	0	Redevelopment to provide two 3 storey buildings comprising 25 residential units (15 x 1 bedroom and 10 x 2 bedroom), following demolition of 24 existing 2-bed flats. Demolition complete September 2024
							CoU/Conv	0		0	0	0	0	
							Net	1		-24	25	0	25	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Land Off Pakenham Road, Pakenham Road	22/00423/CLPUD	n/a		PDL	T1	New Build	0	0	0	0	0	0	Developer: TA Fisher & Sons Ltd
							Demolition	0		0	0	0	0	Certificate of Lawfulness of proposed development to establish if the construction of the remaining 10 dwellinghouses, permitted by applications 619733 (Outline application for residential development on 6.8 hectares) and 622032 (Submission of details of siting, design, external appearance and means of access for 191 dwellings and two electricity sub-stations pursuant to outline permission 619733), with access from Pakenham Road and Roby Drive/Philip Close would be lawful.
							CoU/Conv	0		0	0	0	0	
								0		0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
							Net	0						
Bracknell	Bay House, Bay Road, RG12 2NJ	22/00276/FUL*	n/a	0.27	PDL	T1	New Build	32	32	0	0	32	32	Developer: Abri Homes
							Demolition	-41		0	0	-41	-41	Development to provide a 6-storey block comprising 32 flats (23 x 1 bedroom and 9 x 2 bedroom) following the demolition of the existing Bay House site containing 41 flats.
										0	0	0	0	
							CoU/Conv	0		0	0	-9	-9	(0) New (0) Demolition (0) Coun/Conv (0) Net
							Net	-9						
Bracknell							New Build	331	99	0	261	70	331	
							Demolition	-65	0	-24	0	-41	-65	
							CoU/Conv	7	0	7	0	0	0	
							Net	273	99	-17	261	29	266	
Crowthorne	18 Heath Hill Road North (corner of St John's Street) (Marlington House) RG45 7BX	21/01052/FUL	n/a	0.09	PDL	T2	New Build	0	0	0	0	0	0	Developer: Elkhorn Developments Ltd
							Demolition	0		0	0	0	0	Proposed conversion of existing residential 23 bed C2 care home (Ratio 13) to form 8no. flats (2x1 bed, 5x2 bed and 1x3 bed), including external alterations.
							CoU/Conv	8		0	8	0	8	See C2 table for C2 loss.
							Net	8		0	8	0	8	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	186 -188 High Street (parking access via Heath Hill Road South, Thornley Place) RG45 7AP	20/01087/FUL	n/a	0.1	PDL	T2	New Build	8	0	0	0	8	8	Developer: Davis Planning Ltd
							Demolition	0		0	0	0	0	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 retail building.
							CoU/Conv	0		0	0	0	0	
							Net	8		0	0	8	8	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Former The Mango Tree, 63 Church Street, Crowthorne, RG45 7AW	23/00583/FUL* (s73)	21/00217/FUL	0.12	PDL	T2	New Build	8	0	0	0	8	8	Developer: Mr Jobson
							Demolition	0		0	0	0	0	Section 73 to vary Condition 02 (approved drawings) of Planning Permission 21/00217/FUL Construction of a replacement building to provide 8 no. residential flats. For clarification application changes to ensure compliance with Building Regulations and change of size of flats.
							CoU/Conv	0		0	0	0	0	
							Net	8		0	0	8	8	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne							New Build	24	0	0	0	16	24	
							Demolition	0	0	0	0	0	0	
							CoU/Conv	8	0	0	8	0	8	
							Net	24	0	0	8	16	24	
Sandhurst							New Build	0	0	0	0	0	0	
							Demolition	0	0	0	0	0	0	
							CoU/Conv	0	0	0	0	0	0	
							Net	0	0	0	0	0	0	
Wurfield							New Build	0	0	0	0	0	0	
							Demolition	0	0	0	0	0	0	
							CoU/Conv	0	0	0	0	0	0	
							Net	0	0	0	0	0	0	
Winkfield	Heathfield School, London Road SL5 8BH	14/01001/FUL	17/01159/FUL	0.4	PDL	Countryside	New Build	9	0	0	0	9	9	Developer: Heathfield School
							Demolition	-2		0	0	-2	-2	Erection of 7 staff houses in form of two detached houses and a terrace with associated car parking

							CoU/Conv	0		0	0	0	0	following demolition of the main and Deputy Headmistress houses, erection of Junior Boarding House for 60 pupils (including 3no. 1 bedroom and 1no. 2 bedroom duplex level staff flats) with alterations/extension to existing car park; and extension to Phoenix Boarding House to provide accommodation for 14 pupils. No restrictive conditions.
							Net	7		0	0	7	7	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	The former The Royal Hunt, 177 New Road, SL6 8PU, (1-8 Platinum Court)	20/00001/FUL	n/a	0.11	PDL	T3	New Build Demolition CoU/Conv Net	8 -1 0 7	0	0 -1 0 -1	8 0 0 8	0 0 0 0	8 0 0 8	Developer: Patrick Ruddy Homes Erection of 8no. 1 bedroom flats with associated parking following demolition of existing buildings including a flat. (Demolition counted March 2023) (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	The former Larkfield, Chavey Down Road, RG42 7BP (1-10 Larkfield Close)	20/00607/FUL (allowed on appeal)	n/a	0.76	GF	T4	New Build Demolition CoU/Conv Net	10 -1 0 9	0	10 -1 0 9	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Antler Homes Demolition of 1 dwelling (Larkfield) and erection of 10 new dwellings together with vehicular and pedestrian access, car parking and landscaping. Demolition complete September 2023 (0) New (0) Demolition (0) CoU/Conv (0) Net **Site complete September 2024**
Winkfield	Squirrels, North Street SL4 4TF	21/00157/FUL	n/a	0.44	PDL	GB	New Build Demolition CoU/Conv Net	7 -1 0 6	0	0 -1 0 -1	7 0 0 7	0 0 0 0	7 0 0 7	Developer: Bright Sky Business Limited 4 no. 2 bed apartments, pub/restaurant and 3 no. 5 bedroom detached dwellings following the demolition of the existing pub, which includes first floor dwelling. Demolition complete September 2023 (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Longcroft, Long Hill Road (Warfield Park approach, next to Willegates development) SL5 8RD	22/00302/FUL (Allowed on Appeal)	n/a	0.796	GF	T4	New Build Demolition CoU/Conv Net	6 -1 0 5	0	0 -1 0 -1	0 0 0 0	6 0 0 6	6 0 0 6	Developer: Riverside Country Developments Ltd Erection of 6 dwellings (1 x3 bedroom and 5 x4 bedroom units) following demolition of existing dwelling and buildings. Demolition complete March 2024 **(0) New (-1) Demolition (0) CoU/Conv (-1) Net**
Winkfield	Westwood House Swinley Road SL5 8BA (1-21 Westwood Grove)	22/00116/FUL (Allowed on Appeal) 24/00297/FUL*	n/a	1.98	PDL	Countryside	New Build Demolition CoU/Conv Net	20 -2 0 18	0	0 -2 0 -2	10 0 0 10	10 0 0 10	20 0 0 20	Developer: Nicholas King Homes Planning granted for residential development comprising the demolition of two existing dwellings and the erection of 20 new dwellings with associated parking, landscaping and access works (1st Demolition counted March 2024, 2nd demolition counted September 2024) (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Highveld, Coronation Road, Ascot, SL5 9LQ	23/00278/FUL*	21/00611/FUL	0.2	PDL	GB	New Build Demolition CoU/Conv Net	6 -1 0 5	0	0 -1 0 -1	6 0 0 6	0 0 0 0	6 0 0 6	Developer: Highveld Homes Ltd. Proposed erection of a building containing 6 No. flats (4 x3 bed and 2 x2 bed) with associated parking following the demolition of existing dwelling. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield							New Build	66	0	10	31	25	66	
							Demolition	-9	0	-7	0	-2	-2	
							CoU/Conv	0	0	0	0	0	0	
							Net	57	0	3	31	23	64	
TOTAL for Medium sites							**New Build**	**457**	**197**	**10**	**292**	**165**	**447**	
							Demolition	**-74**	**0**	**-31**	**9**	**-43**	**-43**	
							CoU/Conv	**14**	**0**	**7**	**8**	**-1**	**7**	
							Net	**397**	**197**	**-14**	**309**	**111**	**411**	

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

Parish	Address	Application No.	Alt. Application No.	Site Size ha	Settlement Tier	PDL/GF	Build type	No. of dwellings permitted	Total complete on site as at March 2025	Under construction at March 2025 (1)	Not started at March 2025 (2)	Outstanding at March 2025 (1+2)	Description
Binfield	Erwarton Cottage, Forest Road, RG42 4HA	13/00964/FUL 17/01269/FUL (s.73)	n/a	0.08	T3	GF	New Build	2	2	0	0	0	Developer: Mr Paul Mitchell
							Demolition	-1	-1	0	0	0	Erection of 2no. four bedroom houses with associated parking and access off Forest Road following demolition of existing two bedroom dwelling.
							CoU/Conv	0	0	0	0	0	Demolition counted March 2018.
							Net	1	1	0	0	0	**(2) New (0) Demolition (0) CoU/Conv (2) Net Site complete March 2025**
Binfield	Jack O'Newbury, Terrace Road North, RG42 5PH	15/00401/FUL	n/a	0.29	Countryside	PDL	New Build	0	0	0	0	0	Developer: Mr & Mrs D Pepper.
							Demolition	0	0	0	0	0	Conversion of redundant Listed barn and adjacent ancillary building to dwelling.
							CoU/Conv	1	0	1	0	1	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	15 Roebuck Estate, RG42 4DG	21/01118/FUL (s.73)	20/00543/FUL	0.05	T3	GF	New Build	1	0	0	1	1	Developer: Mrs F Khalid
							Demolition	0	0	0	0	0	Erection of a detached dwelling following part demolition of existing dwelling.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Land South of Foxley Lane and West of Murrell Hill Lane, (Access from Murrell Hill Lane)	23/00409/FUL * (s.73)	20/00585/FUL	0.25	T3	GF	New Build	1	0	1	0	1	Fisher German LLP
							Demolition	0	0	0	0	0	Full planning permission for a residential development of one 4 bedroom dwelling with associated carport, parking and landscaping.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Hart Wood, Forest Road, RG42 4HB	23/00469/FUL	n/a	0.076	T3	PDL	New Build	1	1	0	0	0	Developers: Mr & Mrs Howe
							Demolition	-1	-1	0	0	0	Erection of a part 2 storey/part single storey dwelling, following partial demolition of the existing bungalow and garage.
							CoU/Conv	0	0	0	0	0	Demolition counted March 2024
							Net	0	0	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net Site complete March 2025**
Binfield	Dutch Barn, Billingbear Lane, RG45 5PS	24/00575/FUL *	n/a	0.12	Green Belt	PDL		0	0	0	0	0	Developer: Billingbear Farm Ltd
							New Build						
							Demolition	0	0	0	0	0	Change of use and conversion of agricultural dutch barn into 3no. 2 bedroom argicultural workers dwellings
								3	0	0	3	3	
							CoU/Conv						
							Net	3	0	0	3	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
							New Build	**5**	**3**	**1**	**1**	**2**	**(3) New Build**
							Demolition	**-2**	**-2**	**0**	**0**	**0**	**(0) Demolition**
							CoU/Conv	**4**	**0**	**1**	**3**	**4**	**(0) CoU/Conv**
							Net	**7**	**1**	**2**	**4**	**6**	**(3) Net**

