

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions						Projected Net Completions (April-March)																																	
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Total Net to 2036/37	Beyond the plan period	Overall total	Site Status (as at April 2026)																			
(1 April 2026 position) * = new permission in the 2025/26 monitoring year (+) = a site based on site area would be classed as a medium site, but is located within a strategic SALP allocation, so recorded with large sites, for accounting of site balances																																										UC = under construction NS = not started C = completed
C3 USES (NB, this does not include C3 specialist uses relating to senior living/extra care/sheltered accommodation falling within C3 use, see separate table)																																										
HARD COMMITMENTS (C3 uses: non-specialist)																																										
Large sites hard commitments (C3 uses: non-specialist) (site of 1ha or more)																																										
Amen Corner North, Binfield (SALP SA6)	14/00315/OUT 15/00873/REM 19/00135/REM (phase 6)		33	63															96		96	C																				
Amen Corner (North), Popes Farm, Murrell Hill Lane, Binfield (Includes part of SA6) (The Croft)	17/00337/OUT 18/00664/REM 19/00439/FUL (Conv)		34															34		34	C																					
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA7)	16/00020/OUT (Hybrid) 17/01363/REM (Linden 1) 17/01341/REM (Bloor 1) 18/01089/REM (Linden 2) 18/01010/REM (Bloor 2)		42	148	83	36	11											320		320	C																					
Land at Tilehurst Lane, Binfield (Tilehurst Green)	18/00758/FUL (Allowed on Appeal)				31	22												53		53	C																					
Land north of Tilehurst Lane and west of South Lodge, Binfield (Deanfield Rise)	17/01174/OUT (Allowed on Appeal) 21/00507/REM						9	31										40		40	C																					
Building 2, Technology House, The Boulevard, Cain Road, Binfield	17/01319/FUL & 18/00200/PAC 21/00629/LDC			60														60		60	C																					
Wyevale Garden Centre, Forest Road, Binfield (The Walled Garden)	20/00155/FUL			7	13													20		20	C																					
Land north of Cain Road, Binfield (SALP SA2)	20/00947/FUL							50										50		50	C																					
(For C2 use, see table below)																																										
Norbury, London Road, Binfield (+) (Alexander Gardens)	19/00767/FUL				-1	2	0	19										20		20	C																					
(Part of Amen Corner South Site, SALP SA8)																																										
Land adjoining Coppid Beech House, South of London Road, Binfield (Coppid View)	19/01118/FUL				22	32												54		54	C																					
(Part of Amen Corner South Site, SALP SA8)																																										
Land at junction of Wood Lane and Forest Road, Binfield (BFLP Policy LP11)	23/00488/FUL								10	28								38		38	UC																					
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523) (various reserved matters approvals)		47	0	0	25												72		72	C																					
Land within Bracknell Town Centre (Royal Winchester House)	12/00476/OUT 13/01068/REM 18/01060/FUL		246															246		246	C																					
Bracknell & Wokingham College, Wick Hill Sandy Lane (Millennium Fields, Phase 1)	17/00482/FUL		10															10		10	C																					
Land at former Garth Hill College Site, Sandy Lane (access off Hutley Drive), Bracknell (Part of SALP Policy SA1) (Millennium Fields, Phase 2)	17/01087/FUL		20	49														69		69	C																					
Aspect 1-3, Wokingham Road (Blu Bracknell)	17/01093/PAC 18/00347/FUL		122	24														146		146	C																					
The Hideout, West Road, Bracknell (Badgerwood Park)	18/01053/CLPUD 18/00562/CLPUD		8	13	30	10	1	5	2	1								70		70	UC																					
