Bracknell Forest Council

Planning Commitments for Housing at March 2026

Bracknell Forest Local Plan
Housing Monitoring Evidence
July 2026

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1 Summary

1.1 This document looks at commitments for housing within Bracknell Forest Borough, over the period 1st April 2025 to 31st March 2026.

1.2 The total net completions during the monitoring year was 546 units. This comprises 495 units in C3 (non-specialist) use [(1)], 7 units in C3 specialist use, and 44 units in C2 use (dwelling equivalent for bed spaces).[(2)]

1.3 It also includes 96 new build affordable homes (secured by Legal Agreements).[(3)]

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: 967 completed dwellings to date. During the 2025/26 monitoring year there were 210 completions. Phase 4A and 4B were wholly completed during the monitoring year. As at 31 March 2026, 11 units were under construction and 22 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. Construction on this phase has not started. 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.
- Policy SA9 - Land at Warfield (Area 2 Berkeley): 8 phases have been completed giving a total of 749 dwellings to date (684 Use Class C3 and 65 Use Class C3 Specialist). During the 2025/26 monitoring year, there were 20 completions. Phase 6 (Woodhurst Park) was wholly completed in the monitoring year. As at 31 March 2026, 1 dwelling remains not started on the rest of the area. In addition, a further Phase (10) has full permission for 39 units (which was wholly 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 347 (net) completions, with 74 in the monitoring year. As at 31 March 2026, there were 84 dwellings under construction. Warfield Area 1 Land Parcel 4 (Skylarks) was wholly completed during the monitoring year. Permission for Land Parcel 2 (part of the 305 dwelling permission relating to land east of Old Priory and west of Maize Lane) was granted permission during the monitoring year for 27 dwellings. A further 16 dwellings were granted permission on land rear of Warfield Priory.

1.5 Between the 1st April 2025 and 31st March 2026, Bracknell Forest Council permitted 381 net dwellings (Use Class C3 - non-specialist), across 23 sites (excluding section 73 and reserved matters permissions). Further dwellings have been permitted on sites that were already subject to outstanding permissions through approval of reserved matters and amendments to existing schemes.

1 See Table 9 'C3 (non-specialist) summary of hard and soft commitments by parish (net) (including Prior Approvals) (excludes C3S)'
2 SeeTable 10 'Summary of C3 specialist (C3S), C2 and C2a hard commitments by parish'
3 See Table 4 'C3 Affordable housing completions (secured through s106)'.

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

	1st April 2025 -31 March 2026					
	C3	C3 Specialist	C3 Prior Approvals	C2 (1.9 ratio)	C2a (1.9 ratio)	Total
Net completions	495	7	0	44	0	546
New permissions	41	0	340	0	0	381
Dwelling starts	143	0	0	0	0	143

2 Introduction

2.1 This document has been produced by Bracknell Forest Council. It summarises the results of the 2025/26 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 Where sites have a site area of 1 hectare of more they will be treated as a large site even if the proposal relates to less than 5 dwellings (this includes one for one replacement dwellings).

2.7 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.

2.8 This is the 8th year that such data has been included. Development falling within Use Class C2 is monitored by the number of bedspaces, [(4)] 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 [(5)] and now includes an updated ratio of 1.9. This takes account of the results of the 2021 Census. The new ratio has been applied to commitments and completions for the period 2024/25 onwards.

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

5 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 2026 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. Please note that the application references indicated in brackets shown below are suffixes used by BFC prior to the introduction of a new planning applications management system in 2026, so will be reflected in older data, and this housing commitments documents. Going forwards, application format will be 'PA/year/application number'. Future documents will identify in brackets whether a new permission is full, outline, prior approval etc within the application reference column. Definitions relating to the various application types remain unchanged:

- **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 development are granted planning permission subject to certain conditions. This is known as the prior approval procedure. The purpose of this process is to seek confirmation that specific aspects of a proposed development 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 as being suitable for development in principle.

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 - SALP and the Bracknell Forest Local Plan - BFLP) 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)- age restricted general market housing, and 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 (housing with care) will also 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. [(6)]. Use Class C2a relates to development which provides secure residential

6 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 2025 and 31st March 2026 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 2026: 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 2026 (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 2026.

- Outstanding: dwellings under construction and not started at 31 March 2026, 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:

- 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 (non-specialist)

5.1 The net completion of 495 Use Class C3 dwellings, across large, medium and small sites in the Borough over the past year represents an increase on the previous year (399 net C3 use dwellings were completed between April 2024 and March 2025). The 1st April 2025 (updated June 2025) housing trajectory predicted a similar completions figure for C3 use during 2025/26. [7]. This represents an increase on the previous year and is primarily due to the former TRL "Bucklers Park" Phase 4A (105 dwellings) and Land north of Cain Road (SALP Policy SA2) (50 dwellings) being wholly complete.

5.2 At the end of the monitoring year (31st March 2026) for C3 sites (including prior approval sites), 905 net dwellings were under construction. This represents a decrease on the previous year (1,206 at March 2025). There were 494 dwellings under construction on 'large' sites compared with 803 last year. Activity on SALP sites such as the former TRL site and Warfield has been high with over 300 units being completed between them during the monitoring year, thereby reducing the number of units under construction compared to the previous monitoring year. There were 384 dwellings under construction on medium sites compared with 300 last year.

5.3 The completions figure includes 96 affordable homes (secured by legal agreements). This is an increase on the 43 completions recorded during the previous monitoring year.[8]

5.4 86% of dwellings (404 units) completed (on both large and medium sites during 2025/26) were allocated in the SALP.[9]

5.5 There were 381 newly permitted dwellings on large, medium and small sites [10]. Notable large and medium sites gaining permission were:

- Land south of London Road, Binfield (Eastern Field) (BFLP Policy LP25): 10 dwellings
- Land rear of Warfield Priory, Warfield: 16 dwellings
- Lily Hill House, Bracknell (prior approval): 33 dwellings
- Columbia Centre, Bracknell (prior approval): 76 dwellings
- 5, 6, 7, 8 Arlington Square, Bracknell (prior approval): 205 dwellings (total)

5.6 A further 3,888 dwellings have been accepted in principle (soft commitments). This is slightly higher than than the figure for last year (3,855) due to an increase in the number of permission accepted in principle subject to a decision and pending section 106 agreements. [11]

7 www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring/housing-monitoring
8 See: Table 4 'C3 Affordable housing completions (secured through s106)'
9 See: Table 6 'C3 (non-specialist) large and medium completions by site'
10 This figure does not include Reserved Matters (REM), Section 73 permissions, C2, C2a and C3 Specialist (C3S)
11 See Table 8 'C3 (non-specialist) outstanding commitment (net) (including Prior Approvals) (excludes C3S)'

- 698 of these dwellings are developments for which approval has been indicated subject to the completion of a Section 106 Agreement (excludes prior approval applications) [12]
- 3,150 of these dwellings are on sites which have been identified in an adopted Plan (Bracknell Forest Local Plan or Site Allocations Local Plan) [13]

12 Table 9 'C3 (non-specialist) summary of hard and soft commitments by parish (net) (including Prior Approvals) (excludes C3S)'

13 Table 16 'Developments which have been identified in the adopted Bracknell Forest Local Plan (C3 use (non-specialist) soft commitments)' and Table 17 'Developments which have been identified in the Site Allocations Local Plan (C3 use (non-specialist) soft commitments)'

Use Class C3 Specialist (C3S)

5.7 There were no new applications this year. Binfield House, Terrace Road North was wholly completed during the monitoring year (7 units).[14].

5.8 Whilst 60 units are included in SALP Policy SA4 - Broadmoor Hospital, Crowthorne under the soft commitments, no formal application has been submitted [15]

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.

5.10 During the monitoring year there were 44 dwelling equivalent completions (33 on land north of Cain Road, and 11 at Ladybank/Bridgewell Centre). [16]

5.11 There were no new permissions approved for Use Class C2 Specialist housing during the monitoring year.

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 [17]

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 [18].

Prior Approval applications

5.14 During the monitoring year there were 8 prior approval permissions on large and medium sites, totaling 338 dwellings, plus 2 units on a small site.[19].

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

14 Table 19 'Specialist housing within Use Class C3S (hard commitments)'
15 Table 21 'Specialist housing for Use Class C2 & C3S (soft commitments)'
16 Table 18 'Specialist Housing within Use Class C2 (Hard Commitments)' and Table 20 'Specialist housing C2 (not for the care of older people) (hard commitments)'
17 Table 21 'Specialist housing for Use Class C2 & C3S (soft commitments)'
18 Housing monitoring | Bracknell Forest Council
19 Table 14 'Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (C3 (non-specialist) hard commitment)'