Bracknell	60 Binfield Road RG42 2AL	18/01132/FUL	n/a	0.13	T1	PDL	New Build	1	1	0	0	0	Developer: Ms C Blackwell
							Demolition	0	0	0	0	0	Erection of 3 bed dwelling, alterations to rear of existing dwelling and new entrance porch with associated parking and dropped kerb.
							CoU/Conv	0	0	0	0	0	
							Net	1	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2025**
Bracknell	Land To The Rear Of 29 Warfield Road & 7 Sherring Close RG42 2JY	23/00756/FUL (s.73)	19/00023/FUL 22/00425/FUL 23/00756/FUL (s.73)*	0.2	T1	GF	New Build	3	0	0	3	3	Developer; Churchgate Premier Homes
							Demolition	0	0	0	0	0	Erection of 3no. detached self-build dwellings (Alternative to planning permission ref: 19/00023/FUL).
							CoU/Conv	0	0	0	0	0	
							Net	3	0	0	3	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	1 To 8 Robins Gate, Larges Lane	21/00077/FUL	n/a	0.15	T1	PDL	New Build	3	3	0	0	0	Developer; Gilbert Homes Ltd
							Demolition	0	0	0	0	0	Erection of new floor of accommodation and conversion of former management area to form 4 flats (2 one bedroom and 2 two bedroom).
							CoU/Conv	1	1	0	0	0	
							Net	4	4	0	0	0	**(3) New (0) Demolition (1) CoU/Conv (4) Net** **Site complete March 2025**
Bracknell	6 Parkland Drive, Bullbrook Drive	21/00508/FUL	n/a	0.03	T1	PDL	New Build	1	0	1	0	1	Developer; Mr Mark Webster
							Demolition	0	0	0	0	0	Erection of 1 No. semi-detached 1 bedroom dwelling.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	6 Shaftesbury Close, Nightingale Road. RG12 9PX	20/01046/FUL	n/a	0.04	T1	PDL	New Build	1	0	1	0	1	Developer; Mr & Mrs Liddle
							Demolition	0	0	0	0	0	Erection of 2 bedroom detached dwelling with associated parking following demolition of existing garages and store.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Grantmoor, 25 Stoney Road, RG42 1XY	20/00126/FUL	n/a	0.08	T1	PDL	New Build	5	0	0	5	5	Developer; Mr & Mrs Stone
							Demolition	0	0	0	0	0	Conversion of detached dwelling and garage to form 4 no. 1 bed apartments and 1 no. 1 bed bungalow plus external alterations with new windows and doors and parking
							CoU/Conv	-1	0	0	-1	-1	
							Net	4	0	0	4	4	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Ranelagh School Playing Fields, Larges Lane (Whitington Gate)	21/00675/FUL	n/a	0.16	T1	GF	New Build	4	4	0	0	0	Developer; The SB Group
							Demolition	0	0	0	0	0	Redevelopment of the site to provide 4 no. 4-bedroom dwellinghouses, with associated access, parking and landscaping
							CoU/Conv	0	0	0	0	0	
							Net	4	4	0	0	0	**(2) New (0) Demolition (0) CoU/Conv (2) Net** **Site complete March 2025**
Bracknell	Pinecroft, Old Wokingham Road, RG403BT	21/00206/FUL	n/a	0.66	T1	PDL	New Build	1	0	1	0	1	Developer: Mr John Chance
							Demolition	0	0	0	0	0	Change of use of the existing stable block and associated land in part to Use Class C3 (Dwelling

							CoU/Conv	0	0	0	0	0	associated land in part to Use Class C3 (Dwelling House) to create a two bedroom bungalow including the erection of single storey front infill extension and formation of a new vehicular access off Old Wokingham Road.
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Montgomery of Alamein Court, Cumberland Drive, RG12 2NE	20/00510/FUL	n/a	0.7	T1	PDL	New Build	4	0	0	4	4	Developer: Housing 21
							Demolition	0	0	0	0	0	Creation of 4 no. additional flats including internal modifications.
							CoU/Conv	0	0	0	0	0	
							Net	4	0	0	4	4	(0) New (0) Demolition (0) Cou/Conv (0) Net
Bracknell	1 Windmill Road, Bracknell, RG42 1TT	20/00986/FUL*	n/a	0.06	T1	PDL	New Build	1	0	0	1	1	Developer: Mr Akhtar Hussein
							Demolition	0	0	0	0	0	Erection of attached two bed dwelling following demolition of existing attached garage.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	32 Coppice Green, Bracknell, RG42 1TL	22/00749/FUL*	n/a	0.47	T1	PDL	New Build	1	0	1	0	1	Developer: Mr Stephen Hurst
							Demolition	0	0	0	0	0	Proposed erection of 1no. new two storey, two bedroom dwelling with associated parking and landscaping, following demolition of exisiting side extension.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	46 Lily Hill Road, RG12 2SD	23/00531/FUL*	n/a	0.1	T1	PDL	New Build	1	0	0	1	1	Developer: Mr Jonathon Brown
							Demolition	0	0	0	0	0	Proposed erection of extension to existing dwelling following partial demolition, sub-division of plot and erection of new detached 3 bedroom dwelling.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell							New Build	**26**	**8**	**4**	**14**	**18**	**(6) New Build**
							Demolition	**0**	**0**	**0**	**0**	**0**	**(0) Demolition**
							CoU/Conv	**0**	**1**	**0**	**-1**	**-1**	**(1) CoU/Conv**
							Net	**26**	**9**	**4**	**13**	**17**	**(7) Net**
Crowthorne	Builders Yard, New Road, RG45 6NA	18/00175/FUL	n/a	0.06	T2	PDL	New Build	1	0	0	1	1	Developer: Mr Russell Purvey
							Demolition	0	0	0	0	0	Erection of 1 no. detached dwelling following demolition of existing buildings. Demolition complete March 2023
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Highfield Lodge, Bracknell Road, RG45 6AR	21/00863/FUL	n/a	0.14	T2	PDL	New Build	1	0	0	1	1	Developer: Grieve
							Demolition	-1	0	0	-1	-1	Proposed demolition of existing single storey dwelling and erection of new single storey dwelling with associated parking provision and access
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	25 Sandhurst Road RG45 7HS	20/01077/FUL	n/a	0.11	T2	PDL	New Build	1	0	1	0	1	Developer: Mr Jolyon Hennings
							Demolition	0	0	0	0	0	Erection of 1 no. 4 bed dwelling following demolition of existing buildings with light business use (previous use class B1).
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	182 Dukes Ride, RG45 6DS	23/00712/FUL (s.73)	21/01125/FUL 20/00393/FUL 19/00708/PAC	0.03	T2	PDL	New build	0	0	0	0	0	Developer; T Singh
							Demo	0	0	0	0	0	Change of use of first floor office space to 2no. one-

