

Planning Commitments for Economic Uses at March 2026

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1 Executive Summary

1.0.1 This report provides information about planning commitments for non-residential developments in Bracknell Forest at 31 March 2026. Its purpose is to monitor changes in the amount of floorspace in various non-residential uses.

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

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

1.0.4 The key net floorspace figures for Bracknell Forest for the monitoring year of 1 April 2025 to 31 March 2026 are in Table A below. The table shows the floorspace by commitment type (hard or soft), whether it is newly permitted, lapsed and the build status of developments (whether it is under construction (U/C), not started (N/S) or completed). Please note that the columns cannot be totaled as some commitments feature in more than one column, for example, in some cases a new permission may also have been completed in the same monitoring year.

Table A Summary of Floorspace (m2) for 2025-26

Use Class	Not Started (N/S)	Under Construction (U/C)	Total Hard Commitments Outstanding (N/S & U/C)	Soft Commitment	Total Outstanding (Hard and Soft)	Completed	New permissions	Lapsed
B2	-6,400	12,853	6,453	0	6,453	5,241	13,254	0
B8	2,202	2,434	4,636	0	4,636	408	-653	0
E	-5,991	-4,668	-10,659	2,500	-8,159	-17,151	-46,568	0
C1	-927	0	-927	0	-927	816	0	0
C2	2,634	3,659	6,293	0	6,293	4,221	144	0
F1	4,792	867	5,659	0	5,659	0	601	0
F2	1,367	1,147	2,514	-560	1,954	0	1,667	0
SG	4,500	0	4,500	0	4,500	756	1,046	0

1.0.5

Outstanding Hard Commitments

1.0.6 The outstanding hard commitment (U/C and N/S) for Use Class E floorspace shows a loss of -10,659m². This is mainly accounted for by eight prior approval permissions for office to residential totaling -39,901m², the largest being -10,156m² at 5 Arlington Square, Bracknell. These losses are partially offset by a number of older office permissions that have been outstanding for a number of years. It is uncertain whether or not they will be implemented. The largest of these old outstanding permission are: Thales Premises, Western Road, Bracknell with 9,290m², and land at Arlington Square (Plot 4), Bracknell with 8,142m² of extant office floorspace. This is a significant increase in floorspace losses compared with 2024/25 due to the removal of the prior approval floorspace threshold of 1,500m² in March 2024

1.0.7 The outstanding figure of 6,453m² for Use Class B2 floorspace is accounted for by an old extant permission for the loss of -6,400m² to offices at Waitrose, Doncastle Road, Bracknell which is unlikely to be implemented, and the proposed redevelopment of the office at Dell House The Boulevard, Cain Road, Bracknell for 12,853m² flexible B2/B8 use.

1.0.8 With regards to Use Class B8, there is 4,636m² of floorspace outstanding. The majority of this is accounted for by the redevelopment of offices floorspace at Thames House, Cookham Road, Bracknell (2,605m²) and RSA House Western Road, Bracknell for the redevelopment of the site (2,080m²).

1.0.9 The outstanding hard commitment for Use Class F1 of 5,659m² is largely accounted for by two permissions for schools on land at the former TRL site, Old Wokingham Road, Crowthorne (2,564m²) and land east of Old Priory Lane and west of Maize Lane, Warfield (2,228m²).

1.0.10 The total outstanding Sui Generis (SG) floorspace of 4,500m² is largely due to 3,500m² at the former TRL Site (Buckler's Park), Nine Mile Ride, Crowthorne for a municipal depot and 698m² at Ryslip Kennels, Church, Lane, Binfield for replacement kennels and cattery with ancillary facilities.

Soft Commitments

1.0.11 The soft commitment for Use Class E floorspace is the proposed development at Amen Corner South, London Road, Binfield which includes 2,500m² of commercial floorspace (counted as office). The soft commitment for Use Class F2 floorspace includes a loss of -560m² at Bracknell Town Football Club, Larges Lane, Bracknell. Both of these permissions are on allocated sites.

Completions

1.0.12 Completions resulted in a total loss of -17,151m² floorspace of Use Class E which is largely due to the demolition of offices at both Dell House The Boulevard, Cain Road, Bracknell (-10,900m²) and RSA House Western Road, Bracknell (-3,829m²). There were no gains in Use Class E floorspace.

1.0.13 Completions of B2 floorspace totaled 5,241m² and can largely be attributed to the redevelopment of the former Bracknell Ice Rink and Ski Centre John Nike Way, Bracknell (4,840m²).

1.0.14 Completions of Use Class B8 floorspace resulted in a gain of 408m². The largest being a gain of 540m² at Unit 2 Blanes Lane Swinley Road Ascot following redevelopment of the site, partially offset by a loss of -250 at 4A Dukes Ride, Crowthorne following redevelopment to a SG use.

New permissions

1.0.15 New permissions resulted in a significant loss of -46,568m² of floorspace in Use Class E. This is largely accounted for by losses of office floorspace due to prior approval permissions for residential (totaling -28,240m²) and the demolition of offices at Dell House The Boulevard, Cain Road, Bracknell (-10,900m²). There was only a small total gain of 496m² from 2 change of use permissions.

1.0.16 With regards to B2, new commitments result in the total gain of 13,254m² of floorspace which is largely attributed to the proposed redevelopment of Dell House The Boulevard, Cain Road, Bracknell for 12,853m² of flexible B2/B8 use.

1.0.17 New commitments for B8 resulted in a small loss in floorspace of -653m² which is accounted for by two commitments, the largest being -403m² for the demolition of a storage building and redevelopment for residential at White House Farm North Street, Winkfield.

2 Introduction

2.0.1 This report provides information about planning commitments for non-residential developments in Bracknell Forest at 31 March 2026. Its purpose is to monitor change in the amount of floorspace in various non-residential uses.

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

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

2.0.3 The net floorspace of each planning commitment is calculated by reference to the gains and losses of gross floorspace. This report shows the overall change in the amount of floorspace in terms of what had planning permission (hard commitment) at 31 March 2026, what had been completed and what was not yet started or under construction during the monitoring year (1 April 2025 to 31 March 2026). It also records the changes in floorspace for soft commitments.

2.0.4 Section 3 of this report explains the survey methodology, Section 4 sets out how to use the tables and schedules, Section 5 is the summary tables, Section 6 is the detailed schedule of hard commitments, Section 7 contains the detailed schedule of soft commitments, Section 8 lists development identified in the Local Plan and Section 9 contains maps showing the location of the commitments.

2.0.5 This document has been produced alongside the Planning Commitments for Housing at 31 March 2026 document.

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

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

3 Methodology

3.1 Methodology

3.1.1 The survey presents information on non-residential commitments outstanding at 31st March 2026, together with completed developments and lapsed permissions during the period 1st April 2025 to 31st March 2026.

3.1.2 The survey has been undertaken in four stages:

1. Outstanding commitments at 31 March 2026 were identified from the previous survey.
2. Relevant planning permissions granted between 1 April 2025 and 31 March 2026 were identified. In cases where more than one permission relates to the same site, the floorspace applicable to the most recent permission is counted as it is assumed that this is the permission most likely to be implemented. Reference is made to any alternative permissions in the text, and the floorspace figures appear in square brackets [] to show there is an alternative permission. Once it is clear which permission is being implemented, any alternative proposals are superseded.
3. Each new commitment is allocated to a use class.
4. All sites were visited by officers in order to establish building progress at 31 March 2026 for both commitments outstanding at 31 March 2025 and the more recent commitments. Site visits were supplemented with other sources of information such as Building Control where required. Building progress was classified as 'not started', 'under construction' or 'completed'. Lapsed permissions were also identified.

3.1.3 Commitments which have been completed and permissions which lapsed in the period 1 April 2025 to 31 March 2026 are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are listed separately.

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

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

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

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

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

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

3.1.10 Sites with an alternative commitment for a residential development, or a mixed-use commitment which includes residential or where there is a loss of non-residential to residential (and vice versa), are included in both this document and Planning Commitments for Housing at March 2026 (Bracknell Forest Council).

3.2 Relevant Land Uses

3.2.1 On 1 September 2020, substantial changes to the planning use classes set out in the Town and Country Planning (Use Classes) Order 1990 (as amended) came into effect. For the purposes of this report the older permissions (prior to September 2020) have been allocated to the equivalent current use class.

Table B Use Classes Pre and Post September 2020

Use	Use Class
Industrial	B2
Storage or distribution	B8
Hotels, boarding and guest houses	C1
Residential institutions	C2
Shop	E(a)
Café or restaurant	E(b)
Financial and professional services	E(c)(i)
Professional services (other than health or medical services)	E(c)(ii)
Other appropriate services in a commercial, business or service locality	E(c)(iii)
Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)	E(d)

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

Permitted Development Rights and Prior Approval Consent

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

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

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

Special Protection Area

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

4 Understanding the Tables and Schedules

4.0.1 This section describes and clarifies the information presented in the tables and detailed schedules in **Sections 5 to 9**.

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

- **Table 1** shows the amount of net floorspace (i.e. taking account of both gains and losses) with planning permission (hard commitments), including both full and outline, but not yet started at 31 March 2026.
- **Table 2** shows the amount of net floorspace with planning permission (hard commitments) that was under construction at 31 March 2026. This is defined as being from the point at which the footings are dug and the foundations laid until the work has been completed. For changes of use, this includes the period when internal alterations are made.
- **Table 3** shows the total amount of net floorspace with planning permission (hard commitments) outstanding at 31 March 2026. This consists of net floorspace not started and net floorspace under construction, and therefore is a sum of Tables 1 and 2.
- **Table 4** shows the amount of net floorspace without planning permission but accepted in principle (soft commitments).
- **Table 5** shows the amount of net floorspace completed between 1 April 2025 and 31 March 2026. Floorspace is defined as being completed when work has ended, even if the structure is still unoccupied.
- **Table 6** shows the amount of net floorspace newly permitted between 1 April 2025 and 31 March 2026. The purpose of including this data is to show where new sites are coming forward. As such, they do not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- **Table 7** shows the amount of net floorspace for which planning permission had lapsed between 1 April 2025 and 31 March 2026. Planning permissions are generally subject to a condition requiring work to begin within a certain period. An unimplemented permission lapses when that period runs out. Once lapsed, the development no longer has planning permission. The standard period is generally three years, although other periods may be specified in individual cases.
- **Table 8** shows the amount of net floorspace with planning permission (hard commitments) not started, under construction, completed and newly permitted plus soft commitments for B2, B8 and E(g)(i), E(g)(ii), E(g)(iii).