Former Beaufort Park offices, South Road, Bracknell (The Evergreens)	17/01123/OUT (Allowed on Appeal) 21/00104/REM 25/00479/FUL (s.73)*				2	30	18	18										68		68	C																					
Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	21/00233/FUL					12	40											52		52	C																					
Bracknell Beeches, Old Bracknell Lane West, Bracknell (SALP Policy SA1)	21/00701/FUL 23/00438/FUL (s.73) 24/00636/FUL (s.73)*								128	107	41	73						349		349	UC																					
Beaufort Park, South Road/Nine Mile Ride, Bracknell (BFLP Policy LP6) (Elmstead)	23/00767/FUL								23	55	58	55	35					226		226	UC																					
Land south of A329M and east of Vigar Way, Bracknell (land previously reserved for Park and Ride, Peacock Lane at Jennetts Park) (BFLP Policy LP12 and SALP Policy SA2)	21/00856/FUL									12	54	53						119		119	NS																					

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Land at Lower Broadmoor Road & Cricket Field Grove, Crowthorne (SALP SA2)	16/00914/FUL 18/01151/FUL		13																	13		13	C
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (Buckler's Park)	13/00575/OUT 17/00401/REM (Phase 1) 19/01099/REM (Phase 3a) 19/00791/REM (Phase 1a) 21/00004/REM (Phase 2) 22/00060/REM (Phase 3b) 22/00138/REM (Phase 4a) 22/00913/REM (Phase 4b) 22/01043/REM (Phase 5a)		59	59	140	144	188	210	33											833		833	UC
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (Buckler's Park)	22/01051/FUL (Phase 5b)									30	60									90		90	NS (site prep)
Land west of Alford Close and 96-98 High Street, Sandhurst (SALP SA3) (Sandhurst Gardens)	17/01096/FUL		23	10																33		33	C
Sandhurst Lodge, Wokingham Road, Sandhurst	20/00656/FUL 22/00472/FUL (s.73)						4													4		4	C
Land north of Harvest Ride and south of Forest Road and east of West End Lane, Warfield. (SALP SA9, Part of Area 2) NB: Phase 4, Lawrence Court (15/00646/REM) relates to C3: specialist 65 units (see separate table)	13/01007/OUT (Phase 1) 15/00163/REM (Phase 3) 15/00647/REM (Phase 4a) 16/01123/REM (Phase 4b) 17/00054/REM (Phase 5) 18/00396/REM (Phase 6 & 7) 20/00265/REM (Phase 8 & 9)		92	67	25	88	24	20	0	0	0	0	0	1						317		317	UC
Land north of Harvest Ride and south of Forest Road and east of West End Lane, Warfield. (SALP SA9, Part of Area 2)	20/00272/FUL (Phase 10)						29	10												39		39	C
Land east of Avery Lane and north of Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Orchids Place)	16/01195/FUL 18/01047/FUL 23/00660/FUL (s.73)*		22	39	21	0	0	0	1											83		83	UC
Land south of Fairclough Farm, Newell Green, Warfield (SALP Policy SA9, Area 1) (Archfield)	16/01253/FUL		10	33	9															52		52	C
Land at Watersplash Lane, Warfield (SALP Policy SA9, Area 1) (Larks Hill Place)	16/01274/FUL		30																	30		30	C
Land to south and west of 2 Fairclough Farm, Watersplash Lane, Warfield (+) (Larkshill Meadow) (SALP Policy SA9, Area 1)	19/00908/FUL							2	5											7		7	UC
Land south west of Abbey Place, Warfield (+) (SALP Policy SA9, Area 1) (Abbey Place Mews)	19/00327/FUL					9														9		9	C
Land east of Old Priory Lane, and west of Maize Lane, Warfield (Part of SALP Policy SA9, Area 1)	20/00214/OUT 22/00314/REM (Parcel 4) 22/00578/REM (Parcel 3) 22/00787/REM (Parcel 1) 24/00683/REM (Parcel 2)*					2	46	58	71	55	10	17	0	46						305		305	UC
Land south of Forest Road, Newell Green, Warfield (Orchids Court) (SALP Policy SA9, Area 1)	21/00592/FUL						7	14	21											42		42	UC
Land at Priory Fields, Newell Green, Warfield (Part of Warfield Area 1, SALP Policy SA9)	22/00150/OUT													25	50	50	25			150		150	NS
Land rear of Warfield Priory, Warfield (Part of Warfield Area 1, SALP Policy SA9)	24/00013/FUL*										16									16		16	NS
Land adjoining Warfield Park, Long Hill Road, Winkfield (The Paddocks)	15/00383/FUL (Allowed on appeal)							8	6	6	4	10	10	10	10	10	8			82		82	UC