							CoU/Conv	3	0	0	3	3	bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. Replacement of shopfront glazing and updating of windows
							Net	3	0	0	3	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	51, 53 and 55 High Street, RG45 7AD	21/01119/FUL	n/a	0.08	T2	PDL	New build	0	0	0	0	0	Developer; S Bell
							Demo	0	0	0	0	0	First floor side and rear extension to provide a fire escape, alterations to roof and associated elevation alterations, loft conversion and conversion from 4 bedroom HMO to 2 x 1-bedroom dwellings and a single 2-bedroom dwelling.
							CoU/Conv	3	0	3	0	3	
							Net	3	0	3	0	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Crowthorne Smiles Dental Practice Lower Broadmoor Road, RG45 7LA	20/01059/FUL	n/a	0.05	T2	PDL	New build	0	0	0	0	0	Developer; TOL Limited
							Demo	0	0	0	0	0	Removal of existing roof and construction of pitched roof to provide 2no. 2 bedroom flats along with changes to the site layout.
							CoU/Conv	2	0	0	2	2	
							Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Meadow End, 273 High Street, RG45 7AH	24/00440/FUL * s.73	22/00805/FUL	0.058	T2	PDL	New Build	1	0	1	0	1	Developer: Mr Jain
							Demolition	0	0	0	0	0	Erection of new 3 bed detached dwelling following subdivision of existing site
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Land to the rear of 5 Forest Road , RG45 7EH	22/00453/FUL	n/a	0.06	T2	PDL	New Build	1	0	1	0	1	Developer: RJDLM Crowthorne Limited
							Demolition	0	0	0	0	0	Erection of one bungalow including means of access and associated works
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Talbot Bungalow, Waterloo Road, RG45 7NP	23/00134/FUL *	n/a	0.074	T2	PDL	New Build	2	0	0	2	2	Developer: Wellington College
							Demolition	-1	0	0	-1	-1	Erection of two staff dwellings with assiciated parking and landscaping following the demolition of Talbot Bungalow
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne							**New Build**	**7**	**0**	**3**	**4**	**7**	**(0) New Build**
							Demolition	**-2**	**0**	**0**	**-2**	**-2**	**(0) Demolition**
							CoU/Conv	**8**	**0**	**3**	**5**	**8**	**(0) CoU/Conv**
							Net	**13**	**0**	**6**	**7**	**13**	**(0) Net**
Sandhurst	Fox and Hounds, Hancombe Road, GU47 8NP	17/00948/FUL 20/00606/FUL	n/a	0.1	T2	PDL	New Build	4	2	0	2	2	Developer: WPD 5 Ltd.
							Demolition	-1	-1	0	0	0	Erection of 4 dwellings with associated landscaping and parking following demolition of public house, residential flat and outbuildings. 2 new build units counted March 2022.
							CoU/Conv	0	0	0	0	0	Demolition complete March 2024
							Net	3	1	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Land To The Rear Of 147 Yorktown Road (Travis Lane), GU47 9BN	20/00015/FUL	n/a	0.13	T2	GF	New Build	1	0	1	0	1	Developer: Mr Tommy Lee
							Demolition	0	0	0	0	0	Erection of two bed detached bungalow with access from Travis Lane.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	St Marys Church and Parish Hall, 10 Wellington Road, GU47 9AN	20/00117/FUL	n/a	0.13	T2	PDL	New Build	1	0	1	0	1	Developer; PCC of St Michael and All Angels Sa
							Demolition	0	0	0	0	0	Construction of one 5/6 bed dwelling with garage, associated parking and cycle storage.
							CoU/Conv	0	0	0	0	0	

							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	19 Yorktown Road (Crowthorne Road junction), GU47 9DX	22/00601/FUL	20/01038/FUL 23/00729/FUL	0.06	T2	PDL	New build	1	0	0	1	1	Developer; Mr & Mrs John Lee
							Demo	0	0	0	0	0	Erection of attached 2 bedroom dwelling, formation of rear parking courtyard and vehicular access alterations
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Land R/O 78 College Road (access via The Breech), GU47 0QZ	21/00498/FUL	n/a	0.04	T2	GF	New build	2	0	0	2	2	Developer; Mr John Ray
							Demo	0	0	0	0	0	Proposed erection of 2 x 3 bedroom, semi-detached houses with associated vehicular access and parking spaces.
							CoU/Conv	0	0	0	0	0	
							Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Grove Farmhouse, Lower Sandhurst Road, GU47 8JG	23/00691/FUL	22/00287/FUL 23/00122/FUL (s.73)*	0.7	Countryside	GF	New build	1	0	1	0	1	Developer; Mr & Mrs P White
							Demo	-1	-1	0	0	0	Erection of a replacement 4 bed dwelling following demolition of existing buildings.
							CoU/Conv	0	0	0	0	0	
							Net	0	-1	1	0	1	**(0) New (-1) Demolition (0) CoU/Conv (-1) Net Demolition complete March 2025**
Sandhurst	Breamar 1 Richmond Road, GU47 0RB	19/01104/FUL	n/a	0.13	T2	PDL	New build	4	0	0	4	4	Developer: Mr Maurice Scheen
							Demo	-1	0	0	-1	-1	Erection of 4no 3 bed dwellings and associated access following demolition of existing bungalow.
							CoU/Conv	0	0	0	0	0	
							Net	3	0	0	3	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	7 Wadham, Owlsmoor, GU47 0UU	22/00439/FUL	n/a	0.04	T2	PDL	New build	1	0	0	1	1	Developer: Ms Karsoom Khan
							Demo	0	0	0	0	0	Proposed erection of part single storey /part first floor/ part 2 storey extensions with flue to create a 2 storey dwelling, following demolition of the existing garage.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	24 Scotland Hill GU47 8JR	22/00829/FUL	n/a	0.0636	T2	PDL	New build	1	1	0	0	0	Developer: Mr & Mrs Ricky Flint
							Demo	-1	-1	0	0	0	Erection of new timber framed 4 bed detached house following demolition of existing bungalow
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	**(1) New (-1) Demolition (0) CoU/Conv (0) Net Site complete March 2025**
Sandhurst	34 The Broadway (Access off Gibbons Close) GU47 9AB	22/00868/FUL	n/a	0.027	T2	GF	New build	1	0	0	1	1	Developer: Ms Emma Winder
							Demo	0	0	0	0	0	Erection of a two-storey, Four bedroom dwelling with associated garden parking area and vehicular access from Gibbons Close
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Land adjacent The Russets, Hancombe Road, GU47 8NP	23/00392/OUT	n/a	0.054	T2	PDL	New Build	1	0	0	1	1	Developer: Rana Burgan
							Demo	0	0	0	0	0	The erection of a four bedroom detached dwelling with garage following the demolition of existing garage
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Talltrees, 64 Wokingham Road, RG45 7QA	24/00040/FUL *	n/a	0.23	T2	PDL	New Build	1	0	0	1	1	Developer: Mr and Mrs Huges
							Demo	-1	0	0	-1	-1	Erection of replacement five bed dwelling following demolition of existing three bed house and garage to front.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	248 Yorktown Road, College Town	24/00383/LDC*	n/a	0.01	T2	PDL	New Build	1	1	0	0	0	Developer: Mr Philip Reid

	College Town, GU47 0RX						Demolition	0	0	0	0	0	Application for a certificate of lawfulness to confirm use of dwelling as residential
							CoU/Conv	0	0	0	0	0	
							Net	1	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2025**
Sandhurst	Keepers Cottage, Yateley Road, GU47 8JQ	24/00445/FUL*	n/a	0.971	T2	PDL	New Build	0	0	0	0	0	Developer: Mr Gary Dennis
							Demolition	0	0	0	0	0	Change of use from residential bungalow Class C3 into a children's nursery Class E (f)
							CoU/Conv	-1	0	0	-1	-1	
							Net	-1	0	0	-1	-1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst							**New Build**	**20**	**4**	**3**	**13**	**16**	**(2) New Build**
							Demolition	**-5**	**-3**	**0**	**-2**	**-2**	**(-2) Demolition**
							CoU/Conv	**-1**	**0**	**0**	**-1**	**-1**	**(0) CoU/Conv**
							Net	**14**	**1**	**3**	**10**	**13**	**(0) Net**
Warfield	Brockhill Stables, Bracknell Road, RG42 6JU	24/00292/FUL*	20/00408/FUL	0.06	GB	PDL	New Build	1	0	1	0	1	Developer: Mrs Karen Perkins
							Demolition	0	0	0	0	0	Erection of 1 no. dwelling (4 bed) following demolition of existing barn
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield (Policy SA9 SALP Area 1)	Land At The Barn, Watersplash Lane, RG42 4ST	20/00057/FUL	n/a	0.2	T1	PDL	New Build	1	1	0	0	0	Developer: Mr & Ms R & J Walker & Hart
							Demolition	0	0	0	0	0	Erection of two storey detached dwelling with associated car parking and landscaping and the provision of car parking spaces to serve the existing property following demolition of existing outbuilding.
							CoU/Conv	0	0	0	0	0	
							Net	1	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2025**
Warfield	Land Adjacent To The Elms, Warfield Park	23/00510/FUL	21/00846/FUL	0.15	T1	GF	New Build	2	2	0	0	0	Developer: Warfield Park Homes Ltd
							Demolition	0	0	0	0	0	Change of use of land for the siting of 2 no. mobile homes (according to the definition of a caravan), access, parking and landscaping.
							CoU/Conv	0	0	0	0	0	
							Net	2	2	0	0	0	**(2) New (0) Demolition (0) CoU/Conv (2) Net** **Site complete March 2025**
Warfield	The New Bungalow, Warfield House, Bracknell Road RG42 3AT	21/00257/FUL	n/a	0.08	T1	PDL	New Build	1	0	0	0	0	Developer: Mr Sanjay Sharma
							Demolition	-1	0	0	0	0	Erection of 1 no. 4-bedroom detached dwelling with basement following demolition of existing dwelling known as The New Bungalow (formerly known as Old Farm).
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net **Site Lapsed**
Warfield	Pine Lodge Stables Bishops Lane RG42 6HY (access off Hawthorne Lane)	24/00520/FUL *	21/00960/FUL	0.08	GB	PDL	New Build	0	0	0	0	0	Developer: Mrs A Seaton
							Demolition	0	0	0	0	0	Change of use of ground floor from storage space to C3 (residential unit), installation of 5 no. roof lights at first floor level and alterations to layout of first floor residential accommodation to provide a 4 bedroom dwelling.
							CoU/Conv	1	0	0	1	1	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	56A Forest Way, Warfield Park RG42 3RN	24/00147/FUL	21/01180/FUL	0.05	T1	PDL	New build	1	0	0	1	1	Mr James Sumner
							Demo	-1	0	0	-1	-1	Proposed erection of a replacement dwelling with detached garage and associated hardstanding following demolition of an existing dwelling.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	The New Leathern Bottle, Maidenhead Road	21/00925/FUL Allowed on	n/a	0.46	GB	PDL	New build	0	0	0	0	0	Wellington Pub Company