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

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

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

4.0.5 Section 6 contains **Table 9** schedule of hard commitments which lists all the individual hard commitments. (See **Table C** for details of the information provided).

4.0.6 Section 7 contains **Table 10** schedule of soft commitments. It should be noted that Prior Approval Consents where the decision has been granted but the Section 106 is outstanding (some applications are required to complete a Section 106 prior to occupation due to the Habitat Regulations) are counted as hard commitments.

4.0.7 Section 8 details soft commitments identified in an adopted Local Plan and **Table 11** summarises potential losses of employment uses and gives a residual floorspace taking into account hard and soft commitments.

4.0.8 Section 9 includes a number of maps showing the location of the commitments detailed in the schedule of hard commitments and schedule of soft commitments. Sites subject to hard and soft commitments are denoted by the planning application reference number and a different coloured dot showing the build status.

Table C Format of Schedule of Hard and Soft Commitments

Relates to another site	A '+' signifies permission being granted between 1 April 2025 and 31 March 2026. A '*' appears where the permission relates to a site that was not already the subject of a similar outstanding commitment at 31 March 2025. Only permissions marked by a '*' are counted in the tables showing 'new' floorspace permitted during 2025-2026. For example, the floorspace applicable to the approval of reserved matters during 2025-2026 would not be counted where the relevant outline permission had been granted prior to 1 April 2026.
Area	Area of the Borough where the site is located (parish, designated employment area, Bracknell Town Centre).
Name and Site address	Name of applicant and site address.
Application details	Planning permission reference number. Please note that the permission reference number format prior to early 2026 includes the suffix detailed in the type of permission detailed below (OUT etc). Later permissions are in 'PA/year/application number' format. However, the suffixes (OUT etc) are still used to identify the type of permission.

	Type of permission: Outline (OUT); Full (FUL); Hybrid (HYB); Reserved Matters (REM); Regulation 3 (Reg 3); Lawful Development Certificate (LDC); Prior Approval Determination (PAD); Prior Approval Consent for change of use from office to residential (PAC, PAE); prior approval consent for change of use from retail to residential (PAV); prior approval consent for change of use from agricultural to use class E (PAF). Date development was permitted. Full site area in hectares (this includes the building itself and the remaining part of the site covered by associated infrastructure such as roads and open space).
Use class	The use class of the development (post September 2020).
Net change floorspace M ²	Permitted net change in floorspace (Gross Internal Area).
Building progress	This indicates whether at 31 March 2026 the development was 'not started' (N/S), 'under construction' (U/C), 'completed' or 'lapsed' (the permission expired between 1 April 2025 and 31 March 2026).
Description	Description of the permitted development and any related applications. Two letter code for the location and nature of the site. The first letter is the location of the site according to its Development Plan designation - 'U' site is located within a settlement; 'O' site is located outside a settlement. The second letter indicates if the site is previously developed land 'B' or greenfield land 'G'.

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

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

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

5 Summary Tables for Bracknell Forest & Sub Areas

Table 1 Not Started Planning Permissions (Hard Commitments) Net Floorspace M2

Area	B2	B8	E	C1	C2	F1	F2	SG
Bracknell Town Centre	0	0	-3,877	0	0	0	0	-109
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	-6,400	0	5,962	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	2,605	-6,390	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-total	-6,400	2,605	-4,305	0	0	0	0	-109
Binfield Parish	0	0	1,100	-814	0	0	-300	698
Rest of Bracknell Town	0	0	-3,831	0	0	0	-387	0
Crowthorne Parish	0	0	133	0	0	2,564	0	3,500
Sandhurst Parish	0	0	314	0	0	0	0	0
Warfield Parish	0	0	918	0	0	2,228	2,054	0
Winkfield Parish	0	-403	-320	-113	2,634	0	0	411
Rest of Bracknell Forest Sub-total	0	-403	-1,686	-927	2,634	4,792	1,367	4,609
Bracknell Forest Total	-6,400	2,202	-5,991	-927	2,634	4,792	1,367	4,500

Table 2 Under Construction Planning Permissions (Hard Commitments) Net Floorspace M2

Area	B2	B8	E	C1	C2	F1	F2	SG
Bracknell Town Centre	0	0	-645	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	12,853	2,080	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-total	12,853	2,080	-645	0	0	0	0	0
Binfield Parish	0	0	151	0	0	0	0	0
Rest of Bracknell Town		0	-4,502	0	3,659	0	0	0
Crowthorne Parish	0	0	0	0	0	266	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	-539	0	0	601	0	0
Winkfield Parish	0	354	867	0	0	0	0	0
Rest of Bracknell Forest Sub-total	0	354	-4,023	0	3,659	867	1,147	0
Bracknell Forest Total	12,853	2,434	-4,668	0	3,659	867	1,147	0

Table 3 Outstanding (under construction and not started) Planning Permissions (Hard Commitments) Net Floorspace M2

Area	B2	B8	E	C1	C2	F1	F2	SG
Bracknell Town Centre	0	0	-4,522	0	0	0	0	-109
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	-6,400	0	5,962	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	12,853	4,685	-6,390	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-total	6,453	4,685	-4,950	0	0	0	0	-109
Binfield Parish	0	0	1,251	-814	0	0	-300	698
Rest of Bracknell Town	0	0	-8,333	0	3,659	0	-387	0
Crowthorne Parish	0	0	133	0	0	2,830	0	3,500
Sandhurst Parish	0	0	314	0	0	0	0	0
Warfield Parish	0	0	379	0	0	2,829	2,054	0
Winkfield Parish	0	-49	547	-113	2,634	0	0	411
Rest of Bracknell Forest Sub-total	0	-49	-5,709	-927	6,293	5,659	2,514	4,609
Bracknell Forest Total	6,453	4,636	-10,659	-927	6,293	5,659	2,514	4,500

Table 4 Development without Planning Permission but Accepted in Principle (Soft Commitments) Net Floorspace M2

Area	B2	B8	E	C1	C2	F1	F2	SG
Bracknell Town Centre	0	0	0	0	0	0	0	0
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	0	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-total	0	0	0	0	0	0	0	0
Binfield Parish	0	0	2,500	0	0	0	0	0
Rest of Bracknell Town	0	0	0	0	0	0	-560	0
Crowthorne Parish	0	0	0	0	0	0	0	0
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	0	0	0	0	0	0	0	0
Winkfield Parish	0	0	0	0	0	0	0	0
Rest of Bracknell Forest Sub-total	0	0	2,500	0	0	0	-560	0
Bracknell Forest Total	0	0	2,500	0	0	0	-560	0

Table 5 Completed Planning Permissions (Hard Commitments) Net Floorspace M2

Area	B2	B8	E	C1	C2	F1	F2	SG
Bracknell Town Centre	0	0	-963	0	0		0	688
Eastern Employment Area	0	0	0		0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	0	0	-14,729	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-total	0	0	-15,692	0	0	0	0	688
Binfield Parish	4,840	0	0	0	4,089	0	0	
Rest of Bracknell Town	0	0	-816	816	132	0	0	0
Crowthorne Parish	0	-250	-506	0	0	0	0	250
Sandhurst Parish	0	118	0	0	0	0	0	0
Warfield Parish	137	0	-137	0	0	0	0	100
Winkfield Parish	264	540	0	0	0	0		-282
Rest of Bracknell Forest Sub-total	5,241	408	-1,459	816	4,221	0	0	68
Bracknell Forest Total	5,241	408	-17,151	816	4,221	0	0	756

Table 6 New Planning Permissions (Hard Commitments) Net Floorspace M2

Area	B2	B8	E	C1	C2	F1	F2	SG
Bracknell Town Centre	0	0	-7,264	0	0	0	0	579
Eastern Employment Area	0	0	0	0	0	0	0	0
Southern Employment Area	0	0	0	0	0	0	0	0
Wellington Business Park	0	0	0	0	0	0	0	0
Western Employment Area	12,853	0	-35,604	0	0	0	0	0
Vulcan Way Employment Area	0	0	0	0	0	0	0	0
Employment Areas Sub-total	12,853	0	-42,868	0	0	0	0	579
Binfield Parish	0	0	0	0	0	0	0	0
Rest of Bracknell Town	0	0	-3,329	0	144	0	-387	0
Crowthorne Parish	0	-250	0	0	0	0	0	250
Sandhurst Parish	0	0	0	0	0	0	0	0
Warfield Parish	137	0	-371	0	0	601	2,054	0
Winkfield Parish	264	-403	0		0	0	0	217
Rest of Bracknell Forest Sub-total	401	-653	-3,700	0	144	601	1,667	467
Bracknell Forest Total	13,254	-653	-46,568	0	144	601	1,667	1,046

Table 8 Summary of B2, B8 and E(g) Uses (Hard and Soft Commitments) Net Floorspace M2

Use Class	Not Started (N/S)	Under Construction (U/C)	Total Hard Commitments Outstanding (N/S & U/C)	Soft Commitment	Total Outstanding (Hard and Soft)	Completed	New permissions	Lapsed
B2	-6,400	12,853	6,453	0	6,453	5,241	13,254	0
B8	2,202	2,434	4,636	0	4,636	408	-653	0
E(g)(i)	-8,632	-4,344	-12,976	2,500	-10,476	-15,194	-46,005	0
E(g)(ii)	546	-124	422	0	422	-137	0	0
E(g)(iii)	0	0	0	0	0	0	0	0
E(g) mix	0	151	151	0	151	0	0	0