Figure 1 Net Completions 2006-2026

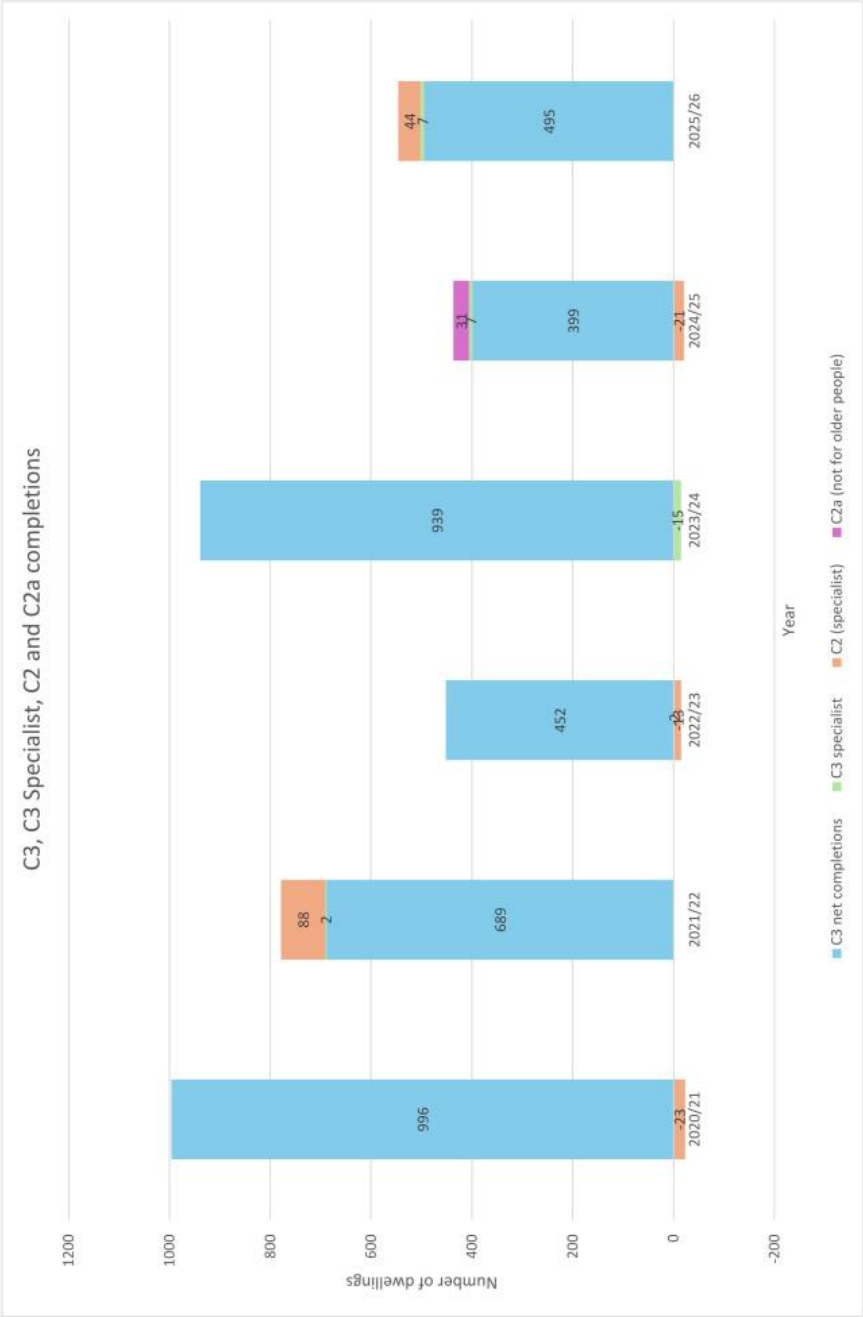
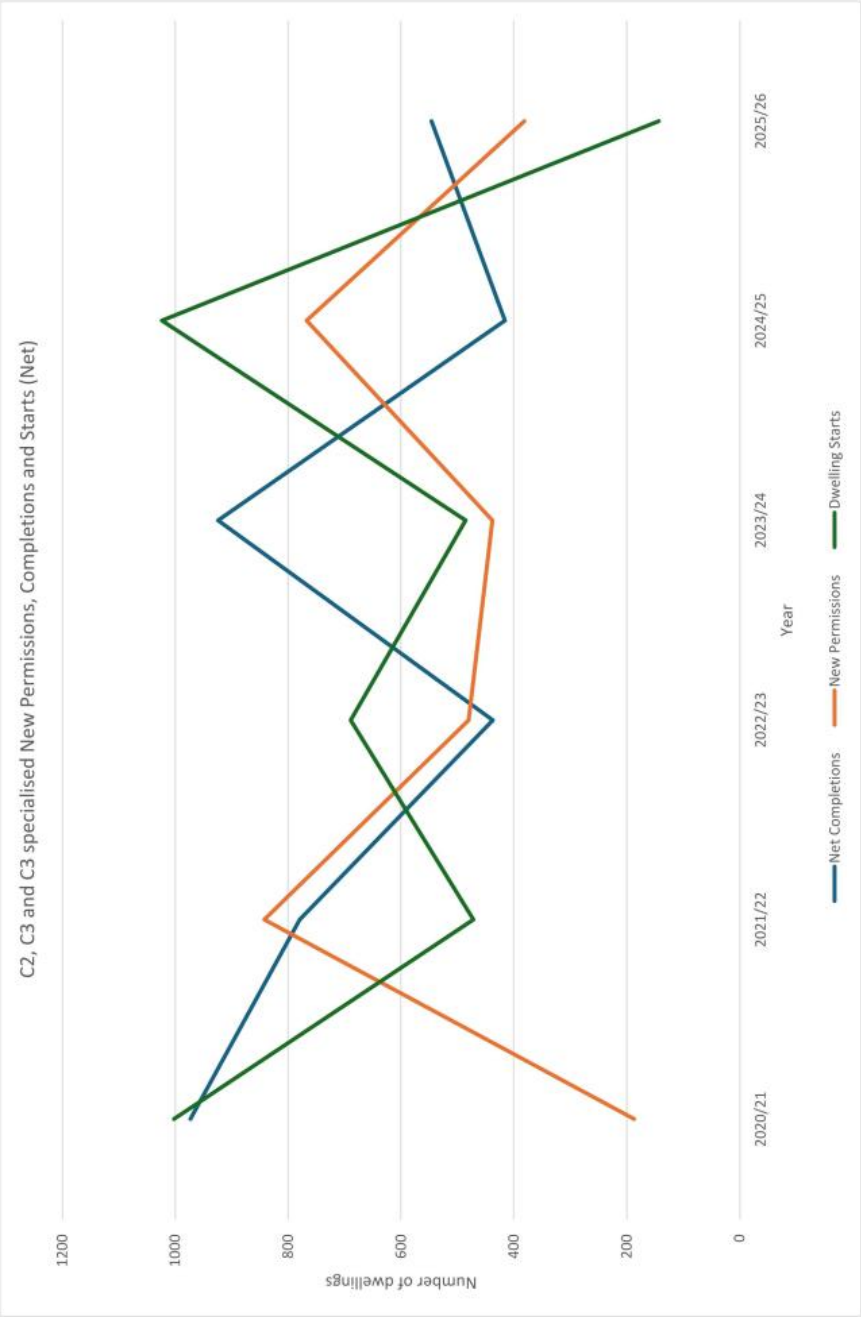


Figure 2 New Permissions, Starts and Completions (Net) 2006-2026



6 Summary Tables

6.1 The following tables relate to Use Classes C3 (non-specialist), prior approvals (relating to C3 - non-specialist), and specialist uses in C3S, C2, C2a, as described in the title.

Table 2 C3 (non-specialist) summary of completed demolitions, conversions & change of use by site size

	1ha or over (Large)	Under 1ha		Total
		5 or more dwellings (Medium)	Under 5 dwellings (Small)	
Demolitions	0	-41	-4	-45
Conversions (inc. LDCs)	0	0	7	7
Change of use	0	14	0	14
Total	0	-27	3	-24

Table 3 C3 (non-specialist) lapsed permissions

Site size	Address	Permission ref.	New build	Demolition	COU/Conv	Net
Small	Grantmoor, Stoney Road, Bracknell	20/00126/FUL	5	-1	0	4
Small	Jack O'Newbury, Terrace Road North	15/00401/FUL	0	0	1	1
Small	Crowthorne Smiles Dental Practice, Crowthorne	20/01059/FUL	0	0	2	2
Small	The New Leathern Bottle, Winkfield	21/00925/FUL	0	0	1	1
Medium	The Former Mango Tree, 63 Church Street, Crowthorne	21/00217/FUL	8	0	0	8
Medium	Parkfield House, Crowthorne	21/00317/PAC	5	0	0	5
Total			18	-1	4	21

Table 4 C3 Affordable housing completions (secured through s106)

Site	Permission reference	Number of affordable dwellings
Land North of Tilehurst Lane and West of South Lodge, Binfield	17/01174/OUT 21/00507/REM	10
Land North of Cain Road (SALP Policy SA2), Binfield	20/00947/FUL	15
Norbury (Alexander Gardens), Binfield	19/00767/FUL	6
Land at Former TRL (Bucklers Park) Phase 4A, Crowthorne (Part of SALP SA5)	13/00575/OUT 22/00138/REM	17
Land at Former TRL (Bucklers Park) Phase 4B, Crowthorne (Part of SALP SA5)	13/00575/OUT	6

Site	Permission reference	Number of affordable dwellings
	22/00913/REM	
Land at Former TRL (Bucklers Park) Phase 5A, Crowthorne (Part of SALP SA5)	13/00575/OUT 22/01043/REM	10
Warfield Area 2 Phase 10 (Part of SALP SA9)	22/00272/FUL	10
Land West of Maize Lane and East of Old Priory Lane (Warfield Area 1), Land Parcel 3 (Part of SALP SA9)	20/00214/OUT 22/00578/REM	22
Total		96

Table 5 C3 completions summary (including Prior Approvals and C3 specialist uses - C3S)

	New build	Demolition	Conversion/COU	Total (Net)
1ha or over (Large)	466	0	0	466
Under 1ha, 5 or more dwellings (Medium)	29	-41	14	2
Under 1ha, under 5 dwellings (Small)	24	-4	7	27
Prior Approval sites (decision granted) pending s.106 in relation to habitat mitigation/occupation (hard commitment)	0	0	0	0
Specialist housing within Use Class C3S	0	0	7	7
Total	519	-45	28	502

Table 6 C3 (non-specialist) large and medium completions by site

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
Medium	Bracknell	Bay House	22/00276/FUL	-41
Medium	Crowthorne	Manhattan House	23/00757/PAE	6 [+]
Medium	Crowthorne	18 Heath Hill Road North	21/01052/FUL	8 [+]
Medium	Winkfield	Westwood House	24/00297/FUL	20 [+]
Medium	Winkfield	Squirrels, North Street	21/00517/FUL	3
Medium	Winkfield	Highveld, Coronation Road	21/00611/FUL	6 [+]
Medium Total				2
Large	Binfield	Land North of Tilehurst Lane	17/01174/OUT	31 [+]

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
		"Deanfield Rise"	21/00507/REM	
Large	Binfield	Norbury "Alexander Gardens" (SALP Policy SA8)	19/00767/FUL	19 [+]
Large	Binfield	Land North of Cain Road (SALP Policy SA2)	20/00947/FUL	50 [+]
Large	Bracknell	The former Beaufort Park offices "The Evergreens"	17/01123/OUT 21/00104/REM	18 [+]
Large	Bracknell	The Hideout "Badgerwood Park"	18/00562/CLPUD	5
Large	Crowthorne	The former TRL, "Bucklers Park" Phase 4A (SALP Policy SA5)	13/00575/OUT 22/00138?REM	105 [+]
Large	Crowthorne	The former TRL, "Bucklers Park" Phase 4B "The Brook" (SALP Policy SA5)	13/00575/OUT 22/00913/REM	35 [+]
Large	Crowthorne	The former TRL, "Bucklers Park" Pase 5A "The Heights" (SALP Policy SA5)	13/00575/OUT 22/01043/REM	70
Large	Warfield	Land West of Maize Lane and East of Old Priory Lane Warfield Area 1, Land Parcel 4, "Skylarks" (SALP Policy SA9)	20/00214/OUT 22/00314/REM	7 [+]
Large	Warfield	Land West of Maize Lane and East of Old Priory Lane	20/00214/OUT 22/00578/REM	51

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
		Warfield Area 1, Land Parcel 3, "Maize Gardens at Willow Green" (SALP Policy SA9)		
Large	Warfield	Land North of Harvest Ride and South of Forest Road and East of West End Lane Warfield Area 2, Phase 6, "Woodhurst Park" (SALP Policy SA9)	13/01007/OUT 18/00396/REM	20 [+]
Large	Warfield	Land North of Harvest Ride and South of Forest Road and East of West End Lane Warfield Area 2, Phase 10 (SALP Policy SA9)	13/01007/OUT 20/00272/FUL	10 [+]
Large	Warfield	Land South and West of 2 Fairclough Farm Cottages, Watersplash Lane, "Larks Hill Meadow" (SALP Policy SA9)	19/00908/FUL	2
Large	Warfield	Land South of Forest Road, Newell Green "Orchids Court" (includes SALP Policy SA1)	21/00592/FUL	14
Large	Winkfield	Land adjoining Warfield Park, Long Hill Drive "The Paddocks"	15/00393/FUL	8
Large	Winkfield	The former Palm Hills Estate, London Road "Palm Hills Crescent" (SALP Policy SA3)	19/00847/OUT 21/00772/REM	21
Large total				466