	Maidenhead Road RG42 6ET	Allowed on Appeal					Demo CoU/Conv Net	0 1 1	0 0 0	0 0 0	0 1 1	0 1 1	Change of use from a Public House to a single dwelling house. (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Ivy Dene, The Splash RG42 4SS	18/00973/FUL	n/a	0.05	T1	PDL	New build Demo CoU/Conv Net	1 -1 0 0	0 -1 0 -1	0 0 0 0	1 0 0 1	1 0 0 1	Developer: Mr Jaswinder Garcha Erection of a four bedroom dwelling following demolition of existing dwelling. **(0) New (-1) Demolition (0) CoU/Conv (-1) Net** **Demolition complete March 2025**
Warfield	High Trees, Forest Road, Hayley Green RG42 6DD	22/00520/FUL*	n/a	0.0398 ha	T4	PDL	New build Demo CoU/Conv Net	2 -1 0 1	0 -1 0 -1	2 0 0 2	0 0 0 0	2 0 0 2	Developer: Winbro Homes Proposed erection of 2no. 4 bedroom dwellings following the demolition of existing dwelling **(0) New (-1) Demolition (0) CoU/Conv (-1) Net** **Demolition complete March 2025**
Warfield	Land North of Fairclough Farm, Newell Green RG42 4ST	22/00883/FUL	n/a	0.17	T1	GF	New Build Demolition CoU/Conv Net	1 0 0 1	0 0 0 0	0 0 0 0	1 0 0 1	1 0 0 1	Developer: Mr Philip Robinson Proposed erection of a detached no.4 bed dwelling with associated access, parking and all other associated enabling works (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Windmill Farm (Livestock Building), Malt Hill	23/00841/FUL (s.73)*	21/00657/FUL 23/00093/FUL	0.57	Countryside	GF	New Build Demolition CoU/Conv Net	4 0 0 4	0 0 0 0	0 0 0 0	4 0 0 4	4 0 0 4	Developer; Mr Paul Knights Demolition of the existing agricultural barns and construction of 4no. detached dwellings with basements and associated landscaping. (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Whitelocks Farm, Garsons Lane	23/00746/LDC *	08/00012/LDC	0.28	T1	PDL	New Build Demolition CoU/Conv Net	4 0 0 4	4 0 0 4	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr A Scott Certificate of Lawfulness for conversion of a single dwelling (made lawful under 08/00012/LDC) into 5 separate dwellings (4no. 2 bedroom and 1no. 3 bedroom) **(0) New (0) Demolition (4) CoU/Conv (4) Net** **Site complete June 2024**
Warfield	Whitelocks Bungalow, Garsons Lane, RG42 6JA	22/00906/FUL *	n/a	0.2	GB	PDL	New build Demolition CoU/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	1 -1 0 0	1 -1 0 0	Developer: Mr Alan Scott Demolition and replacement of existing residential 2 bed bungalow with new 3 bed bungalow. (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Thistledown Farm, Garsons Lane RG42 6JA	24/00604/LDC *	n/a		GB	PDL	New build Demolition CoU/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Egon Environmental Application for certificiate of lawfulness for continued use Thistledown Farm as a C3 residential dwelling without restriction to a person soley or mainly working in agriculture or in forestry. **(0) New (0) Demolition (0) CoU/Conv (0) Net** **Site Complete January 2024. No dwellings counted as application removes an ocupational restriction**
Warfield							**New Build**	**19**	**7**	**3**	**8**	**11**	**(3) New Build**
							Demolition	**-5**	**-2**	**0**	**-2**	**-2**	**(-2) Demolition**
							CoU/Conv	**2**	**0**	**0**	**2**	**2**	**(4) CoU/Conv**
							Net	**16**	**5**	**3**	**8**	**11**	**(5) Net**
Winkfield	Tower Court, Swinley Road, SL5 8AU	07/01134/FUL 10/00416/EXT	n/a	0.04	GB	PDL	New Build Demolition	1 -1	0 -1	1 0	0 0	1 0	Developer; Mr and Mrs Klabin. Erection of a 4 bed detached dwelling and staff accommodation following demolition of existing dwelling

							CoU/Conv	0	0	0	0	0	accommodation following demolition of existing dwelling. Demolition counted March 2009.
							Net	0	-1	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Somerton House, Forest Road, RG42 7NJ	20/00254/FUL	14/00716/LB 14/00714/FUL 17/00415/FUL	1.7	Countryside	PDL	New Build	2	0	2	0	2	Developer; Mr and Mrs N Rumsey
							Demolition	-2	0	0	-2	-2	Refurbishment/extension to existing house and erection of new detached garage block with 2 no. two bedroom self-contained units following demolition of existing garages and 2 residential flats.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	2	-2	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Berroc End, Buttersteep Rise (Woodlands Manor), SL5 8AX	23/00028/FUL (s.73)	19/00186/FUL 21/00563/FUL (s.73)	0.15	GB	PDL	New Build	1	0	1	0	1	Developer; Halebourne Group
							Demolition	-1	-1	0	0	0	Erection of a detached dwelling and detached garage following demolition of the existing dwelling and outbuildings.
							CoU/Conv	0	0	0	0	0	
							Net	0	-1	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land adjacent to 3 Toonagh, Winkfield Street, SL4 4SP	19/00692/FUL	15/00329/FUL 18/00089/FUL	0.11	GB	PDL	New Build	1	0	1	0	1	Developer; Mr Will Barroll Brown
							Demolition	0	0	0	0	0	Erection of a detached 3 bedroom dwelling with associated access and landscaping on land adjacent to 3 Toonagh, following the demolition of existing garage. Demolition complete 2017, site cleared.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land at Pine Acres, Birch Lane, SL5 8RF	23/00046/FUL	16/00800/FUL 17/00567/NMA	0.5	T4	GF	New Build	2	0	0	2	2	Developer: Mr Luck
							Demolition	-1	0	0	-1	-1	Erection of two detached houses and garages following demolition of the existing house.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land Between Mulberry and The Acre, Crouch Lane, SL4 4TN	23/00232/FUL * (s.73)	20/00252/OUT 20/01018/REM 23/00857/FUL	0.36	GB	GF	New Build	2	2	0	0	0	Developer: Gilbert Homes
							Demolition	0	0	0	0	0	Permission for the erection of 2no. dwellings and associated access and layout, with all other matters reserved
							CoU/Conv	0	0	0	0	0	
							Net	2	2	0	0	0	**(2) New (0) Demolition (0) CoU/Conv (2) Net Site complete March 2025**
WINKFIELD SUBTOTAL							**New Build**	**9**	**2**	**5**	**2**	**7**	
							Demolition	**-5**	**-2**	**0**	**-3**	**-3**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	
							Net	**4**	**0**	**5**	**-1**	**4**	
Winkfield	Backview Cottage, London Road, SL5 8DH	20/00323/FUL	n/a	0.07	T3	PDL	New Build	1	0	0	0	0	Developer: Mr Raffaele Carbosiero
							Demolition	-1	0	0	0	0	Erection of 2 storey 4 bed dwelling and detached car port with enlarged site area following demolition of existing 3 bed dwelling and detached garage.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net **Site Lapsed**
Winkfield	North Street Garage, North Street, SL4 4TF	22/00960/FUL	20/01084/FUL	0.11	GB	PDL	New Build	0	0	0	0	0	Developer: Mr Paul Mason
							Demolition	0	0	0	0	0	Erection of 1no. 4 bedroom dwelling with basement and entrance gates, wall and railings following demolition of

							CoU/Conv	1	0	1	0	1	entrance gates, wall and railings following demolition of existing buildings.
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	The Oaks, Land At Rear Of 108 Locks Ride, SL5 8QX	22/00624/FUL (s.73)	17/00621/FUL	0.3	GB	PDL	New Build	3	3	0	0	0	Developer: Javlin Estates Ltd
							Demolition	0	0	0	0	0	Erection of 3 no. three bedroom bungalows to the rear of the existing site and alterations to the existing bungalow to facilitate a vehicle access associated hardstanding and parking following demolition of existing buildings.
							CoU/Conv	0	0	0	0	0	
							Net	3	3	0	0	0	**(3) New (0) Demolition (0) CoU/Conv (3) Net** **Site complete March 2025**
Winkfield	The Hall (Wildwood), Mount Apollo, Mounts Hill	21/01041/FUL	n/a	0.6	GB	PDL	New Build	0	0	0	0	0	Developer: Apollo Estates Limited
							Demolition	0	0	0	0	0	Proposed conversion of existing stable and storage building into an independent 5 bedroom dwelling with internal and external alterations and associated parking and amenity area.
							CoU/Conv	1	0	1	0	1	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Bodens Cottage, Bodens Ride, Ascot, SL5 9LE	24/00566/FUL*	22/00831/FUL 21/00297/FUL 14/01225/FUL 24/00073/FUL	0.67	GB	PDL	New Build	1	0	0	1	1	Developer; Bodens Ride House Ltd
							Demolition	-1	0	-1	0	-1	Erection of a 4 bed dwelling with detached outbuildings following the demolition of existing dwelling and outbuildings
							CoU/Conv	0	0	0	0	0	
							Net	0	0	-1	1	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Blackthorn Cottage, Chawridge Lane, SL4 4QR	21/00218/FUL	n/a	0.16	GB	PDL	New Build	2	0	0	0	0	Developer: Mr and Mrs Perry
							Demolition	-2	0	0	0	0	Demolition of existing dwellings and erection of 2 no. replacement dwellings
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net **Site lapsed**
Winkfield	Tree Tops, Bodens Ride, SL5 9LE	21/01172/FUL	n/a	1.18	GB	PDL	New build	1	0	1	0	1	Developer; Mr & Mrs G & N Myles
							Demo	-1	-1	0	0	0	Proposed erection of a new dwelling with detached outbuildings and swimming pool, following the demolition of the existing dwelling and various outbuildings, associated hard and soft landscaping. Demolition counted March 2023.
							CoU/Conv	0	0	0	0	0	
							Net	0	-1	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land Rear Of 2 Toonagh Winkfield Street and Land Off Church Road, SL4 4SP	21/01174/FUL	n/a	0.23	GB	PDL	New build	1	0	0	1	1	Developer; Mr W Barroll Brown
							Demo	0	0	0	0	0	Redevelopment of land to provide single storey dwelling, with access to Church Road.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Firs Cottage, Long Hill Road, SL5 8RE	23/00561/FUL	21/00321/FUL	0.06	T4	PDL	New build	1	0	1	0	1	Developer; Mr J Hanson
							Demo	0	0	0	0	0	Demolition of existing detached double garage and erection of 2 bedroom detached dwelling with associated amenity space, parking provision and widening of existing vehicular access
							CoU/Conv	0	0	0	0	0	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Shooters Oak, North Street, SL4 4SY	23/00850/FUL * (s.73)	21/00386/FUL	0.84	GB	GF	New build	1	0	0	1	1	Developer; Mr F Sines
							Demo	-1	0	0	-1	-1	Erection of replacement bungalow following demolition of existing bungalow and outbuildings with new gated entrance and boundary wall/fence and associated landscaping.
							CoU/Conv	0	0	0	0	0	