6 Schedule of Hard Commitments

Table 9 Schedule of Hard Commitments

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M²	Building Progress	Description
	Bracknell Town Centre	Bracknell Regeneration Partnership, Bentalls 57 - 67 and McDonalds Unit 14, High Street	App 16/01252/F UL Pmtd April 2017 FULL Site Area 0.57	Ea/Eb/ F1/F2/ SG	-3,816	U/C 2026	Partial demolition and strip out of Bentalls Department Store and McDonald's unit and redevelopment to include retail uses (use class A1), food and beverage uses (use class A3,A4,A5), non-residential institution uses (use class D1), assembly and leisure uses (use class D2), night club (sui generis), public event area, public realm improvements, landscaping, external seating and associated highway works. Floorspace all counted under A1 as this is the main use class. UB
	Bracknell Town Centre	Bracknell Forest Cambium Partnership Former Bus Station Site Market Street	App 21/00707/O UT Pmtd Jun 2023 FUL Site Area 0.53ha	Ea,b,c, d,g,gi & F1a & b	848	U/C 2026	Hybrid permission (part detailed / part outline) for the phased redevelopment to provide 169 residential (C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(g(i)) and F1(a) & (b)) across three blocks of accommodation A, B & C [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M²	Building Progress	Description
							all other associated works including landscaping, public realm, car parking and cycle parking. Floorspace counted under Ea as retail likely to be main use. UB
	Bracknell Town Centre	Bracknell Forest Cambium Partnership Former Bus Station Site Market Street	App 21/00707/O UT Pmtd Jun 2023 OUT Site Area 0.53ha	Egi,b,c,e,f & F2b	2,699	N/S 2026	Hybrid permission (part detailed / part outline) for phased redevelopment to provide 169 residential (C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(g(i)) and F1(a) & (b)) delivered across three blocks A, B & C of accommodation [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated works including landscaping, public realm, car parking and cycle parking. Floorspace counted under Egi as office likely to be main use. UB
	Bracknell Town Centre	Mt Flats Bracknell Ltd 26 High Street	App 21/01038/P AE Pmtd Oct 2022 PAE Site area 0.03	Ea	-275	Complete 2026	Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). (For clarity this proposal is to turn the rear section of the ground floor retail unit into 2no. 2-bedroom flats). UB
	Bracknell Town Centre	NHS Frimley Integrated Care Board (ICB) Land Adjacent	App 24/00249/F UL Pmtd Sep 2024	Ee	2,323	U/C 2026	New health centre with associated external works, cycle parking, landscaping and associated works. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
		To Skimped Hill Health Centre High Street	FUL Site area 0.39				
+	Bracknell Town Centre	Saykali Former TGI Fridays 1 Eagle Lane Bracknell	App 25/00458/F UL FUL Pmtd Nov 2025 Site area 0.07	Eb	-688	Complete 2026	Change of use of ground and first floors from restaurant (wholly within Use Class E) to a mixed use comprising restaurant, live music venue and games area. Provision of tables and chairs on the front and side forecourt. UB
+	Bracknell Town Centre	Saykali Former TGI Fridays 1 Eagle Lane Bracknell	App 25/00458/F UL Pmtd Nov 2025 FUL Site area 0.07	SG	688	Complete 2026	Change of use of ground and first floors from restaurant (wholly within Use Class E) to a mixed use comprising restaurant, live music venue and games area. Provision of tables and chairs on the front and side forecourt. UB
+	Bracknell Town Centre	Himalaya Asian Fusion 2 High Street	App 25/00571/F UL Pmtd Dec 2025 FUL Site area 0.009	SG	-109	N/S 2026	Change of use from pizza take away (sui generis use) to restaurant (Class E). UB
+	Bracknell Town Centre	Himalaya Asian Fusion 2 High Street	App 25/00571/F UL Pmtd Dec 2025 FUL Site area 0.009	Eb	109	N/S 2026	Change of use from pizza take away (sui generis use) to restaurant (Class E). UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
+	Bracknell Town Centre	Columbia Bracknell Limited Columbia Centre Station Road	App 25/00674/P AE Pmtd Feb 2026 PAE Site area 0.37	Egi	-6,685	N/S 2026	Prior approval for a change of use from Class E office building to Class C3 to provide 80 residential dwellings. UB
	Southern Employment Area	John Lewis Plc Central Vehicle Workshop/Ryde House Doncastle Road Bracknell	App 624928 Pmtd Jul 2000 FUL Site Area 1.80	Egi	5,962	N/S 2026	Redevelopment of general industrial building to form offices and computer centre. Phase 1 (8,822 sq.m. B1) completed under this permission at March 2002. Figures counted here are for second phase of development only. UB
	Southern Employment Area	John Lewis Plc Central Vehicle Workshop/Ryde House Doncastle Road Bracknell	App 624928 Pmtd Jul 2000 FUL Site Area 1.80	B2	-6,400	N/S 2026	Redevelopment of general industrial building to form offices and computer centre. Phase 1 (8,822 sq.m. B1) completed under this permission at March 2002. Figures counted here are for second phase of development only. UB
	Western Employment Area	Dell Computers Corporation Former Brickworks Site Cain Road Bracknell	App 624280 Pmtd Mar 1999 REM Site Area 1.50	Egi	[10775]	N/S 2026	Reserved matters pursuant to outline 619390 for erection of two 4 storey offices (10,125sqm & 10,775sqm on 3ha). One office (building C) (10,125sq.m.) complete at 3/04. Building D Not Started (10,775 sqm) Permission remains live due to Building C being constructed. Alternative permissions 25/00066/FUL and 25/00619/DEM. Floorspace of unbuilt office not counted as

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
							floor space of alternative permission 25/00066/FUL is counted. UB
	Western Employment Area	Harbour Properties Arlington Square Downshire Way Bracknell	App 00/01103/F UL Pmt'd Jan 2001 FUL Site Area 10.3	Egi	0	N/S 2026	Section 73 to allow an extended period of 3 years for submission of reserved matters. For provision of B1 office accommodation. (Remaining phases of Arlington Square development). Balance is counted under 20/00102/NMA . UB
	Western Employment Area	Iceni Projects, Thales Premises, Western Road Bracknell	App 14/00875/F UL Pmt'd Feb 2015 FULL Site Area 3.28	Egi	9,290	N/S 2026	Section 73 to redevelop the site to provide 3 no. buildings for office use (Class B1-total floor space 30,657 sqm) and associated works (amendment to scheme approved under 07/00825/FUL to enable the site to be developed in three phases). The floor space for all 3 buildings was incorrectly counted as completed in 2010. Buildings A and B have been completed, but Building C (9290sqm) has not yet been built; the balance outstanding is counted under this application. UB
	Western Employment Area	Natabi Ltd. Land To Be Known As Cain Park Cain Road Bracknell	App 14/00320/F UL Pmt'd July 2014 FULL Site Area: 0.79	Egi	882	N/S 2026	Erection of 2 no. buildings to provide B1(a) office floor space with associated wildlife corridors, parking and landscaping with access from Cain Road. Alternative permission 12/00611/FUL. Block A completed in 2017; the balance for Block B has not started. UG