Kingswood, Kings Ride, Winkfield	16/00732/FUL 17/01283/FUL 18/00935/FUL		3	3	16															22		22	C
The Brackens, London Road, Ascot (Brompton Gardens)	16/01266/FUL 17/01246/FUL 17/01366/FUL 18/00198/FUL		20																	20		20	C
White Gates, Long Hill Road, Winkfield	18/00336/FUL (Allowed on Appeal)		0	-1	2	11														12		12	C
Winkfield Park (Brockhill House, Winkfield Row, Winkfield	19/00931/FUL		-1	0	0	0	10													9		9	C

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Palmhills Estate, London Road, Winkfield Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Road, Winkfield (SALP SA3) (Ascot Oaks)	19/00847/OUT (Allowed on appeal) 21/00772/REM				-2	0	3	21	20	20	17									79		79	UC (demolition complete)
Winkfield Manor, Forest Road, Winkfield	21/00780/FUL				-33	18														-15		-15	C
St Christopher's Care Home, Ascot Priory, Priory Road, Winkfield	20/00503/FUL									10										10		10	NS
Whitegates, Mushroom Castle, Winkfield Row, Winkfield (BFLP Policy LP14)	19/00009/OUT													10	25	6				41		41	NS
Total Large sites (C3 uses: non-specialist)			833	574	358	441	390	466	320	324	260	208	45	92	85	66	33	0	0	4495		4495	

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			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Total Net to 2036/37	Beyond the plan period	Overall total	Site Status (as at April 2026)		
Medium sites hard commitments (C3 uses: non-specialist)																									
Land to the south east side of Turnpike Road (former 3M recreational land), Binfield	22/01008/FUL								5	28										33		33	NS		
Fines Bayliwick House Hotel, London Road Binfield	22/00504/FUL									-1	11									10		10	NS		
Land south of London Road (eastern field), Binfield (BFLP Policy LP15)	23/00762/OUT*													10						10		10	NS		
Land adj. Birch Hill Medical Centre, Leppington, Bracknell	09/00141/FUL 12/00492/EXT													7						7		7	UC		
Brackworth, Broad Lane, Bracknell	16/00230/FUL				8															8		8	C		
Burford House, Leppington, Bracknell	20/00823/FUL									12										12		12	NS		
Racal House, Eastern Road, Bracknell (SALP SA1, part of Eastern Rd allocation)	16/00626/FUL 18/00557/FUL 22/00952/LDC													26	34					60		60	UC (Demolition complete)		
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL 19/00639/FUL				3	190														193		193	C		
Dennis Pilcher House, Rowley Close, Bracknell	19/01060/FUL (17/00568/FUL)				9															9		9	C		
Building B Berkshire Court, Western Road, Bracknell	17/00264/PAC				46															46		46	C		
Summit House, London Road, Bracknell	19/00683/FUL 20/00041/FUL				8															8		8	C		
Downside, Wildridings Road, Bracknell (Watermint House) (SALP SA1)	17/01065/FUL			26																26		26	C		
Coppid Hall, Warfield Road/Willow Drive, Bracknell	17/01255/FUL			8																8		8	C		
77 and 79 Deepfield Road, Bracknell (Darlington Gardens)	18/00813/FUL			8																8		8	C		
Bus Depot and Offices, Coldborough House, Market Street, Bracknell (The Grand Exchange)	18/00964/FUL					242														242		242	C		
L'avenir, Opladen Way, Bracknell	17/00457/PAC			69																69		69	C		
The Braccans, London Road, Bracknell	18/00357/FUL				14															14		14	C		
Land At East Lodge, Great Hollands Road, Bracknell	17/00582/FUL					9														9		9	C		
Blocks A, B and C Christine Ingram Gardens, Bracknell	18/00620/FUL					6														6		6	C		
26 High Street, Bracknell (Old Peacocks building)	21/01056/FUL						7													7		7	C		
Former Bus Station, Market Street (Brickmark Place)	21/00707/OUT (hybrid, full permission for residential)								29	52	88									169		169	UC		
Continuity House, Bracknell	20/01083/FUL									20										20		20	NS		
Abbey House, Grenville Place, Bracknell	21/01090/FUL (allowed on appeal)									6										6		6	NS		