							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land to Rear of Eggleton Cottage and Poplar Cottage, Chavey Down Rd (Mushroom Castle	22/00846/FUL	20/00714/FUL	0.06	T4	GF	New build Demo CoU/Conv Net	1 0 0 1	0 0 0 0	1 0 0 1	0 0 0 0	1 0 0 1	Developer; S Powell Erection of detached 3 bedroom dwelling with associated access and parking. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	10 Heathway, Ascot, SL5 8NX	22/00490/FUL	n/a	0.025	T3	GF	New build Demo CoU/Conv Net	1 0 0 1	0 0 0 0	1 0 0 1	0 0 0 0	1 0 0 1	Developer: Mr Patel Erection of 1no. detached 3 bedroom house on land adjacent to 10 Heathway. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Oak Tree Nursery, Bracknell Road, RG42 6LH	21/00044/OUT 23/00371/RE M	n/a	0.06	GB	GF	New build Demo CoU/Conv Net	1 0 0 1	1 0 0 1	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Chris Helberg Erection of rural workers dwelling with associated parking (all matters reserved except for access). **(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2025**
Winkfield	Smoothfield, Winkfield Lane, SL4 4QU	23/00477/FUL	23/00173/FUL	0.45	GB	PDL	New build Demo CoU/Conv Net	0 0 1 1	0 0 0 0	0 0 0 0	0 0 1 1	0 0 1 1	Developer: Mr Monty Gershon Change of use of existing stables building to a single 5 bedroom residential dwelling with associated works, parking and landscaping (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Maidens Green Farm, Winkfield Lane, SL4 4SR	23/00554/FUL	n/a	0.11	GB	PDL	New build Demo CoU/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	1 -1 0 0	1 -1 0 0	Developer: Mr Colin Reed Erection of a replacement three bedroom detached two-storey house, with associated landscaping and hardstanding, following the demolition of the existing three bedroom cottage and part-demolition of adjacent barn (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Goaters Hill Cottage, 21 Asher Drive, SL5 8LJ	22/00978/FUL	19/00428FUL		T3	PDL	New build Demo CoU/Conv Net	0 0 1 1	0 0 0 0	0 0 0 0	0 0 1 1	0 0 1 1	Developer: Mr & Mrs Sohi Proposed redevelopment of site to reprovide a 3 bedroom replacement dwelling (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Barn Hill Farmhouse, Hatchet Lane, SL4 2EE	24/00510/FUL*	22/00193/FUL	0.17	GB	PDL	New build Demo CoU/Conv Net	2 -2 0 0	0 -2 0 -2	2 0 0 2	0 0 0 0	2 0 0 2	Developer: Developer: Mr William and Thomas Bellamy Erection of 2 replacement dwellings, including new bin storage and replacement entrance gates, following demolition of two existing dwellings **(0) New (-2) Demolition (0) CoU/Conv (-2) Net** **Demolition complete March 2025**
Winkfield	The Vale, Woodside Lane, SL4 2DN	24/00522/LB*	23/00524/FUL	1.02	GB	PDL	New Build Demolition CoU/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	1 -1 0 0	1 -1 0 0	Developer: Ms and Mr Lewis Demolition of two storey coach house and reconstruction in a single storey form. Demolition of existing garage and erection of a new garage. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land Adjacent to The Firs, London Road, RG12 9FR	21/01047/FUL *	n/a	0.1602	T1	PDL	New Build Demolition CoU/Conv Net	1 0 0 1	0 0 0 0	0 0 0 0	1 0 0 1	1 0 0 1	Developer: Mr Orlando Cortez Erection of a 4 bedroom detached dwelling, following demolition of exisitng garage and store (0) New (0) Demolition (0) CoU/Conv (0) Net

Winkfield	Bewes Stud, Prince Albert Drive, SL5 8AQ	24/00021/FUL * (s.73)	23/00334/FUL s.73 23/0067/FUL 18/00757/FUL 17/00753/FUL	0.7	GB	PDL	New Build	1	0	0	1	1	Developer: Mr and Mrs Sandals
							Demolition	-1	0	0	-1	-1	Section 73 application to vary condition 01 (approved plans) of planning permission 23/00334/FUL which was a Section 73 application to vary permissions 23/00067/FUL, 18/00757/FUL and 17/00753/FUL for the erection of replacement dwelling following the demolition of existing dwelling, stables and barn Seeks to amend the design of the dwelling and garage
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Bluebell House, Lovel Lane. SL4 2DG	24/00515/FUL *	n/a	0.963	GB	PDL	New Build	0	0	0	0	0	Developer: Mrs Barbara Martin
							Demolition	0	0	0	0	0	Change of use of part of Guest House to residential.
							Coun/Conv	1	0	0	1	1	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land Adjoing Pine Acres, Birch Lane, SL5 8RF	23/00047/FUL *	n/a	0.64	T2	PDL	New Build	1	0	0	1	1	Developer: Mr Stephen Luck
							Demolition	0	0	0	0	0	Proposed erection of 1 no. self self-build four-bedroom detached house and detached garage with asociated vehicular access
							Coun/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Brook Barn, Church Lane, RG42 6EG	24/00675/PAA *	n/a	0.013	GB	PDL	New Build	0	0	0	0	0	Developer: Mr Rupert Lee-Uff
							Demolition	0	0	0	0	0	Prior approval application for change of use of agricultural building to two residential dwellings.
							CoU/Conv	2	0	0	2	2	
							Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	52 Fernbank Road, SL5 8HE	24/00166/FUL *	n/a	0.06629	PDL	T4	New Build	1	0	0	1	1	Developer: Mr Leitch
							Demolition	-1	0	0	-1	-1	Proposed erection of a 4-bedroom dwelling with associated parking, following demolition of existing bungalow.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Hope Farm, Winkfield Lane	24/00746/PIP*	n/a	0.14	PDL	GB	New Build	2	0	0	2	2	Developer: Mr Kellard
							Demolition	-1	0	0	-1	-1	Permission principle for the demolittion of the exisitng dwelling and replacements of a minimum of two and a maxium of two dwellings.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Lanes Barn at rear of Landside, North Street	24/00646/LDC *	n/a	0/05	PDL	GB	New Build	1	1	0	0	0	Developer: Mrs Evlyn Jones
							Demolition	0	0	0	0	0	Application for a certificate of lawfulness to establish use of separate two-bedroom dwelling house
							CoU/Conv	0	0	0	0	0	
							Net	1	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2025**
Winkfield							**New Build**	**34**	**7**	**11**	**13**	**24**	**(7) New Build**
							Demolition	**-18**	**-5**	**-1**	**-9**	**-10**	**(-2) Demolition**
							CoU/Conv	**7**	**0**	**2**	**5**	**7**	**(0) CoU/Conv**
							Net	**23**	**2**	**12**	**9**	**21**	**(5) Net**
Total for Small sites							**New Build**	**111**	**29**	**25**	**53**	**78**	**(21) New Build**
							Demolition	**-32**	**-12**	**-1**	**-15**	**-16**	**(-6) Demolition**
							CoU/Conv	**20**	**1**	**6**	**13**	**19**	**(5) CoU/Conv**
							Net	**99**	**18**	**30**	**51**	**81**	**(20) Net**

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

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Medium and large sites											
Bracknell	Atrium Court, The Ring	21/00763/PAC	Medium 0.25ha	PDL	New Build	0	0	0	0	0	Developer: Hart Investments Ltd
					Demolition	0	0	0	0	0	Prior approval change of use from B1 (office) to C3 (residential) to create 150 residential units
					CoU/Conv	0	0	0	0	0	
					Net	0	0	0	0	0	NO LONGER HAS DEEMED PERMISSION MARCH 2025
Bracknell	Lilly Hill House, Lilly Hill Road	21/00755/PAC	Medium	PDL	New Build	0	0	0	0	0	Developer: RJ2 Investment Inc Ltd
					Demolition	0	0	0	0	0	Prior approval for change of use from B1 (office) to C3 (residential) to create 33 residential units
					CoU/Conv	0	0	0	0	0	
					Net	0	0	0	0	0	SITE LAPSED NOVEMBER 2024
Bracknell	One the Braccans, London Road	24/0141/PAE	Medium 0.25ha	PDL	New Build	0	0	0	0	0	Developer: BMR Edgware
					Demolition	0	0	0	0	0	Change of use of commercial (Use Class C3, offices) to 47 residential units (Use Class C3)
					CoU/Conv	47	0	47	0	47	
					Net	47	0	47	0	47	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	One the Braccans, London Road	24/00163/PARC	Medium 0.25ha	PDL	New Build	26	0	26	0	26	Developer: BMR Edgware

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Medium and large sites											
					Demolition	0	0	0	0	0	Construction for a double storey roof extension to accommodate 26 dwellings under Class AA of Part 20 of the GDPO
					CoU/Conv	0	0	0	0	0	
					Net	26	0	26	0	26	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	RSA House, Western Road, RG42 1RX	24/00792/PAE	Medium	PDL	New Build	0	0	0	0	0	Developer: Angle Property
					Demolition	0	0	0	0	0	Prior approval for change of use from offices (Use Class E) to residential (Use Class C3) to create 51 self-contained flats
					CoU/Conv	51	0	0	51	51	
					Net	51	0	0	51	51	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Parkfield House, Cambridge Road	21/00317/PARC	Medium 0.12ha	PDL	New Build	5	0	0	5	5	Developer: Elmdon Real Estates Collections Ltd
					Demolition	0	0	0	0	0	Prior approval for additional storey to provide residential accommodation comprising of 2 No. 1 bed flats and 3 No. 2 bed flats.
					CoU/Conv	0	0	0	0	0	
					Net	5	0	0	5	5	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Manhattan House 140 High Street	23/00757/PAE	Medium 0.02		New Build	0	0	0	0	0	Developer: Lisette Keats
					Demolition	0	0	0	0	0	Prior approval for a proposed change of use from commercial, business (Use Class E, offices)
					CoU/Conv	6	0	0	6	6	