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
	Western Employment Area	SEO Bracknell Limited Thames House Cookham Road	App 22/00559/F UL Pmtd Jul 2023 FUL Site area 0.81	B8, B2, Egi	2,605	N/S 2026	Demolition of existing office building and construction of employment building (Classes B8, B2 and E(g)(iii)) and associated parking areas. Loss of -3,014 of office complete 2023 counted under 22/00506/DEM. UB
	Western Employment Area	Bracknell Gate RSA House Western Road	App 22/00879/F UL Pmtd Oct 2023 FUL Site area 0.59	Egi	-3,829	Complete 2026	Demolition of existing buildings and development of a new building for warehouse use (Class B8) or for the research and development of products (Class E (g)(ii) or industrial process (Class E(g)(iii)) including provision of car and cycle parking spaces, new tree planting and landscaping improvements and associated works. Alternative permission 24/00792/PAE superseded 2026. Floorspace counted here. UB
	Western Employment Area	Bracknell Gate RSA House Western Road	App 22/00879/F UL Pmtd Oct 2023 FUL Site area 0.59	B8/Egi	2,080	U/C 2026	Demolition of existing buildings and development of a new building for warehouse use (Class B8) or for the research and development of products (Class E (g)(ii) or industrial process (Class E(g)(iii)) including provision of car and cycle parking spaces, new tree planting and landscaping improvements and associated works. Alternative permission 24/00792/PAE superseded 2026. Floorspace counted here. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
	Western Employment Area	Angle Property RSA House Western Road	App 24/00792/P AE Pmtd Feb 2025 PAE Site area 0.59	Egi	[-3829]	Superse ded 2026	Prior approval for change of use from offices (Use Class E) to residential (Use Class C3) to create 51 self-contained flats. Section S73 permissions 24/00045/FUL and 25/00520/FUL do not alter floorspace. Superseded by alternative permission 22/00879/FUL which has been implemented (building demolished). UB
	Western Employment Area	Arlington Business Parks GP Limited Plot 4 Arlington Square	App 20/00102/N MA Pmtd Feb 2020 NMA Site area 2.20	Egi	8,142	N/S 2026	Non material amendment to reserved matters approval 03/01227/REM, for the erection of 2no. B1 (Office) buildings with associated car parking, comprising changes to site layout, building floor plans and external appearance of Plot 4. Alternative to 03/01227/REM. Balance counted here UB
+	Western Employment Area	COIF Nominees Ltd 5 Arlington Square	App 25/00184/P AE Pmtd May 2025 PAE Site area 0.83	Egi	-10,156	N/S 2026	Prior approval for change of use from offices (Class E to Class C3) to provide 63 residential units. UB
+	Western Employment Area	Lamit 6 Arlington Square	App 25/00231/P AE Pmtd May 2025 PAE site area 0.46	Egi	-2,905	N/S 2026	Prior approval for change of use from offices (Use Class E(g)(i)) to residential use (Use Class C3) to provide 31 residential units. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
+	Western Employment Area	Lamit 7 Arlington Square	App 25/00292/P AE Pmt'd June 2025 PAE Site area 0.73	Egi	-6,599	N/S 2026	Prior approval for change of use from offices (Use Class E(g)(i)) to residential use (Use Class C3) to provide 67 residential units. UB
+	Western Employment Area	Lamit 8 Arlington Square	App 25/00360/P AE Pmt'd Dec 2025 PAE Site area 0.67	Egi	-3,940	N/S 2026	Prior approval for the change of use from Class E(g)(i) to residential (Class C3) to provide 44 dwellings. UB
+	Western Employment Area	FJ Corporation Ltd Premier Gate Easthampstead Road	App 25/00539/P AE Pmt'd Dec 2025 PAE Site area 0.1	Egi	-1,104	N/S 2026	Prior approval application for change of use from Class E (commercial business and service use) to Class C3 (residential) for 18 flats. UB
+	Western Employment Area	BC Bracknell Limited Dell House The Boulevard Cain Road	App 25/00066/F UL Pmt'd Jan 2026 FUL Site area 3.32	Egi	[-10900]	N/S 2026	Redevelopment of existing office building and surrounding car park and erection of 3 no. commercial units within Use Class B2 and / or B8 and ancillary E(g) uses, along with provision of associated car parking, servicing, infrastructure, and hard and soft landscaping. Alternative permission 624280. Loss of office floorspace counted under 25/00619/DEM complete 2026. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
+	Western Employment Area	BC Bracknell Limited Dell House The Boulevard Cain Road	App 25/00066/F UL Pmtd Jan 2026 FUL Site area 3.32	B2/B8	12,853	N/S 2026	Redevelopment of existing office building and surrounding car park and erection of 3 no. commercial units within Use Class B2 and / or B8 and ancillary E(g) uses, along with provision of associated car parking, servicing, infrastructure, and hard and soft landscaping. Alternative permissions 624280. Loss of office floorspace counted under 25/00619/DEM complete 2026. Floorspace counted here. UB
+	Western Employment Area	BC Bracknell Limited Dell House The Boulevard Cain Road	App Pmtd 25/00619/D EM Pmtd Nov 2025 DEM Site area 2.7	Egi	-10,900	Complete 2026	Prior approval for demolition of former Dell House (vacant office building). Alternative permissions 624280 and 25/00066/FUL. Floorspace office loss counted here. UB
	Binfield	Key Properties Ltd, Lynfield, London Road	App 618191 Pmtd Feb 1994 FUL Site Area 2.20	Ea	1,100	N/S 2026	Erection of garden centre. Part superseded 613532 (outline). Technically implemented as foundations have been laid. Alternative permission 18/00242/OUT (soft) includes site. UB
	Binfield	Danescroft (FROF V Bracknell) LLP Land North Of Cain Road	App 20/00947/F UL Pmtd Mar 22 FUL Site area 1.86ha	C2	4,089	Complete 2026	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. Alternative to

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
							10/00310/REM (covers a larger site). Floorspace counted here. UB
	Binfield	Mr David Bertie Allanbay Park Howe Lane Binfield	App 22/00660/P AC Pmt'd Oct 2022 PAC Site Area 0.01	Eg/Ec	151	U/C 2026	Prior approval for change of use of the existing agricultural building into flexible commercial use (Class E) (Condition limiting to Class Eg and Ec). OG
	Binfield	Ryslip Group Ltd, Ryslip Kennels Church Lane	App 19/00281/F UL Pmt'd March 2024 FUL Site area 1.86	SG	698	N/S 2026	Demolition of existing buildings and erection of new buildings accommodating replacement kennels and cattery with ancillary facilities comprising a vet office, a pet supplies shop, grooming area, reception, workshop, dog agility field, dog walking field, agility barn and associated car parking.OB
	Binfield	Wooldridge Developments Ltd & Sovereign Housing Association Former 3M Recreational Land Cain Road/ Turnpike Road	App no 22/01008/F UL Pmt'd Oct 2023 FUL Site area 1.29	F2	-300	N/S 2026	Erection of 33 dwellings with vehicular access from Turnpike Road with associated landscaping, car parking and ecological enhancements following demolition of existing buildings. Alternative permission 19/01004/OUT. Floorspace counted here. UB
	Binfield	Bracknell Investment LLP Bracknell Ice Rink and Ski Centre John Nike Way	App 23/00095/F UL Pmt'd Oct 2024	B2/B8	4,840	Complete 2026	A mixed-use development comprising a single commercial building for flexible general industrial (B2), and storage and distribution (B8) use with ancillary offices and associated

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M²	Building Progress	Description
			FUL Site area 3.78				car parking and landscape planting; retention of a standalone office building without occupier restriction (Egi) with associated car parking; and retention of existing ski slope with new access point and associated parking area. Loss of -4,900 leisure use counted under 21/01146/DEM complete 2022. UB
	Binfield	Mr S Nath Fines Bayliwick House Hotel London Road	App 22/00504/F UL Pmt'd Feb 2025 FUL Site area 0.21	C1	-814	N/S 2026	Conversion and erection of extensions to Fines Bayliwick Hotel to provide 11no. 2 bedroom apartments following the demolition of extensions to the building. UB
	Rest of Bracknell Town	Weston Homes PLC Bracknell Beeches Old Bracknell Lane	App 23/00438/F UL Pmt'd Jul 2023 FUL Site Area 1.75	Ea/F	294	U/C 2026	Section 73 to amend Conditions 2, 4, 9, 10 and 11 of Planning Permission 21/00701/FUL (Erection of 7 new buildings comprising residential dwellings, 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). Floorspace counted here. UB
	Rest of Bracknell Town	Flamingo Development Continuity House London Road	App 20/01083/F UL Pmt'd Feb 2023 FUL Site area 0.09	Egi	-502	N/S 2026	Erection of five storey building to provide 20no. one, two and three bedroom apartments with associated parking following demolition of existing building. Extant as technically implemented. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
	Rest of Bracknell Town	Bracknell Forest Council Bridgewell Centre 10A Ladybank Bracknell	App 23/00359/3 Pmtd Sep 2023 Reg 3 Site area 0.3	C2	-12	Complete 2026	Erection of new apartment building for people with learning disabilities, consisting of 4 apartments for 20 residents; each apartment housing 5 residents following demolition of existing building which is a care home. N/B floorspace counted as gross of 1,428m ² is over the threshold. UB
	Rest of Bracknell Town	BMR Edgware One The Braccans London Road	App 24/00141/P AE Pmtd Apr 2024 PAE Site area 0.2	Egi	-4,796	U/C 2026	Prior approval for change of use of commercial (Use Class E) to 47 residential units (Use Class C3). UB
	Rest of Bracknell Town	BGF5 (Bracknell) LLP and Former St Margaret Clitherow Roman Catholic Church Ringmead	App 23/00560/F UL Pmtd Apr 2024 FUL Site area 0.67	C2	3,659	U/C 2026	Erection of 72 bedroom Care Home with care for the elderly (Use Class C2) including associated access, parking, landscaping and tree planting. UB
	Rest of Bracknell Town	Premier Inn Hotels Ltd The Weather Vane Wokingham Road	App 24/00473/F UL Pmtd Sep 2024 FUL Site area 0.78	Eb	-816	Complete 2026	Conversion of part of restaurant into additional hotel bedrooms, changes to fenestration and all other associated works. UB
	Rest of Bracknell Town	Premier Inn Hotels Ltd The Weather Vane Wokingham Road	App 24/00473/F UL Pmtd Sep 2024	C1	816	Complete 2026	Conversion of part of restaurant into additional hotel bedrooms, changes to fenestration and all other associated works. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
			FUL Site area 0.78				
+	Rest of Bracknell Town	Bracknell Forest Council Harmans Water Community Centre The Square	App 25/00733/3 Pmtd Mar 2026 Reg 3 Site area 0.04	F2b	-387	N/S 2026	Change of Use from a Community Centre (F2 Use Class) to an indoor sports facility (boxing club, Class E (d)). UB
+	Rest of Bracknell Town	Bracknell Forest Council Harmans Water Community Centre The Square	App 25/00733/3 Pmtd Mar 2026 Reg 3 Site area 0.04	Ed	387	N/S 2026	Change of Use from a Community Centre (F2 Use Class) to an indoor sports facility (boxing club, Class E (d)). UB
+	Rest of Bracknell Town	AAR Homes 32 Sparrowhawk Way	App PA/ 2026/0174 Pmtd Mar 2026 LDC Site Area 0.01	C2	144	Complete 2026	Certificate of lawfulness to demonstrate that no development is occurring in the change of use from dwelling to children's home. UB
+	Rest of Bracknell Town	Lily House Park Limited Hill House, Lily Hill Road	App 25/00727/P AE Pmtd Mar 2026 PAE Site Area 1.41	Egi	-3,716	N/S 2026	Prior approval for the change of use from Class E (offices) to Class C3 (residential) (33 flats). UB
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land	App 13/00575/O UT Pmtd January 2015 OUT	SG	3,500	N/S 2026	Outline permission for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
		At Former TRL Site, Nine Mile Ride	Site Area: 105.69				TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school, community centre, care home, and municipal depot. UB
	Crowthorne	Legal and General Property Partners (Life Fund) Ltd, Land At Former TRL Site Old Wokingham Road	App 19/00065/R EM Pmtd Aug 2019 REM Site area 3.8	F1	2,564	N/S 2026	Submission of details of scale, layout, appearance, access and landscaping relating to the Primary School phase pursuant to outline planning permission 13/00575/OUT. UB
	Crowthorne	Wildmoor Homes Ltd, 182 Dukes Ride	App 21/01125/F UL Pmtd Sep 2022 FUL Site area 0.03	Egi	-94	Complete 2026	Change of use of first floor office space to 2no. one-bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. (Site counted since overall loss of Class E is -135sqm; split out into component parts for analysis). Completed in 2022 but missed in error. Counted as complete 2026. UB
	Crowthorne	Wildmoor Homes Ltd, 182 Dukes Ride	App 21/01125/F UL Pmtd Sep 2023 FUL Site area 0.03	Ea	-41	Complete 2026	Change of use of first floor office space to 2no. one-bedroom units and part of ground floor storage area behind a current retail store to 1no. two-bedroom unit. (Site counted since overall loss of Class E is -135sqm; split out into component parts for analysis). Completed in 2022 but missed in error. Counted as complete 2026. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
	Crowthorne	Mr P Schofield 186 -188 High Street	App 20/01087/F U Pmtd Apr 2024 FUL Site area 0.10	Ea	133	N/S 2026	Erection of 3 storey building (with parking, refuse and cycle storage at lower ground floor level), comprising 2no. retail units at ground floor level and 8no. one bedroom flats above, with associated parking following demolition of existing building. UB
	Crowthorne	L Keats Manhattan House 140 High Street	App 23/00757/P AE Pmtd Apr 2024 PAE Site area 0.08	Egi	-371	Complete 2026	Prior approval for a change of use from Commercial, Business (Use Class E) to Residential (Use Class C3) and the formation of six flats. UB
	Crowthorne	Bracknell Forest Council Edgbarrow School Grant Road	App 24/00621/3 Pmtd Feb 2025 FUL site area 0.82	F1	266	U/C 2026	Erection of single storey extension forming Specialist Resource Provision (SRP) including associated hard and soft landscaping. UB
+	Crowthorne	M Safi 4A Dukes Ride	App 25/00040/F UL Pmtd May 2025 Site area 0.002	B8	-250	Complete 2026	Change of use from mixed use Class B8 and E to Sui-Generis for Car Sales. UB
+	Crowthorne	M Safi 4A Dukes Ride	App 25/00040/F UL Pmtd May 2025 Site area 0.002	SG	250	Complete 2026	Change of use from mixed use Class B8 and E to Sui-Generis for Car Sales. UB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
	Sandhurst	R Leahy 265 Yorktown Road College Town	App 23/00763/F UL Pmtd Aug 2024 FUL Site area 0.11	B8/Egi	118	Complete 2026	Erection of single storey side extension to create additional commercial space (office and storage). UB
	Sandhurst	Mr G Dennis Keepers Cottage Yateley Road	App 24/00445/F UL Pmtd Jan 2025 FUL Site area 0.09	Ef	314	N/S 2026	Change of use from residential bungalow Class C3 into a children's nursery Class E (f). OB
	Warfield	Warfield Central Consortium Land East of Old Priory Lane and West of Maize Lane	App 20/00214/O UT Pmtd Oct 21 OUT Site area 13.87	F1	2,228	N/S 2026	Outline permission for up to 305 dwellings (C3), A Primary School (D1), public open space, landscaping, surface water drainage and associated engineering works. All Matters Reserved except means of access. UG
	Warfield	Syngenta Jealotts Hill Research Station Jealotts Hill	App 22/00301/F UL Pmtd Sep 2023 FUL Site area 3.02	Egii	-539	U/C 2026	Erection of a new bioscience building (Biostar) for research and development with associated access, parking, landscaping and associated infrastructure following demolition of existing buildings. Floorspace to be lost reduced by -137 permitted under 25/00548/DEM complete 2026. OB
	Warfield	Syngenta Jealotts Hill Research	App 22/00662/F UL Pmtd	Egii	321	N/S 2026	Erection of external ancillary building structures, including relocated polytunnels and growing tunnel and creation of replacement soil