Barn Close, Bracknell	22/00317/FUL 25/00288/FUL (s.73)*						-24	0	25											1		1	UC (demolition complete)		
Bay House, Bay Road, Bracknell	22/00276/FUL 25/00061/FUL (s.73)* 25/00293/FUL (s.73)*							-41	0	32										-9		-9	UC (demolition complete)		
One the Braccans, London Road, Bracknell	24/00141/PAE (change of use)								47											47		47	UC		
One the Braccans, London Road, Bracknell	24/00163/PARC (additional floors)								26											26		26	UC		
Manhattan House, 140 High Street, Crowthorne	17/00250/FUL				13															13		13	C		
Manhattan House, 140 High Street, Crowthorne	20/00169/FUL				1															1		1	C		
Manhattan House, 140 High Street, Crowthorne	23/00757/PAE (change of use)							6												6		6	C		
Countrywise House, 28 Wellington Business Park, Crowthorne	21/00020/PAC			6																6		6	C		
18 Heath Hill Road, Crowthorne	21/01052/FUL							8												8		8	C		
(For C2 losses, see table below)																									
186-188 High Street, Crowthorne	20/01087/FUL								8											8		8	NS		
Former Mango Tree, 63 Church Street, Crowthorne	15/01269/FUL									5										5		5	NS (demolition complete)		
Land to rear of 92 College Road, Sandhurst (Academy Mews)	21/00837/FUL 17/00754/FUL					4														4		4	C		
Liberta House, 17 Scotlands Hill (adj. Cofters Close), Sandhurst	20/00290/FUL			9																9		9	C		
Garth Works, Kennel Lane, Warfield (Kingfisher Place)	16/00391/OUT 18/00988/REM		11																	11		11	C		
Land adjacent to Breadcroft Cottages, Cocks Lane, Warfield	18/00601/OUT 18/01236/REM		5																	5		5	C		
North Lodge Farm, Forest Road, Hayley Green , Warfield (Kings Hart View)	17/00656/OUT 21/00440/REM				-1	19														18		18	C		
Land north of Hermitage Caravan Park, Herschel Grange, Warfield	19/00536/FUL (Allowed on appeal)				7															7		7	C		

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Furze Bank, 89 Locks Ride, Winkfield (Furzefield)	17/00160/OUT 18/00458/REM		6																	6		6	C
Land at the Yard, Chavey Down Road (Brickfields), Winkfield	17/00388/FUL 20/00189/FUL 17/00389/FUL		2	7																9		9	C
Heathfield School, London Road, Winkfield	14/01001/FUL													-2	9					7		7	NS
Orchard House, Priory Road, Winkfield	18/00203/FUL 20/00862/FUL				-1	7														6		6	C
Jade Farm, Winkfield Lane, Winkfield	19/00021/PAA				5															5		5	C
Land west of Prince Albert Drive, Winkfield	19/00714/FUL			6																6		6	C
Moat Farm, Winkfield Lane, Winkfield	19/00343/FUL				12															12		12	C
The Royal Hunt, 177 New Road, Winkfield	20/00001/FUL				-1	0	0	0	8											7		7	UC
Larkfield, Chavey Down Road, Winkfield (Eastcote)	20/00607/FUL (Allowed on appeal)						9													9		9	C
Squirrels, North Street, Winkfield	21/00157/FUL 25/00094/FUL (s.73)*					-1	0	3	4											6		6	UC
Longcroft, Long Hill Road, Winkfield	22/00302/FUL (allowed on appeal) 24/00783/FUL (s.73)*						-1	0	6											5		5	UC (demolition complete)
Westwood House, Swinley Road, Winkfield (Westwood Grove)	22/00116/FUL (allowed on appeal) 24/00297/FUL					-1	-1	20												18		18	C
Highveld, Coronation Road, Winkfield	23/00278/FUL						-1	6												5		5	C
Total Medium sites (C3 uses: non-specialist)			135	91	60	475	-11	2	158	154	99	0	0	41	43	0	0	0	0	1247		1247	
Total Small site completions (C3 uses: non-specialist) (For small windfall allowance, see below)			28	24	34	23	20	27												156		156	
Total C3 (non-specialist) large, medium and small sites hard commitments (excludes windfall allowance)			996	689	452	939	399	495	478	478	359	208	45	133	128	66	33	0	0	5898		5898	
Medium Prior Approval sites (C3 uses) (decision granted) pending completion of s.106 in relation to habitat mitigation																							
5 Arlington Square, Bracknell	25/00184/PAE*									63										63		63	NS
6 Arlington Square, Bracknell	25/00231/PAE*									31										31		31	NS