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Medium and large sites											
											to residential (Use Class C3) and the formation of six flats.
					Net	6	0	0	6	6	(0) New (0) Demolition (0) CoU/Conv (0) Net
Medium and large sites total					New Build	31	0	26	5	31	
					Demolition	0	0	0	0	0	
					CoU/Conv	104	0	47	57	104	
					Net	135	0	73	62	135	
Small sites											
Crowthorne	97 High Street Crowthorne RG45 7AD	24/00116/PAE	Small 0.03	PDL	New Build	0	0	0	0	0	Developer: Mr David Ferris
					Demolition	0	0	0	0	0	Prior Approval for change of use of first floor Class E unit to Class C3 to create 2no. one bedroom dwellings.
					CoU/Conv	2	0	0	2	2	
					Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	26 High Street (old Peacocks)	21/01038/PAE	Small 0.03	PDL	New Build	0	0	0	0	0	Developer: Mi Flats Bracknell Ltd
					Demolition	0	0	0	0	0	Change of use of the ground floor from retail use (Use Class E, retail) to 2no.(x 2 bedrooms flats) residential units (Class C3) with external alterations, cycle parking and refuse storage
					CoU/Conv	2	0	0	2	2	

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Medium and large sites											
					Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Lexham House, Forest Road	22/00602/PAC	Small 0.05	PDL	New Build	0	0	0	0	0	Developer: Mrs Laura Edmonds
					Demolition	0	0	0	0	0	Prior approval for change of use of first floor of Lexham House from Class E to Class C3 to provide one 1 bed and one 2 bed flat.
					CoU/Conv	2	0	0	2	2	
					Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Small sites total					New Build	0	0	0	0	0	
					Demolition	0	0	0	0	0	
					CoU/Conv	6	0	0	6	6	
					Net	6	0	0	6	6	
Small, medium and large sites total					New Build	31	0	26	5	31	
					Demolition	0	0	0	0	0	
					CoU/Conv	110	0	47	63	110	
					Net	141	0	73	68	141	

Table 15 Developments that have been indicated for approval subject to S106 (soft commitments)

Parish	Address	Application number	Site size	PDL/GF	Status	Net	Description
Small							
Warfield	West End Stables, West End Lane	17/00280/FUL	0.11	GF	New build	2	Developer: Mr Hyde
					Demolition	0	Erection of a pair of 4 bedroom semi detached dwellings on land adjacent to West End Stables
					CoU/Conv	0	
					Net	2	
Winkfield	Don Beni Restaurant, Winkfield Row	24/00159/FUL	0.1	PDL	New build	1	Developer: Mrs Beni
					Demolition	0	Redevelopment of site rear of Don Beni to form 1 detached 4 bedroom dwelling with associated parking, cycle store and amenity space
					CoU/Conv	0	
					Net	1	
					New Build	3	
					Demolition	0	
					CoU/Conv	0	
					Net	3	
Medium							
Binfield	Land south of London Road (BFLP Policy LP15)	23/00762/OUT	0.31	PDL	New Build	10	Developer: Wilson Development Limited
					Demolition	0	Outline planning application for the erection of 10 residential dwellings (means of access, all other matters reserved)
					CoU/Conv	0	
					Net	10	
Bracknell	Garage Block (rear of Mostyn House), Merryhill Road	23/00501/FUL	0.48	PDL	New Build	11	Developer: Silva Homes

Parish	Address	Application number	Site size	PDL/GF	Status	Net	Description
Small							
					Demolition	0	Redevelopment of the site to provide 11no. dwellings, alongside car parking, cycle parking, refuse and recycling storage, amenity space and other associated works
					CoU/Conv	0	
					Net	11	
					New Build	21	
					Demolition	0	
					CoU/Conv	0	
					Net	21	
Large							
Binfield	Land at Amen Corner (South), west of Beehive Roundabout between the Reading-Waterloo Railway Line and London Road (SALP Policy SA8)	18/00242/OUT	Large	GF	New Build	302	Developer: Persimmon Homes North London
					Demolition	0	Hybrid planning application for a residential-led mixed-use development comprising: outline planning application for commercial development (Use Classes A2 (financial and professional services)/B1 (business)/B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 302 residential dwellings, public open space and spine road, estate roads, landscaping, drainage, levels and car parking. [Re-consultation on comprehensively revised plans. The site spans the Wokingham Borough/Bracknell Forest administrative boundary: an area proposed as public open space to the far west of the application site falls within Wokingham Borough].
					CoU/Conv	0	
					Net	302	
Bracknell	Bracknell Town Football Club, Larges Lane	23/00031/OUT	1.14	PDL	New Build	88	Developer: Bracknell Town Football Club
					Demolition	0	Outline application with matter of access, appearance, layout, and scale to be determined foe the erection 24no. dwellinghouses and two residential apartment buildings
					CoU/Conv	0	

Parish	Address	Application number	Site size	PDL/GF	Status	Net	Description
Small							
	(SALP Policy SA1)				Net	88	comprising 64no. dwellings with associated access and parking, following demolition of existing dwelling and sports buildings.
Warfield	Land rear of Warfield Priory, Warfield Street (Part of Warfield Area 1, SALP Policy SA9)	24/00013/FUL	1.43	PDL	New Build	16	Developer: Escrillion Properties Limited
					Demolition	0	Demolition of existing garage and construction of 16 residential dwellings (Use Class C3) and associated access, parking, amenity space and landscaping
					CoU/Conv	0	
					Net	16	
					New Build	406	
					Demolition	0	
					CoU/Conv	0	
					Net	406	
					New Build	430	
					Demolition	0	
					CoU/Conv	0	
					Net	430	

Table 16 Developments which have been identified in the adopted Bracknell Forest Local Plan (soft commitments)

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site Size - L/M & ha
Binfield	Bracknell Forest Local Plan Policy LP11	Land south of Forest Road and east of Cheney Close (BIN5)	0	Large 1.85
Binfield	Bracknell Forest Local Plan Policy LP12	Land previously reserved for Park and Ride, Peacock Farm (BIN20)	0	Large 2.66
Bracknell	Bracknell Forest Local Plan Policy LP6	Land at Beaufort Park, Nine Mile Ride (South Road) (BRA4)	0	Large 32.47
Bracknell	Bracknell Forest Local Plan Policy LP9	Eastern Gateway Development Area (Town Square) (BRA7)	210	Large 2.14
Bracknell	Bracknell Forest Local Plan Policy LP10	Southern Gateway Development Area (BRA14, 15 and 17)	600	Large 4.3
Bracknell	Bracknell Forest Local Plan Policy LP8	The Peel Centre and The Point, Skimped Hill Lane (BRA18)	600	Large 6.54
Sandhurst	Bracknell Forest Local Plan Policy LP7	Land east of Wokingham Road and south of Dukes Ride (Derby Field) (SAND5)	220	Large 8.7 (within BFC)
Warfield	Bracknell Forest Local Plan Policy LP13	Land north of Herschel Grange (WAR9)	30	Large 1.29
Winkfield	Bracknell Forest Local Plan Policy LP14	Whitegates, Mushroom Castle, Chavey Down Road (WINK15)	0	Large 2.21
Subtotal - Large Sites			1660	

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site Size - L/M & ha
Binfield	Bracknell Forest Local Plan Policy LP15	Land south of London Road (Eastern Field) (BIN12)	0	Medium 0.31
Subtotal - Medium Sites			0	
Total			1660	

Table 17 Developments which have been identified in the Site Allocations Local Plan (soft commitments)

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site size - Large/Medium & ha
Binfield	Site Allocations Local Plan SA2	Land north of Peacock Lane (residual)	0	Large 2.6
Binfield	Site Allocations Local Plan SA2	Land north of Cain Road	0	Large 1.88
Binfield	Site Allocations Local Plan SA8 (CS4)	Land at Amen Corner (South) (residual)	349	Large
Binfield	Site Allocations Local Plan SA6	Amen Corner North, Binfield (residual)	0	Large
Bracknell	Site Allocations Local Plan SA1	Garth Hill School, Sandy Lane (residual)	0	Large 1.996
Bracknell	Site Allocations Local Plan SA1	Commercial Centre (Depot), Bracknell Lane West	115	Large 1.7
Bracknell	Site Allocations Local Plan SA1	Old Bracknell Lane West (residual)	0	Large 2.51
Bracknell	Site Allocations Local Plan SA1	Land north of Eastern Road (residual)	188	Large 1.98
Bracknell	Site Allocations Local Plan SA2	The Football Ground, Larges Lane	0	Large 1.26
Crowthorne	Site Allocations Local Plan SA2	Land at Cricket Field Grove (residual)	0	Large 2.9
Crowthorne	Site Allocations Local Plan SA4	Land at Broadmoor Hospital	210	Large
Sandhurst	Site Allocations Local Plan SA3	Land west of Alford Close (residual)	0	Large 7.7
Warfield	Site Allocations Local Plan SA9 (CS5)	Land at Warfield Area 1 (Masterplan Feb.2015) (1)	73	Large
Warfield	Site Allocations Local Plan SA9 (CS5)	Land at Warfield Area 2 (residual) (1)	25	Large
Warfield	Site Allocations Local Plan SA9 (CS5)	Land at Warfield Area 3	454	Large