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
		Station Jealotts Hill	Oct 2022 FUL Site Area 0.06				stores (floorspace 546m2). Alternative permission 23/00171/FUL for 225m2 covers part of the site. Difference in floorspace between the 2 permissions counted here. Extant as relocated polytunnels complete. OB
	Warfield	Mr J Reay Syngenta Jealotts Hill Research Station Jealotts Hill	App 23/00171/F UL Pmtd Oct 2023 FUL Site area 0.15	Egii	225	N/S 2026	Erection of external ancillary building structure to form replacement soil store. Alternative permission 22/00662/FUL for 546m2 includes this site. Difference in floorspace between the 2 permissions counted under 22/00662/FUL. OB
+	Warfield	Syngenta Jealotts Hill Research Station Jealotts Hill	App 25/00548/D EM Pmtd Sep 2025 DEM Site Area 0.01	Egii	-137	Complete 2026	Prior approval for demolition of B125 - a steel framed, metal clad store with a floor area of 137m2. The building is included under phase 1D of the permitted demolition plan of permission 22/00301/FUL and in 23/00171/FUL . Therefore floorspace counted under 22/00301/FUL reduced by -137. OB
	Warfield	Mr Byrne Malt Hill Farm Malt Hill	App 23/00256/F UL Pmtd Aug 2023 FUL Site area 0.35	SG	100	Complete 2026	Erection of Stable Building. OG
	Warfield	Harcourt Developments	App 22/00150/O UT Pmtd Mar 2025	Ea	743	N/S 2026	Outline permission for up to 150 dwellings (Use Class C3), a neighbourhood centre (Use Class E at ground floor), landscaping, surface water drainage, and associated

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M²	Building Progress	Description
		Land At Priory Fields Newell Green	OUT Site area 7.47				infrastructure and engineering works, with all matters reserved except for means of access. UG
+	Warfield	Bracknell Forest Council Warfield (All Saints) CE Primary School All Saints Rise	App 24/00722/3 Pmtd Aug 2025 Reg 3 Site area 1.19	F1	601	U/C 2026	Redevelopment of Former Warfield (All Saints) CE Primary School, including demolition and replacement of existing classroom block and temporary classroom blocks, associated parking, landscaping and infrastructure. UB
+	Warfield	Quentin Trivor Meadowbrook Montessori Pre-School Bracknell Road	App 25/00561/P AE Pmtd Nov 2025 Site area 0.76	Ef	[-371]	N/S 2026	Change the use of the existing buildings from Class E to residential use. Floorspace counted under alternative permission 25/00100/PAE. OB
+	Warfield	Quentin Trivor Meadowbrook Montessori Pre-School Bracknell Road	App 25/00100/P AE Pmtd Jan 2026 PAE Site area 0.76	Ef	-371	N/S 2026	Prior Approval for change of use from Class E to Class C3 comprising 6 no. self-contained residential units. Allowed on appeal. Alternative permission 25/00100/PAE. Floorspace counted here. OB
+	Warfield	G Calvert Yard At Forest Road Hayley Green	App 25/00488/L DC Pmtd Dec 2025 LDC Site area 0.12	B2	137	Complete 2026	Certificate of lawfulness to establish use of commercial wood storage and processing yard contained within two buildings and on open land (B2 use). OB
+	Warfield	Bracknell Forest Council Priory Fields	App 25/00703/3 Pmtd Mar	F2b	2,054	N/S 2026	Erection of a new community hub building including cafe, flexible multi-use spaces, sports hall, dance/fitness studio, meeting rooms, new offices for

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
		Newell Green	2026 Reg 3 Site area 3.36				Warfield Parish Council, associated car parking and cycle stands, children's play area, enhancements to existing sports pitches, and provision of improved greenway and bridleway connections. UG
	Winkfield	British Ensign Golf, Mill Ride Golf Club, Mill Ride	App 09/00094/F UL Pmtd Oct 2009 FUL Site Area 0.90	F2	1,147	U/C 2026	Erection of replacement golf club house (proposed 2081 sqm; existing 934sqm) with detached biomass boiler enclosure. OB
	Winkfield	Heathfield School, Heathfield School London Road	App 14/01001/F UL Pmtd March 2015 FULL Site Area: 14.6	C2	1,224	N/S 2026	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. (N.B. there is a related S73 permission 17/01159/FUL). Extant as permission technically implemented. OB
	Winkfield	Shorts Agricultural Planners Farm Bracknell Road	App 21/00174/P AF Pmtd Apr 2021 PAF Site Area 3.0	B8/Eg	354	U/C 2026	Prior approval for change of use from existing agricultural building to a flexible commercial use (B1 and B8). OG

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M²	Building Progress	Description
	Winkfield	The Crown Estate, Land at Old Dairy, Sunninghill Park	App 20/00293/F UL Pmtd Oct 2022 FUL Site area 0.43	Egi	452	U/C 2026	Change of use of redundant farm buildings to Class B1 use and minor elevational changes. OG
	Winkfield	The Crown Estate Unit 2 Blanes Lane Swinley Road Ascot	App 22/00508/F UL Pmtd Feb 2024 FUL Site area 0.35	B8	540	Complete 2026	Demolition of existing commercial buildings (453m²) and erection of a Use Class B8 building (540m²) with associated parking and landscaping. OB
	Winkfield	Mr M Gershon Smoothfield Winkfield Lane	App 23/00173/F UL Pmtd Jul 2023 FUL Site Area 0.35	SG	-270	N/S 2026	Change of use of existing stables building to a single 5 bedroom residential dwelling with associated works, parking and landscaping. Section 73 24/00803/FUL to change plans. OB
	Winkfield	Ms L Morris NRM Laboratories Coopers Bridge Braziers Lane Winkfield Row	App 23/00317/F UL Pmtd Sep 2023 FUL Site area 1.42	Egii	415	U/C 2026	Erection of two new buildings to be used as laboratories for testing/analysis of water and agricultural materials and offices, following the removal of existing sheds/buildings. OB
	Winkfield	St David's Nursing Home Ascot Priory Priory Road Ascot	App 20/00503/F UL Pmtd Nov 2023 FUL Site area 17	C2	1,002	N/S 2026	Alterations and extensions to St David's Nursing Home following demolition of non-original buildings. Conversion of the South Wing and undercroft to provide 10 no. apartments. OB