7 Arlington Square, Bracknell	25/00292/PAE*									67										67		67	NS
8 Arlington Square, Bracknell	25/00360/PAE*										44									44		44	NS
Premier Gate, Easthampstead Road, Bracknell	25/00539/PAE*										18									18		18	NS
Meadowbrook, Bracknell Road (Montessori pre-school), Warfield	25/00561/PAE*										6									6		6	NS
Lily Hill House, Lily Hill Road, Bracknell	25/00727/PAE*										33									33		33	NS
Columbia Centre, Station Road, Bracknell	25/00674/PAE*										76									76		76	NS
Total Medium Prior Approval sites			0	0	0	0	0	0	0	161	177	0	0	0	0	0	0	0	0	338		338	
TOTAL Prior Approval sites, subject to s.106 (C3 uses: non-specialist)			0	0	0	0	0	0	0	161	177	0	0	0	0	0	0	0	0	338		338	
TOTAL HARD COMMITMENTS (C3 uses: non-specialist) (Large, Medium, Small & prior approval s.106. Excludes windfall allowance)			996	689	452	939	399	495	478	639	536	208	45	133	128	66	33	0	0	6236		6236	
SOFT COMMITMENTS (C3 USES: NON-SPECIALIST)																							
Windfall Allowance																							
Medium Windfall Allowance (C3 uses) (net)											37	77	77	77	77	77	77	77	77	653		6889	
Small Sites Completions/Windfall Allowance (C3 uses) (net)									24	24	24	24	24	24	24	24	24	24	24	264		264	
Total windfall allowance (Medium and small sites)			0	0	0	0	0	0	24	24	61	101	101	101	101	101	101	101	101	917		917	

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SITES WITH A RESOLUTION TO APPROVE, SUBJECT TO s.106 (C3 use: non-specialist)																							
Large sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialist)																							
Land at Amen Corner South, Binfield (SALP SA8). (relates to part of SALP allocation)	18/00242/OUT (hybrid, full permission for residential)												27	55	55	55	55	55	302		302	NS	
Bracknell Town Football Club, Bracknell (SALP Policy SA1)	23/00031/OUT												24	32	32				88		88	NS	
Bog Lane, Winkfield (SALP Policy SA3)	24/00122/FUL												10	25	24				59		59	NS	
Land at Hayley Green, Warfield (Policy WNP2)	24/00718/OUT												25	70	70	70			235		235	NS	
Total Large sites subject to s.106			0	0	0	0	0	0	0	0	0	0	86	182	181	125	55	55	684		684		
Medium sites with a resolution to approve, subject to S106 Agreements (C3 uses: non-specialist)																							
Garage Block (rear of Mostyn House), Merryhill Road, Bracknell	23/00501/FUL												11						11		11	NS	
Total Medium sites subject to s.106			0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	11		11		
Total sites (C3 use: non-specialist) subject to s.106 Agreements			0	0	0	0	0	0	0	0	0	0	97	182	181	125	55	55	695		695		
SITE ALLOCATION LOCAL PLAN SITES (C3 uses: non-specialist) (Residual balance, adjusted to take account of the position relating to commitments as at 31 March 2026)																							
SALP large sites (C3 uses)																							
Land at Amen Corner South, Binfield (SALP Policy SA8) (Residual balance)														49	75	75	75	75	349		349	NS	
Commercial Centre (The Depot) Bracknell Lane West, Bracknell (SALP Policy SA1)													15	50	50				115		115	NS	
Land North of Eastern Road, Bracknell (SALP Policy SA1) (Residual balance)													68	60	60				188		188	NS	
Broadmoor, Lower Broadmoor Road, Crowthorne (SALP Policy SA4)													25	75	75	35			210		210	NS	
Land at Warfield Area 1 (SALP SA9)													23	25	25				73		73	NS	
Land at Warfield Area 2 (SALP Policy SA9) (Residual balance)													25						25		25	NS	
Land at Warfield Area 3 (SALP Policy SA9)													50	100	100	100	104		454		454	NS	
Total SALP (large)			0	0	0	0	0	0	0	0	0	0	206	359	385	210	179	75	1414		1414		
SALP Medium Sites (C3 uses) (residual balance)																							
Land at Wood Lane, Binfield (SALP Policy SA3)													20						20		20	NS	
Albert Road Car Park, Bracknell (SALP Policy SA1)													40						40		40	NS	
White Cairn, Dukes Ride, Crowthorne (SALP Policy SA3)													16						16		16	NS	