Parish	Policy reference	Address	Plan period residual balance of allocation (adjusted to take account of hard and soft commitments)	Site size - Large/Medium & ha
Winkfield	Site Allocations Local Plan SA3	Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road	0	Large 1.8
Winkfield	Site Allocations Local Plan SA3	Land at Bog Lane	40	Large 1.7
Subtotal - Large Sites			1454	
Binfield	Site Allocations Local Plan SA2	Sundial Cottage and Popeswood Post Office, London Road (residual). Excludes Popeswood Garage.	0	Medium 0.16
Binfield	Site Allocations Local Plan SA3	Land at Wood Lane	20	Medium 0.55
Bracknell	Site Allocations Local Plan SA1	Albert Road Car Park	40	Medium 0.53
Bracknell	Site Allocations Local Plan SA1	Chiltern House and the Redwood Building, Broad Lane	0	Medium 0.89
Bracknell	Site Allocations Local Plan SA1	Downside, Wildridings Way	0	Medium 0.46
Crowthorne	Site Allocations Local Plan SA3	White Cairn, Dukes Ride	16	Medium 0.5
Warfield	Site Allocations Local Plan SA1	Land at Battle Bridge House, Warfield House and Garage, Forest Road	0	Medium 0.29
Subtotal - Medium Sites			76	
Total			1530	

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

Table 18 Developments which have been identified in a made Neighbourhood Plan (soft commitment)

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

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

Parish	Address	App ref	Area (ha)	PDL/ GF	Build type	No. of bedspaces permitted	Ratio (1.9 unit equivalent)	Total complete at MARCH 2025 Q4	Under construction at MARCH 2025 Q4	Not started at MARCH 2025 Q4	Outstanding at MARCH 2025 Q4	Description
Binfield	Land north Of Cain Road (Turnpike Road)	20/00947/FUL	3.46	GF	New Build	66	33	0	33	0	36	Developer: Danescroft
					Demolition	0	0	0	0	0	0	Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Turnpike Road and erection of 50 dwellings (5 no. one bedroom, 12 no. two bedroom, and 33 no. three bedroom) with associated parking, landscaping and access off Cain Road. No restrictive conditions placed on occupation.
					CoU/Conv	0	0	0	0	0	0	
					Net	66	33	0	33	0	36	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Former St Margaret Clitherow Roman Catholic Church, Ringmead, Hanworth	23/00560/FUL	1.6	PDL	New Build	72	38	0	38	0	38	Developer: Oakland Care
					Demolition	0	0	0	0	0	0	Erection of a 72 bedroom care home with care for the elderly (Use Class C2) including associated access, parking, landscaping and tree planting
					CoU/Conv	0	0	0	0	0	0	
					Net	72	38	0	38	0	38	(0) New (0) Demolition (0) Cou/Conv (0) Net
Crowthorne	18 Heath Hill Road North	21/01052/FUL	0.09	PDL	New Build	0	0	0	0	0	0	Developer: Elkhorn Developments Ltd
					Demolition	0	0	0	0	0	0	Proposed conversion of existing residential 23 bed C2 care home (dwelling equivalent of 13 once ratio applied) to form 8no. flats (2x1 bed, 5x2 bed and 1x3 bed), including external alterations. Loss of C2 use counted March 2023. See Medium Table for C3 conversion.
					CoU/Conv	0	0	0	0	0	0	
					Net	0	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net

Parish	Address	App ref	Area (ha)	PDL/ GF	Build type	No. of bedspaces permitted	Ratio (1.9 unit equivalent)	Total complete at MARCH 2025 Q4	Under construction at MARCH 2025 Q4	Not started at MARCH 2025 Q4	Outstanding at MARCH 2025 Q4	Description
Winkfield	St David's Nursing Home, Ascot Priory, Priory Road, SL5 8RT	20/00503/FUL	17		New Build	16	8	0	0	9	8	Developer: Mr D Tanner
					Demolition	0	0	0	0	0	0	Alterations and extensions to St David's Nursing Home following demolition of non-original buildings (net increase of 16 bed spaces, resulting in a dwelling equivalent of 9 units)
					CoU/Conv	0	0	0	0	0	0	
					Net	16	8	0	0	9	8	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	St Christoper's Care Home, Ascot Priory, Priory Road, SL5 8RT	20/00503/FUL	17		New Build	8	4	0	0	4	4	Developer: Mr D Tanner
					Demolition	0	0	0	0	0	0	Extension to St Christopher's Care Home (net increase of 8 bedspaces, resulting in a dwelling equivalent of 4 units)
					CoU/Conv	0	0	0	0	0	0	
					Net	8	4	0	0	4	4	(0) New (0) Demolition (0) CoU/Conv (0) Net
					New Build	162	83	0	71	12	83	0 New Build RATIO (0 BED Spaces)
					Demolition	0	0	0	0	0	0	0 Demolition
					CoU/Conv	0	0	0	0	0	0	0 CoU/Conv
					Net	162	83	0	71	12	83	0 Net RATIO (0 Bed Spaces)

Table 20 Specialist housing within Use Class C3S (hard commitments)

Parish	Address	App ref	Alt. permissions (if any)	Area (ha)	PDL/ GF	Build type	No. of dwellings permitted	Total complete at March 2025 Q4	Under construction at March 2025 Q4 (1)	Not started at March 2025 Q4 (2)	Outstanding at March 2025 Q4 (1+2)	Description
Binfield	Binfield House Terrace Road North	21/00023/FUL 22/00650/FUL (s.73)	None	1.29	PDL	New Build	9	9	0	0	0	Developer: Beechcroft Developments Limited
						Demolition	-6	-6	0	0	0	Conversion of Binfield House from 10 bedsits and 6no. 1 bed flats to provide 9 apartments. Demolition of 6no. bungalows in grounds and erection of 9 retirement dwellings. Condition limiting occupation to over 55s.
						CoU/Conv	-7	-14	7	0	7	
						Net	-4	-11	7	0	7	(6) New (0) Demolition (1) CoU/Conv (7) Net
Total						New Build	9	9	0	0	0	(6) New Build
						Demolition	-6	-6	0	0	0	(-6) Demolition
						CoU/Conv	-7	-14	7	0	7	(1) CoU/Conv
						Net	-4	-11	7	0	7	(7) Net

Table 21 Specialist housing C2a (hard commitments)

Parish	Address	App ref	Area (ha)	PDL/GF	Build Type	No. of bedspaces permitted	Ratio (1.9 unit eqivalent)	Total complete at MARCH 2025 Q4	Under construction at MARCH 2025 Q4 (1)	Not started at MARCH 2025 Q4 (2)	Outstanding at MARCH 2025 Q4 (1+2)	Description
Sandhurst	Old College, Royal Military Academy, Sandhurst	22/00726/FUL*	0.6	PDL	New Build	119	63	63	0	0	0	Developer: Secretary of State
					Demolition	60	-32	-32	0	0	0	Proposed erection of three storey Single Living Accommodation building (providing 66 bed spaces) to be used for purposes within Use Class C2 on site 1 following demolition of Building 42 (loss of 60 bed spaces). Proposed erection of three storey Single Living Accommodation building (to provide 53 bedspaces) to be used for purposes within use Class C2a on site 2 and demolition of existing garages. (Overall net increase of 59 bedspaces/33 dwelling equivalent).
					CoU/Conv	0	0	0	0	0	0	
					Net	59	31	31	0	0	0	(63) New (-32) Demolition (0) CoU/Conv (31) Net
					New Build	119	63	63	0	0	0	63 New Build RATIO (119 BED SPACES)
					Demolition	60	-32	-32	0	0	0	-31 Demolition RATIO (-60 BED SPACES)
					CoU/Conv	0	0	0	0	0	0	0 CoU/Conv RATIO (0 BED SPACES)
					Net	59	31	31	0	0	0	31 Net RATIO (59 BED SPACES)

Table 22 Specialist housing for Use Class C2 & C3 (soft commitments)

Parish	Address	Build type	No. of bedspaces permitted	Total complete at March 2025	Under construction at March 2025 (1)	Not started at March 2025 (2)	Outstanding at March 2025 (1+2)	Description
Senior Living (C3) Table								
Crowthorne	Broadmoor Hospital, Lower Broadmoor Road (SALP Policy SA4)	New Build	60	0	0	60	60	SALP Policy SA4: 60 retirement apartments - referred to in SALP policy
		Demolition	0	0	0	0	0	
		CoU/Conv	0	0	0	0	0	
		Net	60	0	0	60	60	(0) New (0) Demolition (0) CoU/Conv (0) Net
Care Home (C2)								
Crowthorne	Broadmoor Hospital, Lower Broadmoor Road (SALP Policy SA4)	New Build	Unknown	0	0	Unknown	Unknown	SALP Policy SA4: Care home/nursing home - referred to in SALP policy. Figure unspecified in SALP.
		Demolition	0	0	0	0	0	
		CoU/Conv	0	0	0	0	0	
		Net	Unknown	0	0	Unknown	Unknown	(0) New (0) Demolition (0) CoU/Conv (0) Net

8 Map of Hard Commitments 2024/25

8.1 Map 1 and associated key below relate to the housing commitments listed within the C3 large and medium, C3 specialist and C2 site schedules, including not started, under construction and completed sites for the 2024/25 period. This table and map does not include lapsed sites, SALP sites with a residual balance and sites subject to the completion of Section 106 agreements.