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
	Winkfield	St Christopher's Care Home Ascot Priory Priory Road Ascot	App 20/00503/F UL Pmtd Nov 2023 FUL Site area 17	C2	408	N/S 2026	Extension to St Christopher's Care Home. Associated works including car parking and landscaping. OB
	Winkfield	Puddleduck Day Nursery Ascot Priory Priory Road Ascot	App 20/00503/F UL Pmtd Nov 2023 FUL Site area 17	Ef	-320	N/S 2026	Alterations and extensions to St David's Nursing Home following demolition of non-original buildings (includes Puddleducks Day Nursery). Conversion of the South Wing and undercroft to provide 10 no. apartments. OB
	Winkfield	C Reid Great Oaks Farm Crouch Lane	App 23/00517/F UL Pmtd Aug 2024 FUL Site area 7.98	SG	464	N/S 2026	Demolition of existing 28 stables, barn and all-weather riding arena; erection of replacement American Barn containing stables, tack and bedding rooms, team meeting room, office and grooms' accommodation; new all-weather riding arena. OB
	Winkfield	Mrs B Martin Bluebell House Lovel Lane	App 24/00515/F UL Pmtd No 2024 FUL Site area 0.96	C1	-113	N/S 2026	Change of use of part of Guest House to residential. OB
	Winkfield	Sandals Bewes Stud Prince Albert Drive Ascot	App 24/00021/F UL Pmtd May 2024	SG	-282	Complete 2026	Section 73 permission to vary condition 01 (approved plans) of planning permission 23/00334/FUL which is in itself was a Section 73 application to vary conditions of

Relates to another site	Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress	Description
			FUL Site area 0.7				planning permissions 23/00067/FUL, 18/00757/FUL and 17/00753/FUL) for the erection of replacement dwelling with a detached garage following the demolition of existing dwelling, stables, barn and manège. Original permissions missed off 2027/18 commitments in error. OB
+	Winkfield	S Arber Emsworth Drift Road	App 25/00075/FUL Pmtd May 2025 FUL Site area 0.02	SG	217	N/S 2026	Erection of a storage barn in connection with equestrian use. OG
+	Winkfield	Smallacre Farm Crouch Lane	App 25/00351/L DC Pmtd Oct 2025 LDC site area 0.03	B2/B8	264	Complete 2026	Certificate of lawfulness application for the continued use of the Main Barn for workshop and storage uses (mixed Class B2 and B8 use). OB
+	Winkfield	B Hunter Land At White House Farm North Street	App 22/00568/O UT Pmtd Nov 2025 OUT Site area 0.16	B8	-403	N/S 2026	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. OB

Floorspace figures in brackets [] are not counted in the summary tables

7 Schedule of Soft Commitments

Table 10 Schedule of Soft Commitments

Area Site Code	Applicant and Site Address	App Details	Use Class	Net Change M ²	Building Progress
Rest of Bracknell Town	Bracknell Town Football Club Larges Lane	App 21/00250/OUT Pending OUT Site Area 1.13	F2	[-560]	SOFT
Binfield	Persimmon Homes North London Land at Amen Corner South London Road	App 18/00242/OUT Pending OUT Site area 14.40	Egi	2,500	SOFT
Binfield	Persimmon Homes North London Land at Amen Corner South London Road	App 18/00242/OUT Pending OUT Site area 14.40	Ea	[275]	SOFT
Rest of Bracknell Town	Bracknell Town Football Club Larges Lane	App 23/00031/OUT Pending OUT Site area 1.13	F2	-560	SOFT

Floorspace figures in brackets [] are not counted in the summary tables

8 Developments Identified in Local Plans

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

Binfield

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

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

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

Bracknell

8.0.3 Policies LP5 and LP20 of the BFLP allocate the following sites for mixed used development which include office and commercial floorspace:

- Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell (site reference BRA7) for 3,160m² of office floorspace
- Southern Gateway Development Area (comprising Jubilee Gardens, land east of Station Way and north of Church Road, and the Bus Station), Bracknell (site reference BRA14, BRA15 and BRA17) for 22,300m² of office floorspace
- Peel Centre and The Point, Skimped Hill Lane, Bracknell (site reference BRA18) for 500m² of office floorspace; 500m² of other commercial floorspace and 3,000m² replacement retail (supermarket).

Warfield

8.0.4 Land at Warfield was allocated through Policy SA9 of the SALP. N/B this policy was saved following the adoption of the BFLP (2024). The Warfield Supplementary Planning Document ⁽²⁾ provides detailed development principles (W1-W16) to deliver a

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

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

comprehensive, well designed mixed-use development including small scale employment, 2 primary schools and a neighbourhood centre. The following hard and soft commitments account for 5,164m².

- 2,193m² primary school completed 2017 (hard commitment 14/01275/REM following hybrid 13/01007/OUT)
- 2,228m² primary school (hard commitment 20/00214/OUT)
- 743m² neighbourhood centre (hard commitment 22/00150/OUT)

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

Other Site Allocations

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

Table 11 Potential losses of floorspace on sites identified in the Bracknell Forest Local Plan (2024) and the Site Allocations Local Plan (2013)

Policy	Address	Principal existing land use	Approximate residual floorspace balance taking account of hard and soft commitments
SA1	Land at Old Bracknell Lane West, Bracknell (Area 1 land to west (Photon/ Blueprint House etc) and Area 2 land to the east (Bracknell Beeches)	Commercial (Egiii, B8)	-9,107m ² (3)
SA1	Land to the north of Eastern Road, Bracknell	Commercial (Egiii, SG, B8)	-10,319m ² (4)
SA2	The Football Ground, Larges Lane, Bracknell	Football Ground (D2)	0 (5)
SA3	White Cairn, Dukes Ride, Crowthorne	Staff and Student accommodation (C1)	-561m ²
LP5 and LP20	Eastern Gateway Development Area (comprising Land at Town Square, The Ring), Bracknell (site reference BRA7)	Library (F1)	-1,407m ²

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

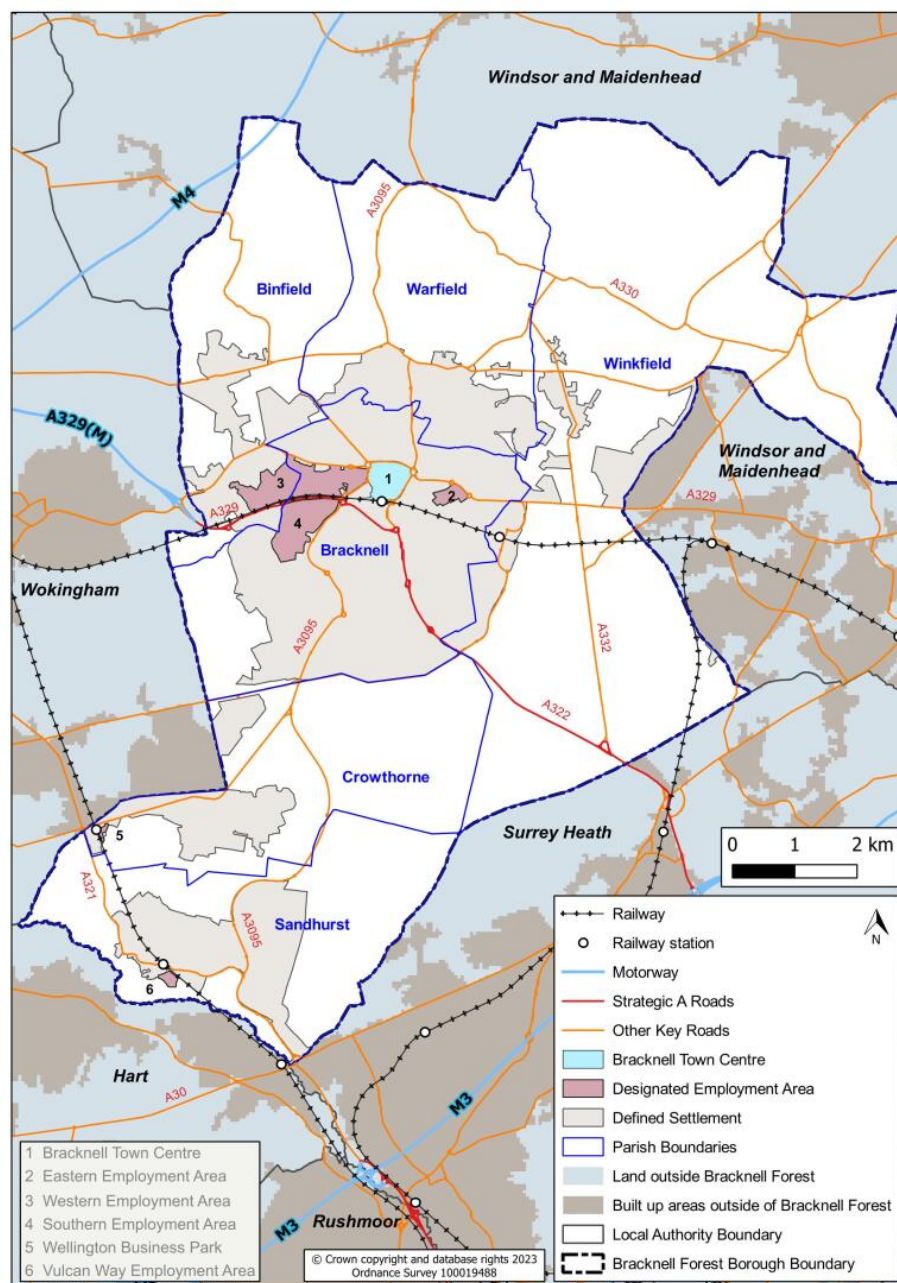
4 This is the residual balance. 11/00356/PAD resulted in loss of -2,490m² of B8 floorspace which was completed in 2012/13. 16/00639/PAC results in the loss of -2,773m² of existing B1a floorspace completed 2019/20, and 16/00079/PAC resulted in loss of -1,763m² of B1 completed 2018/19. 22/00952/LDC resulted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