Size	Parish	Site	Permission ref.	No of completed dwellings (net) (during monitoring period) (1)
Total				468

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	16	24	0	0	97	45	0	0	466	67	44	0
Demolitions	0	-4	0	0	0	0	0	0	0	-45	0	0
Conversions & COU	0	5	0	0	0	1	0	0	0	7	0	7
Prior Approval	0	340	0	0	0	0	0	0	0	0	0	0
Total (net)	16	365	0	0	97	46	0	0	466	29	44	7

Table 8 C3 (non-specialist) outstanding commitment (net) (including Prior Approvals) (excludes C3S)

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)	1433	684	0	3349 **(1)**
Under 1ha, 5+ dwellings (Medium sites)	495	11	338	76
Under 1ha, under 5 units (Small sites)	76	3	2	0
TOTAL	2004	698	340	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 (non-specialist) summary of hard and soft commitments by parish (net) (including Prior Approvals) (excludes C3S)

Parish	C3 and Prior Approval (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	101	0	0	101	7	150	0	53	1	4	0	0	302
Bracknell	29	-41	0	-12	375	203	366	38	5	5	0	332	158
Crowthorne	213	-2	20	231	11	112	0	13	2	5	0	0	0
Sandhurst	3	0	0	3	0	0	0	0	4	6	0	0	1
Warfield	108	0	1	109	84	309	0	0	3	7	0	6	237
Winkfield	65	-2	0	63	17	165	18	7	13	12	0	0	1
Total	519	-45	21	495	494	939	384	111	28	39	0	228	699

Table 10 Summary of C3 specialist (C3S), C2 and C2a hard commitments by parish

	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	7	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0
Bracknell	0	0	0	0	0	38	0	38	11	0	0	0	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	0	0	0	0
Warfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Winkfield	0	0	0	0	0	0	12	12	0	0	0	0	0	0	0	0
Total	7	0	0	0	33	38	12	50	11	0	0	0	0	0	0	0

7 Detailed Schedules of Housing Sites

Table 11 Detailed schedule for large housing sites in C3 (non-specialist) use (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 2026 Q4	Under construction at March 2026 Q4 (1)	Not started at March 2026 Q4 (2)	Outstanding at March 2026 Q4 (1+2)	Description
Binfield	Land north of Tilehurst Lane and west of South Lodge RG42 5JS (Deanfield Rise)	Allowed on Appeal 21/00507/REM	None	3.37	GF	T3	New Build	40	10	40	0	0	0	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	40	0	0	0	**(31) New (0) Demolition (0) CoU/Conv (31) Net** **Site complete Q3 January 2026**
Binfield	Land North of Cain Road (SALP Policy SA2) RG12 1HN	20/00947/FUL	n/a	3.4	GF	T1	New Build	50	15	50	0	0	0	Developer: Howarth Homes
							Demolition	0		0	0	0	0	Erection of 68 bed care home (Class C2) with garden, parking and dedicated access off Tumpike 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	50	0	0	0	**(50) New (0) Demolition (0) CoU/Conv (50) Net** **Site complete Q4 March 2026**
Binfield	Norbury, London Road (SALP Policy SA8) (Alexander Gardens) RG42 4BS	19/00767/FUL	None	0.7	GF	T1	New Build	21	6	21	0	0	0	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 show homes complete September 2023)
							CoU/Conv	0		0	0	0	0	
							Net	20	6	20	0	0	0	**(19) New (0) Demolition (0) CoU/Conv (19) Net** **Site complete Q3 January 2026**
Binfield	Land Adjoining Coppid Beech House, South Of London Road (SALP policy SA8) (off Summer Chase)	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	Site Complete Q4 March 2024
		SALP policy SA8					New Build	75	19	75	0	0	0	
							Demolition	-1		-1	0	0	0	
							CoU/Conv	0		0	0	0	0	
							Net	74	19	74	0	0	0	
Binfield	Land at Junction of Wood Lane and Forest Road, Wood Lane (RG42 4NS) (BFLP Policy LP11) (Monarchs View)	23/00488/FUL	n/a	1.85	GF	T3	New Build	38	13	0	7	31	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 infrastructure
							CoU/Conv	0		0	0	0	0	
							Net	38	13	0	7	31	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**	**322**	**99**	**165**	**7**	**150**	**157**	

							Demolition	**-1**		**-1**	**0**	**0**	**0**	
							CoU/Conv	**0**		**0**	**0**	**0**	**0**	
							Net	**321**	**99**	**164**	**7**	**150**	**157**	
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	67	3	0	3	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		67	3	0	3	**(5) New (0) Demolition (0) CoU/Conv (5) Net**
Bracknell	The former Beaufort Park Offices, South Road (The Evergreens) RG40 3GD	25/00479/FUL (s.73)	17/01123/OUT Allowed on Appeal 21/00104/REM	3.3	PDL	T1	New Build	68	8	68	0	0	0	Developer; Taylor Wimpey West London PLC
							Demolition	0		0	0	0	0	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.
							CoU/Conv	0		0	0	0	0	
							Net	68		68	0	0	0	**(18) New (0) Demolition (0) CoU/Conv (18) Net** **Site complete Q1 June 2025**
Bracknell	Beaufort Park, Nine Mile Ride South Road (BFLP Policy LP6) RG30 3DN	23/00767/FUL	n/a	31.18	GF	T1	New Build	226	113	0	23	203	226	Developer: Hill Group
							Demolition	0		0	0	0	0	Erection of 226 dwellings including associated on-site SANG with an access route, open space and pedestrian/cycle connections
							CoU/Conv	0		0	0	0	0	
							Net	226		0	23	203	226	(0) New (0) Demolition (0) Coun/Conv (0) Net
Bracknell	Bracknell Beeches, Old Bracknell Lane West (SALP Policy SA1)	24/00811/FUL (s.73)	21/00701/FUL 23/00438/FUL (s.73) 24/00636/FUL (s.73)	1.76	PDL	T1	New Build	349	43	0	349	0	349	Developer: Weston Homes
							Demolition	0		0	0	0	0	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
							CoU/Conv	0		0	0	0	0	
							Net	349		0	349	0	349	(0) New (0) Demolition (0) CoU/Conv (0) Net
		Bracknell total					**New Build**	**713**	**164**	**135**	**375**	**203**	**578**	
							Demolition	**0**	**0**	**0**	**0**	**0**	**0**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**713**	**164**	**135**	**375**	**203**	**578**	
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	0	0	0	0	0	0	Developer: Legal and General Property Partners (Life Fund) Ltd
							Demolition	0		0	0	0	0	Outline permission (including details of access from Nine Mile Ride and Old Wokingham 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
							CoU/Conv	0		0	0	0	0	
							Net	0	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Phase 1 (Woodland Edge)	17/00401/REM	n/a	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 1A for 207 dwellings, pursuant to outline planning permission

							CoU/Conv	0		0	0	0	0	1) for 207 dwellings, pursuant to outline planning permission 13/00575/OUT
							Net	207	21	207	0	0	0	Phase complete March 2022 (Q4)
Crowthorne	Phase 1A (adjoining restaurant)	19/00791/REM	n/a	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	n/a	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	n/a	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	
														Phase completed December 2024 (Q3)
							Net	120	13	120	0	0	0	Phase complete December 2024 (Q3)
Crowthorne	Phase 4A	22/00138/REM	n/a				New Build	169	17	169	0	0	0	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	169	0	0	0	**(105) New (0) Demolition (0) CoU/Conv (105) Net Site complete Q3 January 2026**
Crowthorne	Phase 4B (The Brook)	22/00913/REM	n/a				New Build	63	6	63	0	0	0	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 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.
							CoU/Conv	0	0	0	0	0	0	

							Net	63	6	63	0	0	0	**(35) New (0) Demolition (0) CoU/Conv (35) Net** **Site complete January 2026**
	Phase 5A 'The Heights'	22/01043/REM	n/a				New Build	111	10	78	11	22	33	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	78	11	22	33	**(70) New (0) Demolition (0) CoU/Conv (70) Net**
Land at Former TRL Site, Nine Mile Ride (SALP Policy SA5)							New Build	1000	100	967	11	22	33	
							Demolition	0	0	0	0	0	0	
							Cou/Conv	0	0	0	0	0	0	
							Net	1000	100	967	11	22	33	
Crowthorne	Phase 5B	22/01051/FUL	n/a		PDL	T2	New Build	90	32	0	0	90	90	Developer: Cala Homes (Thames)
							Demolition	0	0	0	0	0	0	The provision of 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**	**967**	**11**	**112**	**123**	
							Demolition	**0**	**0**	**0**	**0**	**0**	**0**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**1090**	**132**	**967**	**11**	**112**	**123**	
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**	
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
							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 2 Yorsey 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 2, comprising 93 dwellings and public open space, pursuant to

	(Phase 3 Yarrow Hill)						CoU/Conv	0		0	0	0	0	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
							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	58	40	58	0	0	0	Developer: Berkeley Group
							Demolition	0		0	0	0	0	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.
							CoU/Conv	0		0	0	0	0	
							Net	58		58	0	0	0	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	49	0	49	0	0	0	Developer: Berkeley Group
							Demolition	0		0	0	0	0	Details of access, appearance, landscaping, layout and scale for Phase 4B comprising 49 dwellings with associated parking, roads and temporary turning facilities.
							CoU/Conv	0		0	0	0	0	
							Net	49		49	0	0	0	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	121	0	121	0	0	0	Developer: Berkeley Group
							Demolition	0		0	0	0	0	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.
							CoU/Conv	0		0	0	0	0	
							Net	121		121	0	0	0	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	80	0	80	0	0	0	Developer: Berkeley Homes
							Demolition	0	0	0	0	0	0	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.
							CoU/Conv	0	0	0	0	0	0	
							Net	80	0	80	0	0	0	**(20) New (0) Demolition (0) CoU/Conv (20) Net Site complete Q2 September 2025/26**
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	77	0	77	0	0	0	Developer: Berkeley Homes
							Demolition	0	0	0	0	0	0	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.
							CoU/Conv	0	0	0	0	0	0	
							Net	77	0	77	0	0	0	Phase 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	42	0	42	0	0	0	Developer: Berkeley Homes
							Demolition	0	0	0	0	0	0	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.
							CoU/Conv	0	0	0	0	0	0	
							Net	42	0	42	0	0	0	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	77	0	77	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.
							Demolition	0	0	0	0	0	0	
							CoU/Conv	0	0	0	0	0	0	
							Net	77	0	77	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net Phase complete September 2024
Land at Warfield (SALP Policy SA9 - Area 2)							New Build	685	40	684	0	1	1	
							Demolition	0	0	0	0	0	0	