Table 23 Map references 2024/25

Parish	Address	Permission reference	Site status	Map reference
Binfield	Land on the south east side of Turnpike Road (former 3M recreational land, Cain Road)	22/01008/FUL	Not started	1
Binfield	Fines Bayliwick House Hotel, London Road	22/00504/FUL	Not started	2
Binfield	Land at Blue Mountain, Wood Lane, Phase B1	16/00020/OUT 17/01363/REM	Complete	3
Binfield	Land at Blue Mountain, Wood Lane, Phase B4	16/00020/OUT 18/01010/REM	Complete	4
Binfield	Land north of Tilehurst Lane and west of south lodge	17/01174/OUT 21/00507/REM	Under construction	5
Binfield	Land north of Cain Road (SALP Policy SA2)	20/00947/FUL	Under construction	6
Binfield	Norbury, London Road (Alexander Gardens) (SALP Policy SA8)	19/00767/FUL	Under construction	7
Binfield	Land at junction of Wood Lane and Forest Road (BFLP Policy LP11)	23/00488/FUL	Not started	8
Binfield	Land south of A329M and east of Vigar Way (BFLP Policy LP12 and SALP Policy SA2)	21/00856/FUL	Not started	9
Binfield	The former Binfield House, Terrace Road North	21/00023/FUL 22/00650/FUL	Under construction	10
Bracknell	Land adj Birch Hill Medical Centre, Leppington	09/00141/FUL 12/00492/EXT	Under construction	11
Bracknell	Burford House, Leppington	20/00823/FUL	Not started	12

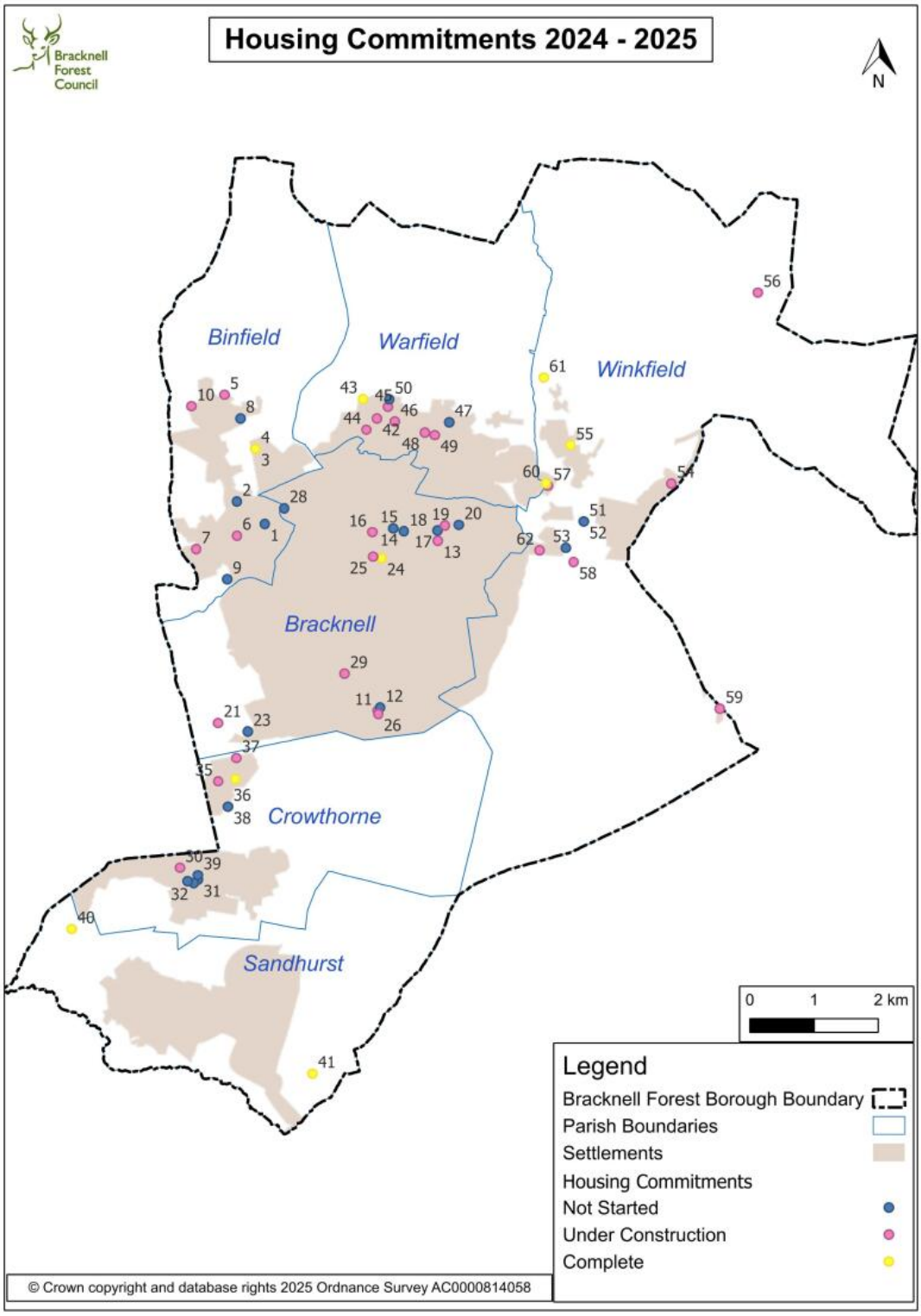
Parish	Address	Permission reference	Site status	Map reference
Bracknell	Racal House, Eastern Road (Part of SALP Policy SA1)	16/00626/FUL 22/00952/LDC	Under construction	13
Bracknell	26 High Street (old Peacocks)	21/01056/FUL	Complete	14
Bracknell	26 High Street (old Peacocks)	21/01038/PAE	Not started	15
Bracknell	Former Bus Station Site, Market Street	21/00707/OUT	Under construction	16
Bracknell	Continuity House, London Road	20/01083/FUL	Not started	17
Bracknell	Abbey House, Grenville Place	21/01090/FUL	Not started	18
Bracknell	Barn Close	22/00317/FUL	Under construction	19
Bracknell	Bay House, Bay Road	22/00276/FUL	Not started	20
Bracknell	The Hideout, West Road	18/01053/CLPUD 18/00562/CLPUD	Under construction	21
Bracknell	The former Beaufort Park Offices, South Road (The Evergreens)	17/01123/OUT 21/00104/REM	Under construction	22
Bracknell	Beaufort Park, South road (BFLP Policy LP6)	23/00767/FUL	Not started	23
Bracknell	Coopers Hill Youth and Community Centre, Crowthorne Road North	21/00233/FUL	Complete	24
Bracknell	Bracknell Beeches Old Bracknell Lane West	21/00701/FUL	Under construction	25
Bracknell	The former Ladybank (Bridgewell Centre)	23/00359/3	Under construction	26
Bracknell	One the Braccans, London Road	24/00141/PAE 24/00163/PARC	Under construction	27
Bracknell	RSA House, Western Road	24/00792/PAE	Not started	28
Bracknell	Former St Margaret Clitherow, Roman Catholic Church, Ringmead	23/00560/FUL	Under construction	29
Crowthorne	18 Heath Hill Road North	21/01052/FUL	Under construction	30
Crowthorne	Parkfield House, Cambridge Road	21/00317/PARC	Not started	31

Parish	Address	Permission reference	Site status	Map reference
Crowthorne	186 -188 High Street	20/01087/FUL	Not started	32
Crowthorne	Former Mango Tree, 63 Church Street	21/00217/FUL 23/00583/FUL	Not started	33
Crowthorne	TRL (Bucklers Park) Phase 3b (Neighbourhood Centre)	22/00060/REM	Not started	34
Crowthorne	TRL (Bucklers Park) Phase 4A	22/00138/REM	Under construction	35
Crowthorne	TRL (Bucklers Park) Phase 4B	22/00913/REM	Under construction	36
Crowthorne	TRL (Bucklers Park) Phase 5A	22/01043/REM	Under construction	37
Crowthorne	TRL (Bucklers Park) Phase 5B	22/01051/FUL	Not started	38
Crowthorne	Manhattan House, 140 High Street	23/00757/PAE	Not started	39
Sandhurst	Sandhurst Lodge, Wokingham Road	16/01193/FUL 20/00066/FUL 22/00472/FUL 23/00645/FUL	Complete	40
Sandhurst	Old College, Royal Military Academy	22/00726/FUL	Complete	41
Warfeild	Land north of Harvest Ride and South of Forest Road and east of West End Lane (Phase 6)	18/00396/REM	Under construction	42
Warfield	Land north of Harvest Ride and south of Forest Road and east of West End Lane (Phase 9)	20/00265/REM	Complete	43
Warfield	Land north of Harvest Ride and east of West End Lane, Warfield (Phase10)	20/00272/FUL	Under construction	44
Warfield	Land east of Avery Lane and north of Watersplash Lane (Orchids Place) (SALP Policy SA9 - Area 1)	16/01195/FUL 22/00458/FUL	Under construction	45
Warfield	Land to south and west of 2 Fairclough Farm Cottages, Watersplash Lane	19/00908/FUL	Under construction	46

Parish	Address	Permission reference	Site status	Map reference
Warfield	Land west of Maize Lane (Land Parcel 1)	22/00787/REM	Not started	47
Warfield	Land west of Maize Lane and east Of Old Priory Lane (Land Parcel 4) (Skylarks)	22/00314/REM	Under construction	48
Warfield	Land west Of Maize Lane and east of Old Priory Lane (Land Parcel 3) (Willow Green)	22/00578/REM	Under construction	49
Warfield	Land south of Forest Road Newell Green (includes SALP SA1 site) (Orchids Court)	21/00592/FUL	Not started	50
Winkfield	St David's Nursing Home, Ascot Priory	20/00503/FUL	Not started	51
Winkfield	St Christoper's Care Home, Ascot Priory	20/00503/FUL	Not started	52
Winkfield	Heathfield School, London Road	14/01001/FUL 17/01159/FUL	Not started	53
Winkfield	The Royal Hunt, 177 New Road	20/00001/FUL	Under construction	54
Winkfield	Larkfield, Chavey Down Road	20/00607/FUL	Complete	55
Winkfield	Squirrels, North Street	21/00157/FUL	Under construction	56
Winkfield	Longcroft, Long Hill Road	22/00302/FUL	Under construction	57
Winkfield	Westwood House, Swinley Road	22/00116/FUL	Under construction	58
Winkfield	Highveld, Coronation Road	21/00611/FUL 23/00278/FUL	Under construction	59
Winkfield	Land adjoining Warfield Park, Long Hill Drive (The Paddocks)	15/00383/FUL	Complete	60
Winkfield	Winkfield Park (Brockhill House), Winkfield Row	19/00931/FUL	Complete	61
Winkfield	Palm Hills Estate, London Road	21/00772/REM	Under construction	62

Parish	Address	Permission reference	Site status	Map reference
	(SALP policy SA3) (Ascot Oaks)	19/00847/OUT		

Map 1 C3 Large and Medium, C2 and C3 specialist Housing Commitments 2025 (Hard commitments)



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Nepali

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