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

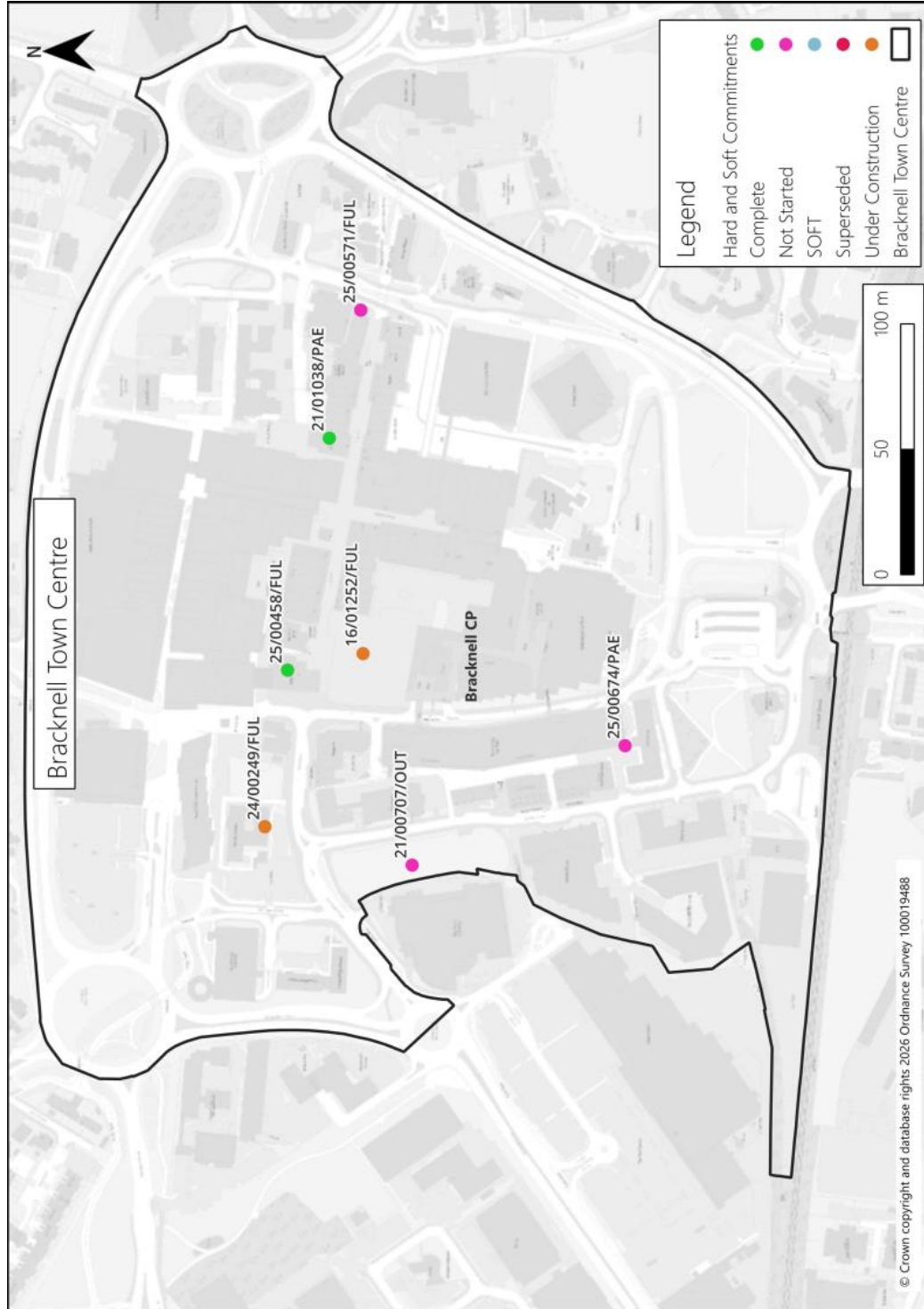
Policy	Address	Principal existing land use	Approximate residual floorspace balance taking account of hard and soft commitments
LP5 and LP20	Southern Gateway Development Area (comprising Jubilee Gardens, Land east of Station Way and north of Church Road, and the Bus Station), Bracknell (site reference BRA14, BRA15 and BRA17)	Retail (E(a))	-225m ²
LP5 and LP20	Peel Centre and The Point, Skimped Hill Lane, Bracknell (site reference BRA18)	Retail (E(a)) Leisure (E(d))	-15,500m ² -8,500m ²

9 Maps of Hard and Soft Commitments

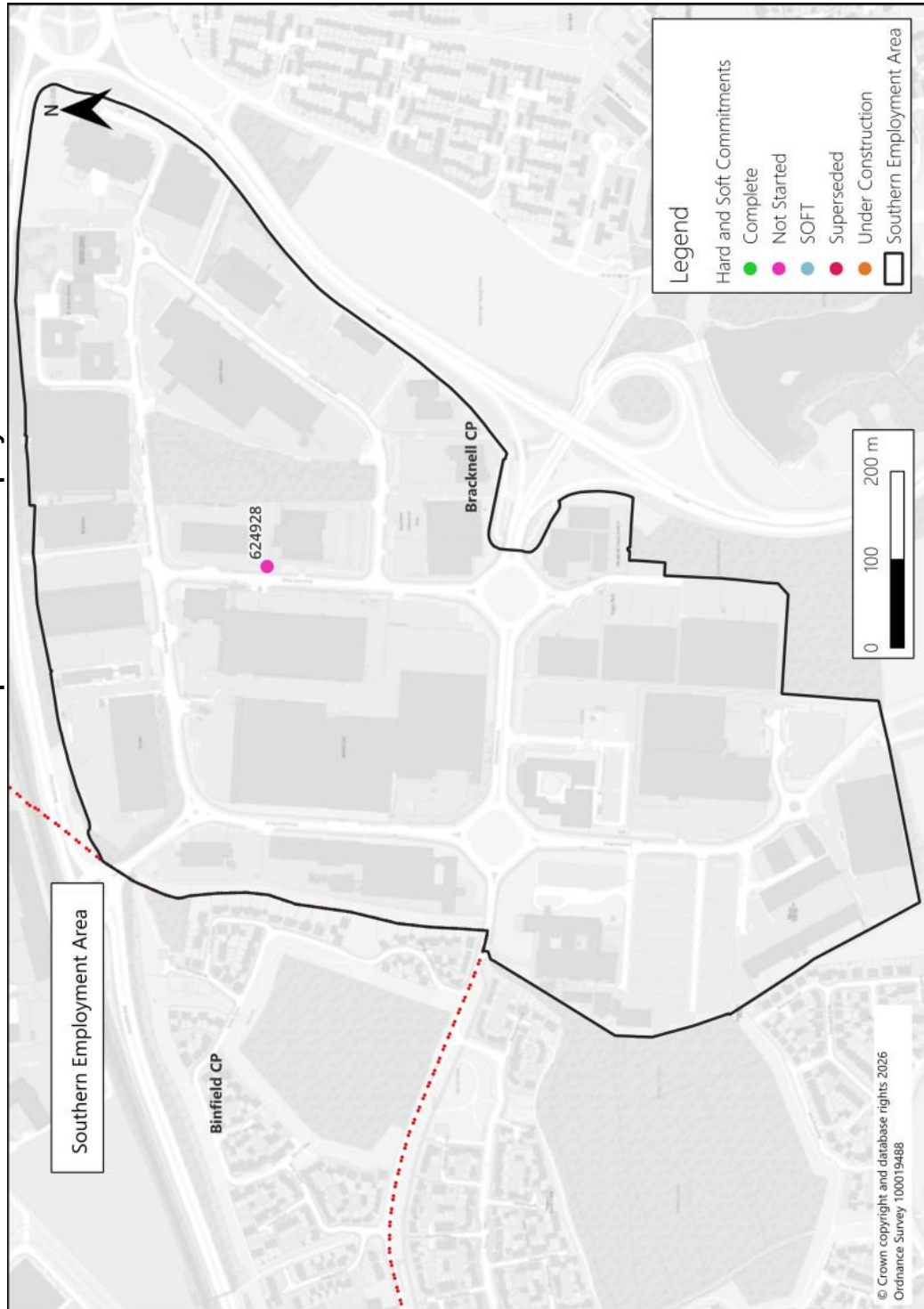
Map 1 Town Centre, Employment Areas and Parishes Overview Map