							CoU/Conv	0	0	0	0	0	0	
							Net	685	40	684	0	1	1	
Warfield	Land North Of Harvest Ride and East Of West End Lane, Warfield (Phase10) (20-58 Woodward Lane)	20/00272/FUL	n/a	1.53	GF	T1	New Build	39	10	39	0	0	0	Developer; Berkeley Homes (Oxford & Chiltern) Ltd.
							Demolition	0	0	0	0	0	0	Permission for Phase 10 of the land north of Harvest Ride for residential development comprising 39 dwellings with associated access, parking, landscaping and associated infrastructure.
							CoU/Conv	0	0	0	0	0	0	
							Net	39	10	39	0	0	0	**(10) New (0) Demolition (0) CoU/Conv 1(10) Net** **Site complete Q1 June 2025**
Warfield	Land East Of Avery Lane and North Of Watersplash Lane (Orchids Place) (SALP Policy SA9 - Area 1)	23/00660/FUL* (s.73)	16/01195/FUL 22/00458/FUL - Land to rear of 3 Crozier Way	4.8	GF	T1	New Build	116	29	115	1	0	1	Developer; Redrow
							Demolition	0	0	0	0	0	0	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.
							CoU/Conv	0	0	0	0	0	0	
							Net	116	29	115	1	0	1	(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	52	13	52	0	0	0	Developer: Bovis/Linden Homes
							Demolition	0	0	0	0	0	0	Erection of 52 no. dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green.
							CoU/Conv	0	0	0	0	0	0	
							Net	52	13	52	0	0	0	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	43	11	43	0	0	0	Developer: Millgate Homes
							Demolition	-1	0	-1	0	0	0	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.
							CoU/Conv	0	0	0	0	0	0	
							Net	42	11	42	0	0	0	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	7	0	2	5	0	5	Developer: Red Rose Developments
							Demolition	0	0	0	0	0	0	Erection of 7 no. dwellings consisting of 2no. 1 bedroom maisonettes, 4no. 3 bedroom and 1no. 4 bedroom dwellings.
							CoU/Conv	0	0	0	0	0	0	
							Net	7	0	2	5	0	5	**(2) New (0) Demolition (0) CoU/Conv (2) 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	9	2	9	0	0	0	Developer: Nicholas King Homes
							Demolition	0		0	0	0	0	Erection of 9 dwellings with associated access, parking and landscaping
							CoU/Conv	0		0	0	0	0	
							Net	9	2	9	0	0	0	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	46	11	0	0	46	46	Developer: Danescroft, Taylor Wimpey, Sears, Corser and Seatons
							Demolition	0		0	0	0	0	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.
							CoU/Conv	0		0	0	0	0	
							Net	46	11	0	0	46	46	(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	12	3	0	0	12	12	Developer: Belgrave Homes Ltd
							Demolition	0	0	0	0	0	0	Reserved Matters 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
							CoU/Conv	0	0	0	0	0	0	
							Net	12	3	0	0	12	12	(0) New (0) Demolition (0) Coun/Conv (0) Net

Warfield	Land East of Old Priory Lane and West of Maize Lane (Land Parcel 2)	24/00683/REM*	20/00214/OUT	1.74	GF	T1	New Build	27	7	0	0	27	27	Developer: Mr Seaton
							Demolition	0	0	0	0	0	0	Reserved Matters permission relating to layout, scale, appearance in respect to the erection of 27 dwellings pursuant to outline permission 20/00214/FUL (includes details pursuant to Conditions 16, 23, 25, 26, 27 and 29.
							CoU/Conv	0	0	0	0	0	0	
							Net	27	7	0	0	27	27	(0) New (0) Demolition (0) CoU/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	45	12	45	0	0	0	Developer: Taylor Wimpey West London
							Demolition	0	0	0	0	0	0	Reserved matters relating to scale, layout appearance and landscaping in respect of 45 dwellings pursuant to outline planning permission 20/00214/OUT.
							CoU/Conv	0	0	0	0	0	0	
							Net	45	12	45	0	0	0	**(7) New (0) Demolition (0) CoU/Conv (7) Net** **Site complete Q1 June 2025**
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	175	43	61	57	57	114	Developer: Taylor Wimpey West London
							Demolition	0	0	0	0	0	0	Reserved Matters 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).
							CoU/Conv	0	0	0	0	0	0	
							Net	175	43	61	57	57	114	**(51) New (0) Demolition (0) CoU/Conv (51) Net**
Warfield	Land South Of Forest Road Newell Green (includes SALP SA1 site) (Orchids Court)	21/00592/FUL	n/a	2.06	PDL	T1	New Build	43	9	22	21	0	21	Developer: Redrow Homes
							Demolition	-1	0	-1	0	0	0	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)
							CoU/Conv	0	0	0	0	0	0	
							Net	42	9	21	21	0	21	**(14) New (0) Demolition (0) CoU/Conv (14) Net**
Warfield	Land at Priory Fields, Newell Green (Part of Warfield Area 1, SALP Policy SA9	22/00150/OUT	n/a		GF	T1	New Build	150	0	0	0	150	150	Developer: JP Flynn
							Demolition	0	0	0	0	0	0	Outline permission 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.
							CoU/Conv	0	0	0	0	0	0	
							Net	150	0	0	0	150	150	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Land rear of Warfield Priory. Warfield Street, RG42 6AN	24/00013/FUL*	n/a	1.43	PDL	T1	New Build	16	6	0	0	16	16	Developer: Escrillon Properties Ltd
							Demolition	0	0	0	0	0	0	Demolition of existing garage and construction of 16 dwellings with associated access, parking, amenity and landscaping
							CoU/Conv	0	0	0	0	0	0	
							Net	16	6	0	0	16	16	(0) New (0) Demolition (0) CoU/Conv (0) Net
Land at Warfield Area 1 (SALP Policy SA9)							New Build	741	146	349	84	308	392	
							Demolition	-2	0	-2	0	0	0	
							CoU/Conv	0	0	0	0	0	0	
							Net	739	146	347	84	308	392	
Warfield total							**New Build**	**1465**	**196**	**1072**	**84**	**309**	**393**	
							Demolition	**-2**	**0**	**-2**	**0**	**0**	**0**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**1463**	**196**	**1070**	**84**	**309**	**393**	

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 Net	82 0 0 82	0	8 0 0 8	17 0 0 17	57 0 0 57	74 0 0 74	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. **(8) New (0) Demolition (0) CoU/Conv (8) Net**
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 Demolition CoU/Conv Net	81 -2 0 79	0	24 -2 0 22	0 0 0 0	57 0 0 57	57 0 0 57	Developer: Shanly Homes 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) **(21) New (0) Demolition (0) CoU/Conv (21) Net**
Winkfield	St Christopher's Care Home, Ascot Priory, Priory Road, SL5 8RT	20/00503/FUL	20/00504/LB	17	PDL	GB	New Build Demolition CoU/Conv Net	10 0 0 10	0	0 0 0 0	0 0 0 0	10 0 0 10	10 0 0 10	Developer: Ascot Priory Conversion of South Wing (religious retreat) to provide 7no. 2-bed flats and 3no. 1 bed flats (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land at White Gates, Mushroom Castle, Winkfield Row, RG42 7PL (BFLP Policy LP14)	19/00009/OUT	n/a	1.98	PDL		New build Demolition CoU/Conv Net	42 -1 0 41	0	0 0 0 0	0 0 0 0	42 -1 0 41	42 -1 0 41	Developer: Mr Andrew Yeardley Outline permission 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. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield total							**New Build**	**215**	**0**	**32**	**17**	**166**	**183**	
							Demolition	**-3**	**0**	**-2**	**0**	**-1**	**-1**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**212**	**0**	**30**	**17**	**165**	**182**	
TOTAL for Large sites							**New Build**	**3805**	**591**	**2371**	**494**	**940**	**1434**	
							Demolition	**-6**	**0**	**-5**	**0**	**-1**	**-1**	
							CoU/Conv	**0**	**0**	**0**	**0**	**0**	**0**	
							Net	**3799**	**591**	**2366**	**494**	**939**	**1433**	

Table 12 Detailed schedule for medium housing sites in C3 (non-specialist) use (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 2026 Q4	Under construction at March 2026 Q4 (1)	Not started at March 2026 Q4 (2)	Outstanding at March 2026 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	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	
							Net	33		0	0	33	33	(0) New (0) Demolition (0) CoU/Conv (0) Net
Binfield	Fines Bayliwick House Hotel, London Road, RG42 4AB	22/00504/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	The conversion and erection of extension to provide 11 no.2 bedroom apartments following the demolition of extensions to the building (11 new build, -1 loss of existing dwelling) [Application constitutes a resubmission of refused planning application 21/00460/FUL]
							CoU/Conv	-1		0	0	-1	-1	
							Net	10		0	0	10	10	(0) New (0) Demolition) (0) CoU/Conv (0) Net
Binfield	Land south of London Road (Eastern Field), London Road, (BFLP Policy LP15 BIN12) RG42 4BS	23/00762/OUT*	n/a	0.31	PDL		New Build	10		0	0	10	10	Developer: Wilson Developments Ltd
							Demolition	0		0	0	0	0	Outline permission for up to 10 dwellings (means of access to be determined, all other matters reserved)
							CoU/Conv	0		0	0	0	0	
							Net	10		0	0	10	10	(0) New (0) Demolition (0) CoU/Conv (0)Net
Binfield	**Binfield**						New Build	54	8	0	0	54	54	
							Demolition	0	0	0	0	0	0	
							CoU/Conv	-1	0	0	0	-1	-1	
							Net	53	8	0	0	53	53	
Bracknell	Land adj Birch Hill Medical Centre, Leppington RG12 7WW	09/00141/FUL	n/a	0.1	GF	T1	New Build	7	0	0	7	0	7	Developer: Kingfisher Residential.
		12/00492/EXT					Demolition	0		0	0	0	0	Erection of 2 no. two bed flats and 5 no. one bed flats. (Development commenced: site fenced off/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, Kaymet 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 ancillary 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)	16/00626/FUL 20/00958/LDC		0.34	PDL	T1	New Build	60	0	0	60	0	60	Developer: Glenmore Residential Limited

	(Part of SALP Policy SA1) RG12 2UP	22/00952/LDC					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. Certificate of lawful development (22/00592/LDC) - confirming implementation of 16/00626/FUL issued 18 January 2023).
							CoU/Conv	0		0	0	0	0	
							Net	60		0	60	0	60	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Former Bus Station Site, Market Street (Brickmark 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 permission (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)) delivered across three blocks of accommodation [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated works including 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	21/01090/FUL	n/a	0.24	PDL	T1	New Build	6	0	0	0	6	6	Developer: Equinox Living
							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	25/00288/FUL (s	22/00317/FUL	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	Bay House, Bay Road, RG12 2NJ	25/00061/FUL (s.73)* 25/00293/FUL (s.73)*	22/00276/FUL	0.27	PDL	T1	New Build	32	32	0	32	0	32	Developer: Abri Homes
							Demolition	-41		-41	0	0	0	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.
							CoU/Conv	0		0	0	0	0	