Total SALP (medium)			0	0	0	0	0	0	0	0	0	0	76	0	0	0	0	0	76		76		
TOTAL SALP Sites			0	0	0	0	0	0	0	0	0	0	282	359	385	210	179	75	1490		1490		

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions						Projected Net Completions (April-March)														
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Total Net to 2036/37	Beyond the plan period	Overall total	Site Status (as at April 2026)
BRACKNELL FOREST LOCAL PLAN SITES (C3 uses: non-specialist) (Residual balance, adjusted to take account of the position relating to commitments as at 31 March 2026)																							
Local Plan Large sites (sites of 1 ha or more) (C3 uses)																							
Eastern Gateway Development Area, Bracknell (Town Square) (BRA7) (BFLP Policy LP9)													30	60	60	60			210		210	NS	
Southern Gateway Development Area, Bracknell Comprising: Jubilee Gardens, The Ring, Bracknell (BRA14) Land east of Station Way and north of Church Road (Southern Gateway), Bracknell (BRA15) Bus Station, Station Road, Bracknell (BRA17) (BFLP Policy LP10)													30	60	120	120	120	100	550	50	600	NS	
The Peel Centre and The Point, Skimped Hill Lane, Bracknell (BRA18) (Also see C3 specialist for 60 units, below) (BFLP Policy LP8)													100	0	140	160	100	100	600	300	900	NS	
Land east of Wokingham Road and south of Dukes Ride (Derby Field), Crowthorne (SAND5) (BFLP Policy LP7)													20	75	75	50			220		220	NS	
Land north of Herschel Grange, Warfield (WAR9) (BFLP Policy LP13)													-1	15	16				30		30	NS	
Total Large BFLP sites (C3 use)			0	0	0	0	0	0	0	0	0	0	179	210	411	390	220	200	1610	350	1960		
TOTAL SOFT COMMITMENTS (C3 uses: non-specialist) (windfall, s.106, PIP, SALP, Warfield NDP & BFLP)			0	0	0	0	0	0	24	24	61	101	101	684	922	1148	896	555	431	4947	350	5297	
GRAND TOTAL (C3 uses: non-specialist) Completions (Large, Medium and Small Sites) Projections (small Sites windfall allowance, medium Site windfall allowance, prior approvals subject to s. 106, s.106, SALP, WNP, BFLP)			996	689	452	939	399	495	502	663	597	309	146	817	1050	1214	929	555	431	11183	350	11533	

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions						Projected Net Completions (April-March)															
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Total Net to 2036/37	Beyond the plan period	Overall total	Site Status (as at April 2026)	
SPECIALIST HOUSING FOR OLDER PEOPLE																								
C3 SPECIALIST USES (housing with support within C3 use)																								
HARD COMMITMENTS (C3 specialist)																								
Binfield House, Terrace Road North, Binfield	21/00023/FUL				-3	-15	7	7											-4		-4	C		
Calcott, Rectory Close, Bracknell	20/01011/FUL			2															2		2	C		
Boyd Court Management Office, Downshire Way, Bracknell	21/00704/FUL				1														1		1	C		
TOTAL C3 SPECIALIST USES (housing for older people): Hard Commitments			0	2	-2	-15	7	7											-1		-1			
SOFT COMMITMENTS (C3 specialist) - sites with a resolution to approve, subject to S106 Agreements																								
No current commitments																								
Total s.106 (C3 specialist)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0			
SOFT COMMITMENTS (C3 specialist) - allocated sites																								
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP Policy SA4)														60					60		60	NS		
TOTAL C3 specialist - allocated sites			0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	60		60			
TOTAL C3 SPECIALIST USES: Soft Commitments (s.106 & allocated)			0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	60		60			
TOTAL C3 Specialist uses (hard and soft commitments)			0	2	-2	-15	7	7	0	0	0	0	0	60	0	0	0	0	59		59			
C2 USES (extra care)																								
HARD COMMITMENTS (extra care homes (self-contained units in C2 use))																								