										-41	32	0	32	**(0) New (-41) Demolition (0) Coun/Conv (-41) Net Demolition complete Q4 March 2026**
							Net	-9						
Bracknell	One The Braccans, London Road, RG12 2XH	24/00141/PAE	n/a	0.35 MEDIUM	PDL	T1	New Build	0	0	0	0	0	0	Developer: BMR Edgware
							Demolition	0		0	0	0	0	Prior approval for change of use of commercial (Use Class E, 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, RG12 2XH	24/00163/PARC	24/00141/PAE	0.35 MEDIUM	PDL	T1	New Build	26	0	0	26	0	26	Developer: BMR Edgware
							Demolition	0		0	0	0	0	Prior approval for the construction of a double storey roof extension to accommodate 26 new 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	**Bracknell**						New Build	357	99	0	319	38	357	
							Demolition	-65	0	-65	0	0	0	
							CoU/Conv	47	0	0	47	0	47	
							Net	339	99	-65	366	38	404	
Crowthorne	18 Heath Hill Road North (Old Oak Court) 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	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		8	0	0	0	See C2 table for C2 loss.
							Net	8		8	0	0	0	**(0) New (0) Demolition (8) CoU/Conv (8) Net Site complete Q1 June 2025**
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	15/001269/FUL	21/00217/FUL & 23/00583/FUL (s.73): Lapsed December 2025	0.12	PDL	T2	New Build	5	0	0	0	5	5	Developer: Mr Jobson
							Demolition	-1		-1	0	0	0	Change of use from a restaurant with 1no. residential flat to provide 5no. Flats
							CoU/Conv	0		0	0	0	0	
							Net	4		-1	0	5	5	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Manhattan House, 140 High Street, RG45 7Ay	23/00757/PAE	N/A	0.02	PDL	T2	New Build	0	0	0	0	0	0	Developer: Lisette Keats
							Demolition	0		0	0	0	0	Application to determine if prior approval is required for a proposed change of use from Commercial, Business (Use Class E, offices) to Residential (Use Class C3) and the formation of six flats.
							CoU/Conv	6		6	0	0	0	
							Net	6		6	0	0	0	**(0) New (0) Demolition (6) CoU/Conv (6) Net Site complete Q4 March 2026**
Crowthorne	**Crowthorne**						New Build	13	0	0	0	13	13	
							Demolition	-1	0	-1	0	0	0	
							CoU/Conv	14	0	8	0	0	0	
							Net	26	0	7	0	13	13	

Sandhurst	**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	
	Warfield						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 following demolition of the Head and Deputy Headmistresses 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.
							CoU/Conv	0		0	0	0	0	
							Net	7		0	0	7	7	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	The former The Royal Hunt, 177 New Road, SL5 8PU, (Platinum Court)	20/00001/FUL	n/a	0.11	PDL	T3	New Build	8	0	0	8	0	8	Developer: Patrick Ruddy Homes
							Demolition	-1		-1	0	0	0	Erection of 8no. 1 bedroom flats with associated parking following demolition of existing buildings including a flat. (Demolition counted March 2023)
							CoU/Conv	0		0	0	0	0	
							Net	7		-1	8	0	8	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Squirrels, North Street SL4 4TF	25/00094/FUL (s.73)*	21/00157/FUL	0.44	PDL	GB	New Build	7	0	3	4	0	4	Developer; Bright Sky Business Limited
							Demolition	-1		-1	0	0	0	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
							CoU/Conv	0		0	0	0	0	
							Net	6		2	4	0	4	**(3) New (0) Demolition (0) CoU/Conv (3) Net**
Winkfield	Longcroft, Long Hill Road (Warfield Park approach, next to Whitegates development) SL5 8RD	24/00783/FUL (s.73)	22/00302/FUL (Allowed on Appeal)	0.796	PDL	T4	New Build	6	0	0	6	0	6	Developer; Riverside Country Developments Ltd
							Demolition	-1		-1	0	0	0	Erection of 6 dwellings (1 x 3 bedroom and 5 x 4 bedroom units) following demolition of existing dwelling and buildings.
							CoU/Conv	0		0	0	0	0	Demolition complete March 2024
							Net	5		-1	6	0	6	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Westwood House Quickley Road	24/00297/FUL	22/00116/FUL (Allowed on	1.98	PDL	Countryside	New Build	20	0	20	0	0	0	Developer: Nicholas King Homes

	Swinley Road SL5 8BA (Westwood Grove)		(Allowed on Appeal)				Demolition CoU/Conv Net	-2 0 18		-2 0 18	0 0 0	0 0 0	0 0 0	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) **(20) New (0) Demolition (0) CoU/Conv (20) Net** **Site complete Q3 January 2026**
Winkfield	Highveld, Coronation Road, Ascot, SL5 9LQ (Highveld House)	23/00278/FUL	21/00611/FUL	0.2	PDL	GB	New Build Demolition CoU/Conv Net	6 -1 0 5	0	6 -1 0 5	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Highveld Homes Ltd. Erection of a building containing 6 No. flats (4 x 3 bed and 2 x2 bed) with associated parking following the demolition of existing dwelling. **(6) New (0) Demolition (0) CoU/Conv (6) Net** **Site complete March 2026**
Winkfield	**Winkfield**						New Build	56	0	29	18	9	27	
							Demolition	-8	0	-6	0	-2	-2	
							CoU/Conv	0	0	0	0	0	0	
							Net	48	0	23	18	7	25	
TOTAL for Medium sites							**New Build**	**480**	**107**	**29**	**337**	**114**	**451**	
							Demolition	**-74**	**0**	**-72**	**0**	**-2**	**-2**	
							CoU/Conv	**60**	**0**	**8**	**47**	**-1**	**46**	
							Net	**466**	**107**	**-35**	**384**	**111**	**495**	

Table 13 Detailed schedule for small housing sites in C3 (non-specialist) use (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 2026	Under construction at March 2026 (1)	Not started at March 2026 (2)	Outstanding at March 2026 (1+2)	Description
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	0	0	0	0	0	
							Net	0	0	0	0	0	**Permission lapsed March 2026**
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	1	0	0	0	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	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
Binfield	Dutch Barn, Billingbear Lane, RG45 5PS	24/00575/FUL	n/a	0.12	Green Belt	PDL	New Build	0	0	0	0	0	Developer: Billingbear Farm Ltd
							Demolition	0	0	0	0	0	Change of use and conversion of agricultural dutch barn into 3no. 2 bedroom argicultural workers dwellings
							CoU/Conv	3	0	0	3	3	
							Net	3	0	0	3	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
							New Build	**2**	**1**	**0**	**1**	**1**	**(1) New Build**
							Demolition	**0**	**0**	**0**	**0**	**0**	**(0) Demolition**
							CoU/Conv	**3**	**0**	**0**	**3**	**3**	**(0) CoU/Conv**
							Net	**5**	**1**	**0**	**4**	**4**	**(1) Net**
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	3	0	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	3	0	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	6 Parkland Drive, Bullbrook Drive	21/00508/FUL	n/a	0.03	T1	PDL	New Build	1	1	0	0	0	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	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
Bracknell	6 Shaftesbury Close, Nightingale Road. RG12 9PX	20/01046/FUL	n/a	0.04	T1	PDL	New Build	1	1	0	0	0	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	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
Bracknell	Grantmoor, 25 Stoney Road, RG42 1XY	20/00126/FUL	n/a	0.08	T1	PDL	New Build	0	0	0	0	0	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	0	0	0	0	0	
							Net	0	0	0	0	0	**Permission lapsed March 2026**
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 House) to create a two bedroom bungalow including the erection of single storey front infill extension and formation of
							CoU/Conv	0	0	0	0	0	
							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	4	0	0	0	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	4	0	0	0	**(4) New (0) Demolition (0) Cou/Conv (4) Net** **Site complete March 2026**
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

							CoU/Conv	0	0	0	0	0	attached garage.
							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	12 Fernhill Close, Bracknell, RG42 1SS	18/00335/FUL*	n/a	0.07	T1	PDL	New Build	0	0	0	0	0	Developer: Mrs J Wu
							Demolition	0	0	0	0	0	Conversion of existing two storey side extention to a 3-bedroom dwelling including a two stroey front extention, roof extention and parking
							CoU/Conv	3	0	0	3	3	
							Net	3	0	0	3	3	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell							New Build	**13**	**6**	**5**	**2**	**7**	**(6) New Build**
							Demolition	**0**	**0**	**0**	**0**	**0**	**(0) Demolition**
							CoU/Conv	**3**	**0**	**0**	**3**	**3**	**(0) CoU/Conv**
							Net	**16**	**6**	**5**	**5**	**10**	**(6) 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	-1	0	0	0	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	-1	0	1	1	**(0) New (-1) Demolition (0) CoU/Conv (-1) Net** **Demolition complete March 2026**
Crowthorne	25 Sandhurst Road RG45 7HS	20/01077/FUL	n/a	0.11	T2	PDL	New Build	1	1	0	0	0	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	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
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-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
							CoU/Conv	3	3	0	0	0	
							Net	3	3	0	0	0	**(0) New (0) Demolition (3) CoU/Conv (3) Net** **Site complete March 2026**
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	3	0	0	0	
							Net	3	3	0	0	0	**(0) New (0) Demolition (3) CoU/Conv (3) Net** **Site complete March 2026**
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	0	2	
							Net	2	0	0	0	2	**Permission lapsed March 2026**
Crowthorne	Meadow End, 278 High Street	24/00440/FUL (s.73)	22/00805/FUL	0.058	T2	PDL	New Build	1	1	0	0	0	Developer: Mr Jain

	273 High Street, RG45 7AH						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	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
Crowthorne	Land to the rear of 5 Forest Road , RG45 7EH	22/00453/FUL	n/a	0.06	T2	PDL	New Build	1	1	0	0	0	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	1	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
Crowthorne	Talbot Bungalow, Waterloo Road, RG45 7NP	23/00134/FUL	n/a	0.074	T2	PDL	New Build	2	0	2	0	2	Developer: Wellington College
							Demolition	-1	-1	0	0	0	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	-1	2	0	2	**(0) New (-1) Demolition (0) CoU/Conv (-1) Net** **Demolition complete March 2026**
Crowthorne	12-14 Dukes Ride, Crowthorne, RG45 6LT	25/00508/FUL*	23/00860/FUL	0.02	PDL	T2	New Build	1	0	0	1	1	Developer: Mr Butterworth
							Demolition	0	0	0	0	0	Retrospective permission post Appeal decision in relation to 23/00860/FUL for the continued use of front part of the ground floor for Class E use Commercial, Business, Service, Office), retention of rear ground floor flat (1-bedroom) with associated external alterations, new shop front, bin stores and other minor alterations. Provision of 3 rear parking spaces to rear and cycle storage
							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**	**6**	**3**	**2**	**3**	**5**	**(3) New Build**
							Demolition	**-2**	**-2**	**0**	**0**	**0**	**(-2) Demolition**
							CoU/Conv	**8**	**6**	**0**	**2**	**2**	**(6) CoU/Conv**
							Net	**14**	**7**	**2**	**5**	**7**	**(7) 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	2	0	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. Demolition complete March 2024
							CoU/Conv	0	0	0	0	0	
							Net	3	1	2	0	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 3 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	2	0	0	0	Developer; Mr John Ray
							Demo	0	0	0	0	0	Proposed erection of 2 x 3 bedroom, semi-detached houses with

							CoU/Conv	0	0	0	0	0	associated vehicular access and parking spaces.
							Net	2	2	0	0	0	**(2) New (0) Demolition (0) CoU/Conv (2) Net** **Site complete March 2026**
Sandhurst	Grove Farmhouse, Lower Sandhurst Road, GU47 8JG	23/00691/FUL	22/00287/FUL 23/00122/FUL (s.73)*	0.7	Countryside	PDL	New build	1	1	0	0	0	Developer: Mr & Mrs P White
							Demo	-1	-1	0	0	0	Erection of a replacement 4 bed dwelling following demolition of existing buildings. Demolition counted March 2025
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
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	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	Tallitrees, 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	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
Sandurst	231 Yorktown Road, College Town, GU47 0RT	21/01101/FUL (s.73)*	18/006/11/FUL		PDL	T2	New Build	0	0	0	0	0	Developer: Mr and Mrs Lee
							Demolition	0	0	0	0	0	Section 73 to vary condition 2 (approved plans), 7 (hard and soft landscaping) and 8 (enclosures) of permission 18/006/11/FUL for the erection of one four-bed dwelling.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Land reat of 78 College Road, College Road	25/00563/FUL (s.73)*	21/00494/FUL	0.55	PDL	T2	New Build	0	0	0	0	0	Developer: Mr Ray
							Demolition	0	0	0	0	0	Section 73 permission for the varitation of conditions 02 (Approved Plans) and 06 (Restriction of Additional Openings) for the proposed erection 2 3-bedroom dwellings (CLARIFICATION: the addition of rooflights to the frot and rear of roof slopes).
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst	Athol Villa and Woodside, Westbourne Road, College Town	24/00740/FUL*	n/a	0.1091	PDL		New Build	4	0	0	0	4	Developer: Rio Homes
							Demolition	-2	0	0	0	-2	Erection of four 2 bedroom dwellings following demolition of two existing dwellings and outbuildings with associated access, parking and landscaping.
							CoU/Conv	0	0	0	0	0	
							Net	2	0	0	0	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Sandhurst							**New Build**	**22**	**5**	**4**	**9**	**13**	**(2) New Build**
							Demolition	**-6**	**-2**	**0**	**-2**	**-2**	**(0) Demolition**
							CoU/Conv	**-1**	**0**	**0**	**-1**	**-1**	**(0) CoU/Conv**
							Net	**15**	**3**	**4**	**6**	**10**	**(2) Net**

Warfield	Brockhill Stables, Bracknell Road, RG42 6JU	24/00292/FUL (s.73)	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	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	1	0	0	0	
							Net	1	1	0	0	0	**(0) New (0) Demolition (1) CoU/Conv (1) Net** **Site complete March 2026**
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 RG42 6ET	21/00925/FUL Allowed on Appeal	n/a	0.46	GB	PDL	New build	0	0	0	0	0	Wellington Pub Company
							Demo	0	0	0	0	0	Change of use from a Public House to a single dwelling house.
							CoU/Conv	1	0	0	1	1	
							Net	1	0	0	1	1	**Permission lapsed March 2026**
Warfield	Ivy Dene, The Splash RG42 4SS	18/00973/FUL	n/a	0.05	T1	PDL	New build	1	0	0	1	1	Developer: Mr Jaswinder Garcha
							Demo	-1	-1	0	0	0	Erection of a four bedroom dwelling following demolition of existing dwelling.
							CoU/Conv	0	0	0	0	0	
							Net	0	-1	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	High Trees, Forest Road, Hayley Green RG42 6DD	22/00520/FUL	n/a	0.0398 ha	T4	PDL	New build	2	0	2	0	2	Developer: Winbro Homes
							Demo	-1	-1	0	0	0	Proposed erection of 2no. 4 bedroom dwellings following the demolition of existing dwelling
							CoU/Conv	0	0	0	0	0	
							Net	1	-1	2	0	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Land North of Fairclough Farm, Newell Green RG42 4ST	22/00883/FUL	n/a	0.17	T1	GF	New Build	1	0	0	1	1	Developer: Mr Philip Robinson
							Demolition	0	0	0	0	0	Proposed erection of a detached no.4 bed dwelling with associated access, parking and all other associated enabling works
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(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	4	0	0	4	4	Developer; Mr Paul Knights
							Demolition	0	0	0	0	0	Demolition of the existing agricultural barns and construction of 4no. detached dwellings with basements and associated landscaping.
							CoU/Conv	0	0	0	0	0	
							Net	4	0	0	4	4	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Whitelocks Bungalow, Garsons Lane, RG42 6JA	22/00906/FUL	n/a	0.2	GB	PDL	New build	1	0	0	1	1	Developer: Mr Alan Scott
							Demolition	-1	0	0	-1	-1	Demolition and replacement of existing residential 2 bed bungalow with new 3 bed bungalow.
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Scotlands Farm, Forest Road, Newell Green	25/00688/LDC*	n/a	0.3	Countryside	PDL	New Build	0	0	0	0	0	Developer: Mr and Mrs Hipkin
							Demolition	0	0	0	0	0	Certificate of lawfulness permission for the continued change of use and occupation of a former agricultural building into 4 no. independent residential dwellings.
							CoU/Conv	4	4	0	0	0	
							Net	4	4	0	0	0	**(4) New (0) Demolition (0) CoU/Conv (4) Net** **Site complete March 2026**
Warfield							**New Build**	**11**	**0**	**3**	**8**	**11**	**(4) New Build**
							Demolition	**-4**	**-2**	**0**	**-2**	**-2**	**(0) Demolition**
							CoU/Conv	**6**	**5**	**0**	**1**	**1**	**(1) CoU/Conv**
							Net	**13**	**3**	**3**	**7**	**10**	**(5) Net**
Winkfield	Tower Court, Swinley Road, SL5 8AU	07/01134/FUL 10/00416/EXT	n/a	0.04	GB	PDL	New Build	1	0	1	0	1	Developer; Mr and Mrs Klabin.
							Demolition	-1	-1	0	0	0	Erection of a 4 bed detached dwelling and staff accommodation following demolition of existing dwelling. Demolition counted March 2020

							CoU/Conv	0	0	0	0	0	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	-2	(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	1	0	0	0	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. Demolition counted in March 2023
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	**(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
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 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	-1	0	0	Erection of two detached houses and garages following demolition of the existing house.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	-1	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
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 existing buildings.
							CoU/Conv	1	0	1	0	1	
							Net	1	0	1	0	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
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,	25/00378/FUL (s.73)	24/00815/FUL (s.73) 24/00566/FUL (s.73)	0.67	GB	PDL	New Build	1	1	0	0	0	Developer; Bodens Ride House Ltd

	Bodens Ride, Ascot, SL5 9LE		24/00566/FUL (s.73) 22/00831/FUL 21/00297/FUL 14/01225/FUL 24/00073/FUL				Demolition CoU/Conv Net	-1 0 0	-1 0 0	0 0 0	0 0 0	0 0 0	Erection of a 4 bed dwelling with detached outbuildings following the demolition of existing dwelling and outbuildings **(1) New (-1) Demolition (0) CoU/Conv (0) Net** **Site complete March 2026**
Winkfield	Tree Tops, Bodens Ride, SL5 9LE	21/01172/FUL	n/a	1.18	GB	PDL	New build Demo CoU/Conv Net	1 -1 0 0	0 -1 0 -1	1 0 0 1	0 0 0 0	1 0 0 1	Developer; Mr & Mrs G & N Myles Proposed erection of a new dwelling with detached outbuildings and swimming pool, following the demolition of the existing dwelling and various outbuildings, associated hard and soft landscaping. Demolition counted March 2023. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Land Rear Of 2 Toonagh Winkfield Street and Land Off Church Road, SL4 4SP	21/01174/FUL	n/a	0.23	GB	PDL	New build Demo 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 W Barroll Brown Redevelopment of land to provide single storey dwelling, with access to Church Road. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Firs Cottage, Long Hill Road, SL5 8RE	25/00025/FUL (s.73)	21/00321/FUL 23/00561/FUL	0.06	T4	PDL	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 J Hanson Demolition of existing detached double garage and erection of 2 bedroom detached dwelling with associated amenity space, parking provision and widening of existing vehicular access (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Shooters Oak, North Street, SL4 4SY	23/00850/FUL (s.73)	21/00386/FUL	0.84	GB	PDL	New build Demo CoU/Conv Net	1 -1 0 0	0 -1 0 -1	1 0 0 1	0 0 0 0	1 0 0 1	Developer; Mr F Sines Erection of replacement bungalow following demolition of existing bungalow and outbuildings with new gated entrance and boundary wall/fence and associated landscaping. **(0) New (-1) Demolition (0) CoU/Conv (-1) Net** **Demolition complete March 2026**
Winkfield	Land to Rear of Eggleton Cottage and Poplar Cottage, Chavey Down Rd (Mushroom Castle access), RG42 7PN	22/00846/FUL	20/00714/FUL	0.06	T4	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; S Powell Erection of detached 3 bedroom dwelling with associated access and parking. **(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
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	1 0 0 1	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Patel Erection of 1no. detached 3 bedroom house on land adjacent to 10 Heathway. **(1) New (0) Demolition (0) CoU/Conv (1) Net** **Site complete March 2026**
Winkfield	Smoothfield, Winkfield Lane, SL4 4QU	24/00803/FUL (s.73)	23/00173/FUL 23/00477/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 (s.73)	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 Demolition counted March 2025 (-2) (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	The Vale, Woodside Lane,	24/00522/LB	23/00524/FUL	1.02	GB	PDL	New Build	1	0	0	1	1	Developer: Ms and Mr Lewis