No current commitments																								
TOTAL C2 Hard Commitments (extra care)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0			
HARD COMMITMENTS (residential care and nursing home bedspaces in C2 use)																								
(NB: for C2 uses, in line with the Housing Delivery Rule Book (December 2024), a ratio of 1.9 has been applied to the number of bedroom spaces to derive an equivalent number of dwellings, rounded to the nearest whole unit, for overall total) for projected completions for 2024/25 onwards. Completions prior to 2024/25 are based on the previous ratio (July 2018) of 1.8)																								
Holly Cottage, London Road, Popeswood Binfield (12 bed = 7 ratio)	18/00662/FUL (Allowed on Appeal)	12		6.67															7		7	C		
Land north of Cain Road, Binfield (SALP SA2) (Farley Gardens care home)	20/00947/FUL 24/00324/FUL	62						33											33		33	C		
(For C3 uses, see table above)																								
Heathlands Home For The Aged, Crossfell, Wildridings, Bracknell (Demolition of 41 bedspaces= 23 dwelling equivalent and 66 new bedspaces = 37 dwelling equivalent, net increase of 25 bedspace/14 dwellings)	19/01040/3	25	-22.70	36.70															14		14	C		
Land at former TRL Site, Nine Mile Ride, Crowthorne (SALP SA5) (80 bedspaces = 44 dwelling equivalent)	13/00575/OUT 18/01237/REM	80		44.44															44		44	C		
18 Heath Hill Road, Crowthorne (conversion of 23 bed spaces/13 dwelling equivalent to C3 use)	21/01052/FUL	23			-13.00														-13		-13	C		
(for C3 replacements, see table above)																								
St David's Nursing Home, Ascot Priory, Ascot Priory Road, Winkfield	20/00503/FUL	16								8									8		8	NS		
St Christopher's Care Home, Ascot Priory, Ascot Priory Road, Winkfield	20/00503/FUL	8								4									4		4	NS		
Former St Margaret Clitherow Roman Catholic Church, Ringmead, Bracknell	23/00560/FUL	72							38										38		38	UC		
TOTAL C2 Hard Commitments (care/nursing home)		128	-23	88	-13	0	0	33	38	12	0	0	0	0	0	0	0	0	135		135			
SOFT COMMITMENTS (C2 uses) subject to s.106																								
No current commitments																								
Total s.106 (C2 use)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0			

Site Address	Application Reference/s	No. Bedrooms (C2 use - net)	Actual Net Completions						Projected Net Completions (April-March)														
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	Total Net to 2036/37	Beyond the plan period	Overall total	Site Status (as at April 2026)
SOFT COMMITMENTS (C2 uses) SALP sites																							
Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (SALP SA4)	Not known at this stage	0																	0		0		
TOTAL C2 SALP sites		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0		
TOTAL C2 soft commitments		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0		
TOTAL care bed spaces C2 uses (Hard and Soft Commitments)		128	-23	88	-13	0	0	33	38	12	0	0	0	0	0	0	0	0	135		135		
TOTAL C2 USES (specialist housing for older people: extra care and care bedspaces)			-23	88	-13	0	0	33	38	12	0	0	0	0	0	0	0	0	135		135		
OVERALL TOTAL C2 & C3 SPECIALIST USES FOR OLDER PEOPLE		128	-23	90	-15	-15	7	40	38	12	0	0	0	60	0	0	0	0	194		194		
OTHER SPECIALIST RESIDENTIAL USES - C2a use																							
Old College, Royal Military Academy, Sandhurst	22/00726/FUL	59					31											31		31	C		
TOTAL OTHER SPECIALIST C2a USE			0	0	0	0	31	0	0	0	0	0	0	0	0	0	0	31		31			
OTHER SPECIALIST RESIDENTIAL USES - C2 use																							
Former Ladybank (Bridgewell Centre), Bracknell	23/00359/3	-20					-21	11										-10		-10	C		
TOTAL OTHER SPECIALIST USE C2 USE			0	0	0	0	-21	11	0	0	0	0	0	0	0	0	0	-10		-10			
OVERALL TRAJECTORY TOTAL (TOTAL C3, specialist housing for older people and other specialist uses)																							
			973	779	437	924	416	546	540	675	597	309	146	877	1050	1214	929	555	431	11398	350	11748	