	Woodside Lane, SL4 2DN						Demolition CoU/Conv Net	-1 0 0	0 0 0	0 0 0	-1 0 0	-1 0 0	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 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: Mr and Mrs Sandals 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 (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 Demolition Coun/Conv Net	0 0 1 1	0 0 0 0	0 0 1 1	0 0 0 0	0 0 1 1	Developer: Mrs Barbara Martin Change of use of part of Guest House to residential. (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 Demolition Coun/Conv Net	1 0 0 1	0 0 0 0	0 0 0 0	1 0 0 1	1 0 0 1	Developer: Mr Stephen Luck Eection of 1 no. self self-build four-bedroom detached house and detached garage with asociated vehicular access (0) New (0) Demolition (0) CoU/Conv (0) Net
Warfield	Brook Barn, Church Lane, RG42 6EG	24/00675/PAA	n/a	0.013	PDL	GB	New Build Demolition CoU/Conv Net	0 0 2 2	0 0 0 0	0 0 0 0	0 0 2 2	0 0 2 2	Developer: Mr Rupert Lee-Uff Prior approval for change of use of agricultural building to two residential dwellings. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	52 Fernbank Road, SL5 8HE	24/00166/FUL	n/a	0.06629	T4	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 Leitch Proposed erection of a 4-bedroom dwelling with associated parking, following demolition of existing bungalow. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Hope Farm, Winkfield Lane	25/00413/FUL*	24/00746/PIP	1.42	GB	PDL	New Build Demolition CoU/Conv Net	2 -1 0 1	0 0 0 0	0 0 0 0	2 -1 0 1	2 -1 0 1	Developer: Mr Kellard Erection of 2no. Detached dwellings with associated parking and landscaping following the demolition of the existing dwelling. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Hermine Stud, 42 Locks Ride, SL5 8QY	25/00723/FUL (s.73*)	24/00762/FUL 25/00379/FUL (s.73)	0.38	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 & Mrs Gerard and Iona Rayan Proposed erection of a new detached dwelling with PV panels, air source heat pump, parking, associated landscaping, bat mitigation provisions and change of use of land from paddock to residential use, following the demolition of the existing dwelling, garage and outbuilding. (0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Don Beni Restaurant, Winkfield Row, RG42 6NH	24/00159/FUL*	n/a	0.01		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 0	Developer: Mrs Beni Redevelopment of site to rear of Don Beni to form 1 detached 4-bedroom dwellings with associated parking, cycle store and amenity space. (0) New (0) Demolition (0) CoU/Con (0) Net
Winkfield	Meadows Croft, North Street	24/00808/FUL (s.73A)*	23/00103/FUL (s.73) 16/01288/FUL	0.5		PDL	New Build Demolition	0 0	0 0	0 0	0 0	0 0	Developer: Mrs Summer Section 73A application to cary conditions 01 (approved plans) and 02

							CoU/Conv	0	0	0	0	0	(approved materials) for planning permission 16/01267/FUL for the erection of 2 dwellings. [For clarification this application seeks to amend the layout and design/appearance of plot 2 only]
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Emsworth, Drift Road	25/00048/LDC*	n/a	0.02		PDL	New Build	0	0	0	0	0	Developer: Mr Simon Arber
							Demolition	0	0	0	0	0	Certificate of lawfulness for continued use of studio flats as staff accommodation
							CoU/Conv	0	0	0	0	0	
							Net	0	0	0	0	0	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	55 Fernbank Road, SL5 8HA	24/00169/FUL*	n/a	0.07	T3	PDL	New Build	2	0	0	2	2	Developer: Mr Leitch
							Demolition	-1	0	0	-1	-1	Erection of two 4-bedroom semi-detached dwelling following the demolition of the existing bungalow.
							CoU/Conv	0	0	0	0	0	
							Net	1	0	0	1	1	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Orchard House, Priory Road, SL5 8EB	24/00091/FUL*	n/a	0.4	GB	PDL	New Build	3	3	0	0	0	Developer: Ashley Homes Ltd
							Demolition	0	0	0	0	0	Erection of two-storey rear extention and internal alterations to create no.3 additional apartments
							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 2026**
Winkfield	Land at White House Farm, North Street	22/00568/OUT*	n/a	0.16	GB	PDL	New Build	2	0	0	2	2	Developer: Mr Hunter
							Demolition	0	0	0	0	0	Outline permission for appearance, layout and scale for the erection of 2 no. bungalows with accommodation in the roof voids and associated parking following demolition of existing storage building facilities
							CoU/Conv	0	0	0	0	0	
							Net	2	0	0	2	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield	Paddock Gate, North Street	20/00177/FUL	n/a	0.36	GB	PDL	New Build	2	0	2	0	2	Developer: Mr Naeem
							Demolition	0	0	0	0	0	Formation of 2no. 2-bedroom flats and erection of bin and bike store
							CoU/Conv	0	0	0	0	0	
							Net	2	0	2	0	2	(0) New (0) Demolition (0) CoU/Conv (0) Net
Winkfield							**New Build**	**34**	**7**	**11**	**16**	**27**	**(7) New Build**
							Demolition	**-4**	**-7**	**-1**	**-8**	**-8**	**(-2) Demolition**
							CoU/Conv	**7**	**0**	**3**	**4**	**7**	**(0) CoU/Conv**
							Net	**25**	**0**	**13**	**12**	**23**	**(4) Net**
Total for Small sites							**New Build**	**88**	**22**	**25**	**39**	**64**	**(24) New Build**
							Demolition	**-16**	**-13**	**-1**	**-12**	**-12**	**(-4) Demolition**
							CoU/Conv	**26**	**11**	**3**	**12**	**15**	**(7) CoU/Conv**
							Net	**88**	**20**	**27**	**39**	**64**	**(27) Net**

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

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2026 Q4	Under construction at March 2026 Q4 (1)	Not started at March 2026 Q4 (2)	Outstanding at March 2026 Q4 (1+2)	Description
Medium and large sites											
Bracknell	5 Arlington Square, Downshire Way	25/00184/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 provide 63 dwellings.
					CoU/Conv	63	0	0	63	63	
					Net	63	0	0	63	63	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	6 Arlington Square, Downshire Way	25/00231/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: COIF Nominees Ltd
					Demolition	0	0	0	0	0	Prior approval for change of use from offices (Use Class E) to residential (Use Class C3) to provide 31 dwellings.
					CoU/Conv	31	0	0	31	31	
					Net	31	0	0	31	31	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	7 Arlington Square, Downshire Way	25/00292/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: Lamit
					Demolition	0	0	0	0	0	Prior approval for change of use from offices (Use Class E) to residential (Use Class C3) to provide 67 dwellings.
					CoU/Conv	67	0	0	67	67	
					Net	67	0	0	67	67	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	8 Arlington Square,	25/00360/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: Lamit

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2026 Q4	Under construction at March 2026 Q4 (1)	Not started at March 2026 Q4 (2)	Outstanding at March 2026 Q4 (1+2)	Description
Medium and large sites											
	Downshire Way				Demolition	0	0	0	0	0	Prior approval for change of use from offices (Use Class E) to residential (Use Class C3) to provide 44 dwellings.
					CoU/Conv	44	0	0	44	44	
					Net	44	0	0	44	44	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	RSA House, Western Road,	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 dwellings
					CoU/Conv	0	0	0	0	0	
					Net	0	0	0	0	0	Alternative permission for Use Class B8 (22/00879/FUL) implemented through demolition of existing building 2025/26
Bracknell	Premier Gate, Easthampstead Road	25/00539/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: FJ Corporation Ltd
					Demolition	0	0	0	0	0	Prior approval for a change of use from commercial business and services (Use Class E) to residential (Use Class C3) to provide 18 dwellings
					CoU/Conv	18	0	0	18	18	
					Net	18	0	0	18	18	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Lilly Hill House,	25/00727/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: Lily House Park Ltd

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2026 Q4	Under construction at March 2026 Q4 (1)	Not started at March 2026 Q4 (2)	Outstanding at March 2026 Q4 (1+2)	Description
Medium and large sites											
	Lily Hill Rod				Demolition	0	0	0	0	0	Prior approval for a change of use from offices (Use Class E) to residential (Use Class C3) to provide 33 dwellings
					CoU/Conv	33	0	0	33	33	
					Net	33	0	0	33	33	(0) New (0) Demolition (0) CoU/Conv (0) Net
Bracknell	Columbia Center, Station Road	25/00674/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: Columbia Bracknell Ltd
					Demolition	0	0	0	0	0	Prior approval for a change of use from offices (Use Class E) to residential (Use Class C3) to provide 76 dwellings
					CoU/COnv	76	0	0	76	76	
					Net	76	0	0	76	76	(0) New (0) Demolition (0) CoU/Conv (0) Net
Crowthorne	Parkfield House, Cambridge Road	21/00317/PARC	Medium	PDL	New Build	0	0	0	0	0	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	
					0N0et	0	0	0	0	0	Permission lapsed
Warfield	Meadowbrook Montessori Pre-school, Bracknell Road	25/00561/PAE*	Medium	PDL	New Build	0	0	0	0	0	Developer: Quentin Trevor Ltd
					Demolition	0	0	0	0	0	Change of use for the existing buildings from Class E to C3 (residential use) to create 6no. dwellings.
					CoU/Conv	6	0	0	6	6	

Parish	Address	Application No.	Site size	PDL/GF	Status	Net	Total complete at March 2026 Q4	Under construction at March 2026 Q4 (1)	Not started at March 2026 Q4 (2)	Outstanding at March 2026 Q4 (1+2)	Description
Medium and large sites											
					Net	6	0	0	6	6	(0) New (0) Demolition (0) CoU/Conv (0) Net
Medium and large sites total					New Build	0	0	0	0	0	
					Demolition	0	0	0	0	0	
					CoU/Conv	338	0	0	338	338	
					Net	338	0	0	338	338	

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 2no. 4 bedroom semi detached dwellings on land adjacent to West End Stables
					CoU/Conv	0	
					Net	2	
Winkfield	Hope Farm, Winkfield Lane	25/004/13/FUL	1,42	PDL	New build	2	Developer: Mr M Hayden-Kellard
					Demolition	-1	Erection of 2no. detached dwellings with associated parking and landscaping following the demolition of the existing house.
					CoU/Conv	0	
					Net	1	
Sandhurst	Land adjacent to the Russets, Hancombe Road	25/00439/FUL	0.054	PDL	New build	1	Developer: Mr Jones
					Demolition	0	Erection of detached 4 bedroom dwelling with associated parking and garden (self-build).
					CoU/Conv	0	
					Net	1	
					New Build	4	
					Demolition	-1	
					CoU/Conv	0	
					Net	3	
Medium							
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	11	
					Demolition	0	
					CoU/Conv	0	
					Net	11	
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.
Bracknell	Land at Bog Lane (SALP Policy SA3)	24/00122/FUL	Large	GF	New Build	59	Developer:
					Demolition	0	Proposed residential development for 59 dwellings with open and recreational space, landscaping, new vehicular access and pedestrian connections, SUDs, biodiversity features and other associated infrastructure.
					CoU/Conv	0	
					Net	59	
Warfield	Land at Hayley Green, Forest Road (WNP Policy WNP2)	24/00718/OUT	Large	GF	New Build	235	Developer:
					Demolition	0	Outline application for up to 235 dwellings vehicular access from Bracknell Road (B3022), Hayley Green Road and Forest Road (B3034), and the provision of cycle and pedestrian access, open space, landscaping and other associated infrastructure. All other matters reserved except for access.
					CoU/Conv	0	
					Net	235	
					New Build	684	
					Demolition	0	
					CoU/Conv	0	
					Net	684	
					New Build	699	
					Demolition	-1	
					CoU/Conv	0	
					Net	698	

Table 16 Developments which have been identified in the adopted Bracknell Forest Local Plan (C3 use (non-specialist) 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 (C3 use (non-specialist) 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	0	Large 1.7
Subtotal - Large Sites			1414	
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			1490	

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

Table 18 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	33	0	0	0	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	33	0	0	0	(33) New (0) Demolition (0) CoU/Conv (33) Net Site complete
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

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
					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
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 19 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	-7	0	0	0	
						Net	-4	-4	0	0	0	(0) New (0) Demolition (7) CoU/Conv (7) Net Site complete
Total						New Build	9	9	0	0	0	(6) New Build
						Demolition	-6	-6	0	0	0	(0) Demolition
						CoU/Conv	-7	-7	0	0	0	(7) CoU/Conv
						Net	-4	-4	0	0	0	(7) Net

Table 20 Specialist housing C2 (not for the care of older people) (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
Bracknell	The former Ladybank (Bridgewell Center)	23/00359/3	0.3	PDL	New Build	20	11	11	0	0	0	Developer: Secretary of State
					Demolition	-40	-21	-21	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	-20	-10	-10	0	0	0	(11) New (0) Demolition (0) CoU/Conv (11) Net Site complete
					New Build	20	11	11	0	0	0	11 New Build RATIO (20 BED SPACES)
					Demolition	-40	-21	-21	0	0	0	Demolition RATIO (0 BED SPACES)
					CoU/Conv	0	0	0	0	0	0	0 CoU/Conv RATIO (0 BED SPACES)
					Net	-20	-10	-10	0	0	0	11 Net RATIO (20 BED SPACES)

Table 21 Specialist housing for Use Class C2 & C3S (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 2025/26

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 2025/26 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 22 Map references 2025/26

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 south of London Road (Eastern Field), London Road, (BFLP Policy LP15 BIN12), RG42 4BS	23/00762/OUT	Not started	3
Binfield	Land north of Tilehurst Lane and west of south lodge	17/01174/OUT 21/00507/REM	Complete	4
Binfield	Land north of Cain Road (SALP Policy SA2)	20/00947/FUL	Complete	5
Binfield	Norbury, London Road (Alexander Gardens) (SALP Policy SA8)	19/00767/FUL	Complete	6
Binfield	Land at junction of Wood Lane and Forest Road (BFLP Policy LP11)	23/00488/FUL	Under construction	7
Binfield	Land south of A329M and east of Vigar Way (BFLP Policy LP12 and SALP Policy SA2)	21/00856/FUL	Not started	8
Binfield	The former Binfield House, Terrace Road North	21/00023/FUL 22/00650/FUL	Complete	9
Bracknell	Land adj Birch Hill Medical Centre, Leppington	09/00141/FUL 12/00492/EXT	Under construction	10
Bracknell	Burford House, Leppington	20/00823/FUL	Not Started	11
Bracknell	Racal House, Eastern Road (Part of SALP Policy SA1)	16/00626/FUL 22/00952/LDC	Under construction	12

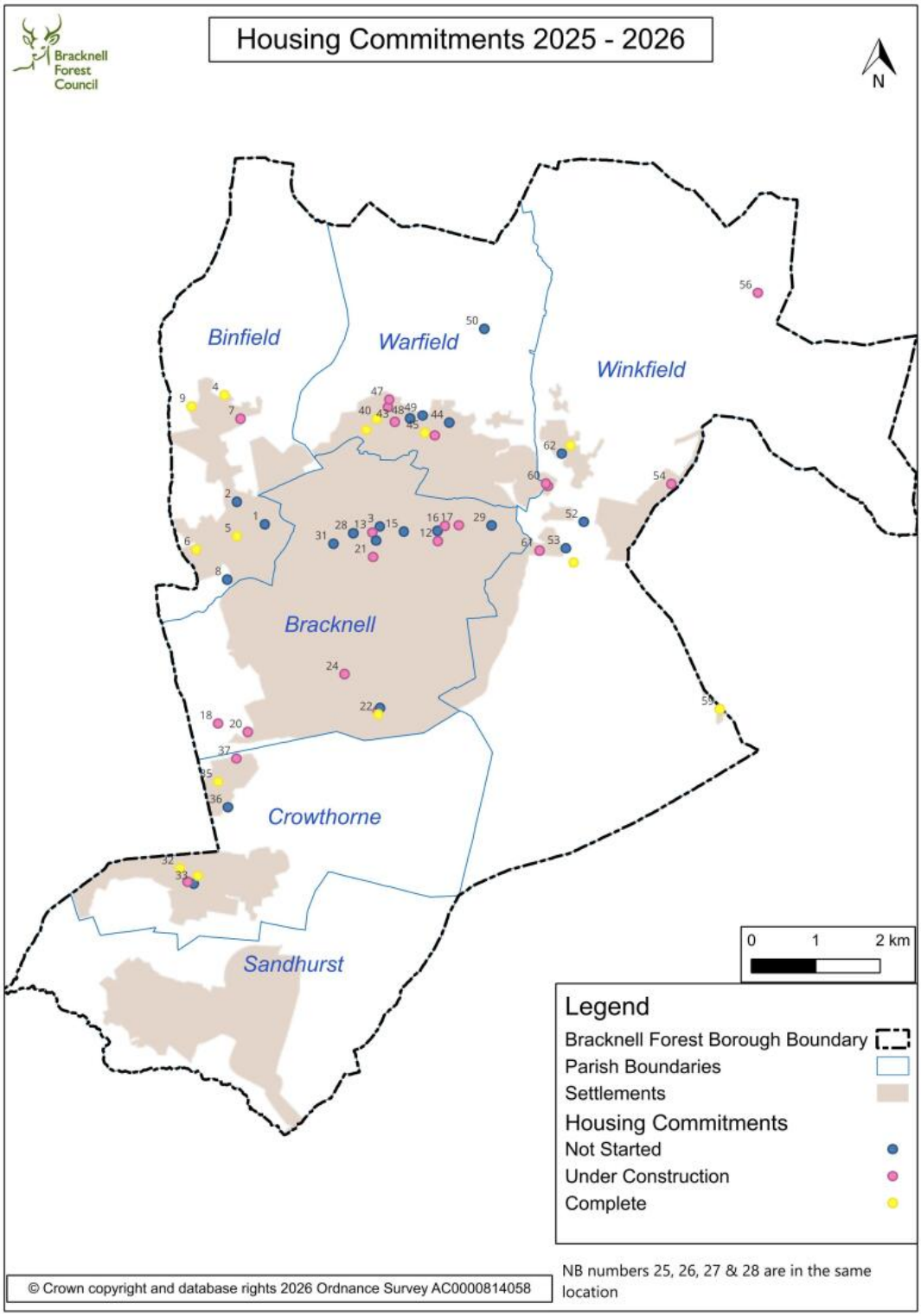
Parish	Address	Permission reference	Site status	Map reference
Bracknell	Former Bus Station Site, Market Street	21/00707/OUT	Under construction	13
Bracknell	Continuity House, London Road	20/01083/FUL	Not Started	14
Bracknell	Abbey House, Grenville Place	21/01090/FUL	Not Started	15
Bracknell	Barn Close	22/00317/FUL	Under construction	16
Bracknell	Bay House, Bay Road	22/00276/FUL	Under construction	17
Bracknell	The Hideout, West Road	18/01053/CLPUD 18/00562/CLPUD	Under construction	18
Bracknell	The former Beaufort Park Offices, South Road (The Evergreens)	17/01123/OUT 21/00104/REM	Complete	19
Bracknell	Beaufort Park, South road (BFLP Policy LP6)	23/00767/FUL	Under construction	20
Bracknell	Bracknell Beeches Old Bracknell Lane West	21/00701/FUL	Under construction	21
Bracknell	The Former Ladybank (Bridgewell Centre)	23/00359/3	Complete	22
Bracknell	One the Braccans, London Road	24/00141/PAE	Under construction	23
Bracknell	One the Braccans, London Road	24/00163/PARC	Under construction	23
Bracknell	Former St Margaret Clitherow, Roman Catholic Church, Ringmead	23/00560/FUL	Under construction	24
Bracknell	5 Arlington Square	25/00184/PAE	Not Started	25
Bracknell	6 Arlington Square	25/00231/PAE	Not Started	26
Bracknell	7 Arlington Square	25/00292/PAE	Not Started	27
Bracknell	8 Arlington Square	25/00360/PAE	Not Started	28

Parish	Address	Permission reference	Site status	Map reference
Bracknell	Lily Hill House	25/00727/PAE	Not Started	29
Bracknell	Columbia Centre, Station Road	25/00674/PAE	Not started	30
Bracknell	Premier Gate, Easthampstead Road	25/00539/PAE	Not Started	31
Bracknell	18 Heath Hill Road North	21/01052/FUL	Complete	32
Bracknell	186 -188 High Street	20/01087/FUL	Not Started	33
Crowthorne	Former Mango Tree, 63 Church Street	15/001269/FUL	Under construction	34
Crowthorne	TRL (Bucklers Park) Phase 4A	22/00138/REM	Complete	35
Crowthorne	TRL (Bucklers Park) Phase 4B	22/00913/REM	Complete	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	Complete	39
Warfield	Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane (Phase 6)	18/00396/REM	Complete	40
Warfield	Land North Of Harvest Ride and East Of West End Lane, Warfield (Phase10)	20/00272/FUL	Complete	41
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	42
Warfield	Land to south and west of 2 Fairclough Farm Cottages, Watersplash Lane	19/00908/FUL	Under construction	43
Warfield	Land West Of Maize Lane Warfield Bracknell Berkshire (Land Parcel 1)	22/00787/REM	Not started	44

Parish	Address	Permission reference	Site status	Map reference
Warfield	Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 4) (Skylarks)	22/00314/REM	Complete	45
Warfield	Land West Of Maize Lane and East Of Old Priory Lane (Land Parcel 3) (Willow Green)	22/00578/REM	Under construction	46
Warfield	Land South Of Forest Road Newell Green (includes SALP SA1 site) (Orchids Court)	21/00592/FUL	Under construction	47
Warfield	Land at Priory Fields, Newell Green (Part of Warfield Area 1, SALP Policy SA9	22/00150/OUT	Not started	48
Warfield	Land rear of Warfield Priory. Warfield Street	24/00013/FUL	Not started	49
Warfield	Meadowbrook Montessori Pre-school, Bracknell Road	25/00561/PAE	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

Parish	Address	Permission reference	Site status	Map reference
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	Complete	58
Winkfield	Highveld, Coronation Road	21/00611/FUL 23/00278/FUL	Complete	59
Winkfield	Land adjoining Warfield Park, Long Hill Drive (The Paddocks)	15/00383/FUL	Under construction	60
Winkfield	Palm Hills Estate, London Road (SALP policy SA3) (Ascot Oaks	19/00847/OUT 21/00772/REM	Under construction	61
Winkfield	Land at White Gates, Mushroom Castle, Winkfield Row	19/00009/OUT	Not started	62

Map 1 C3 Large and Medium, C2 and C3 specialist Housing Commitments 2026 (Hard commitments)



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Nepali

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

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