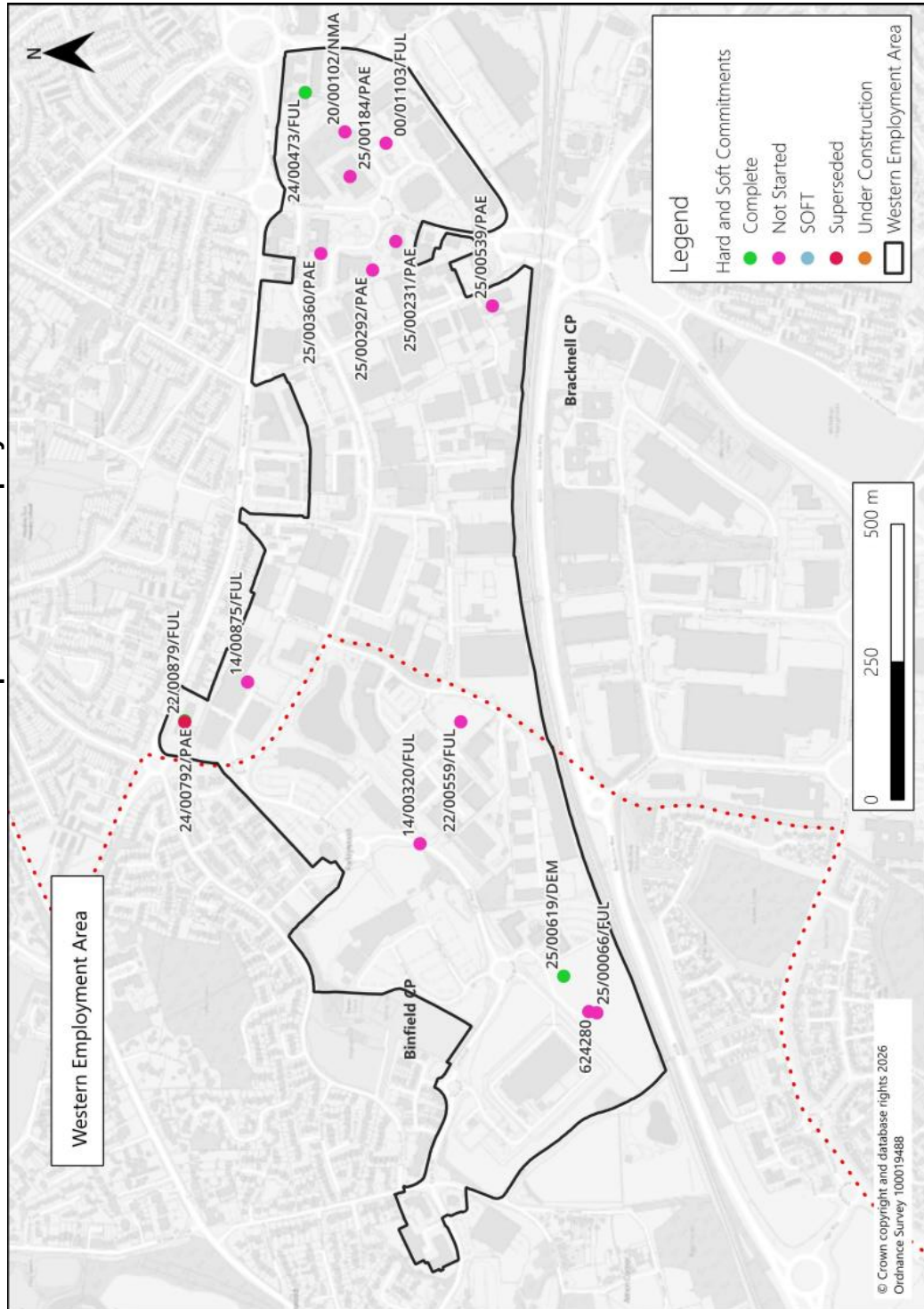
Picture 1



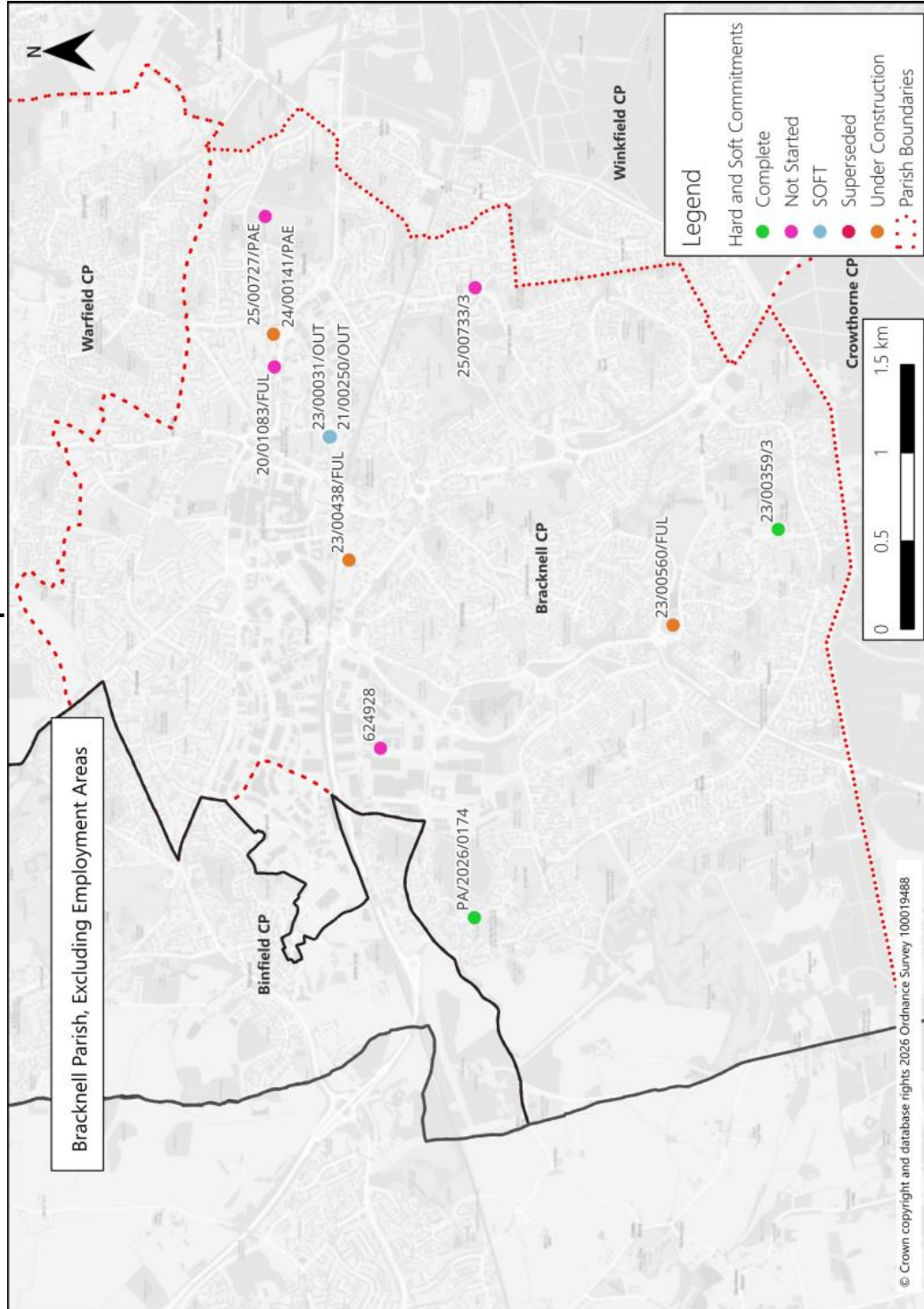
Map 2 Southern Employment Area



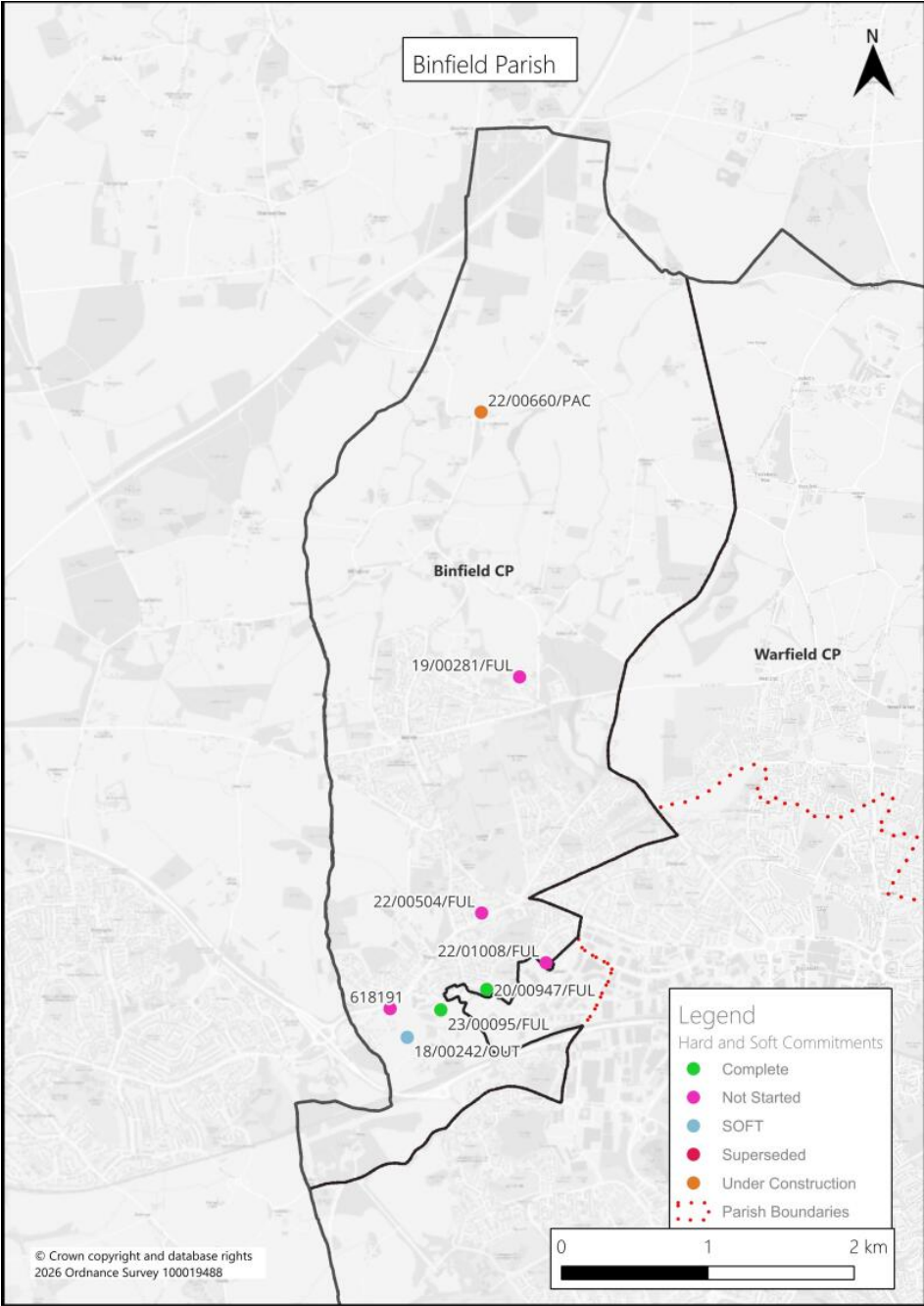
Map 3 Western Employment Area



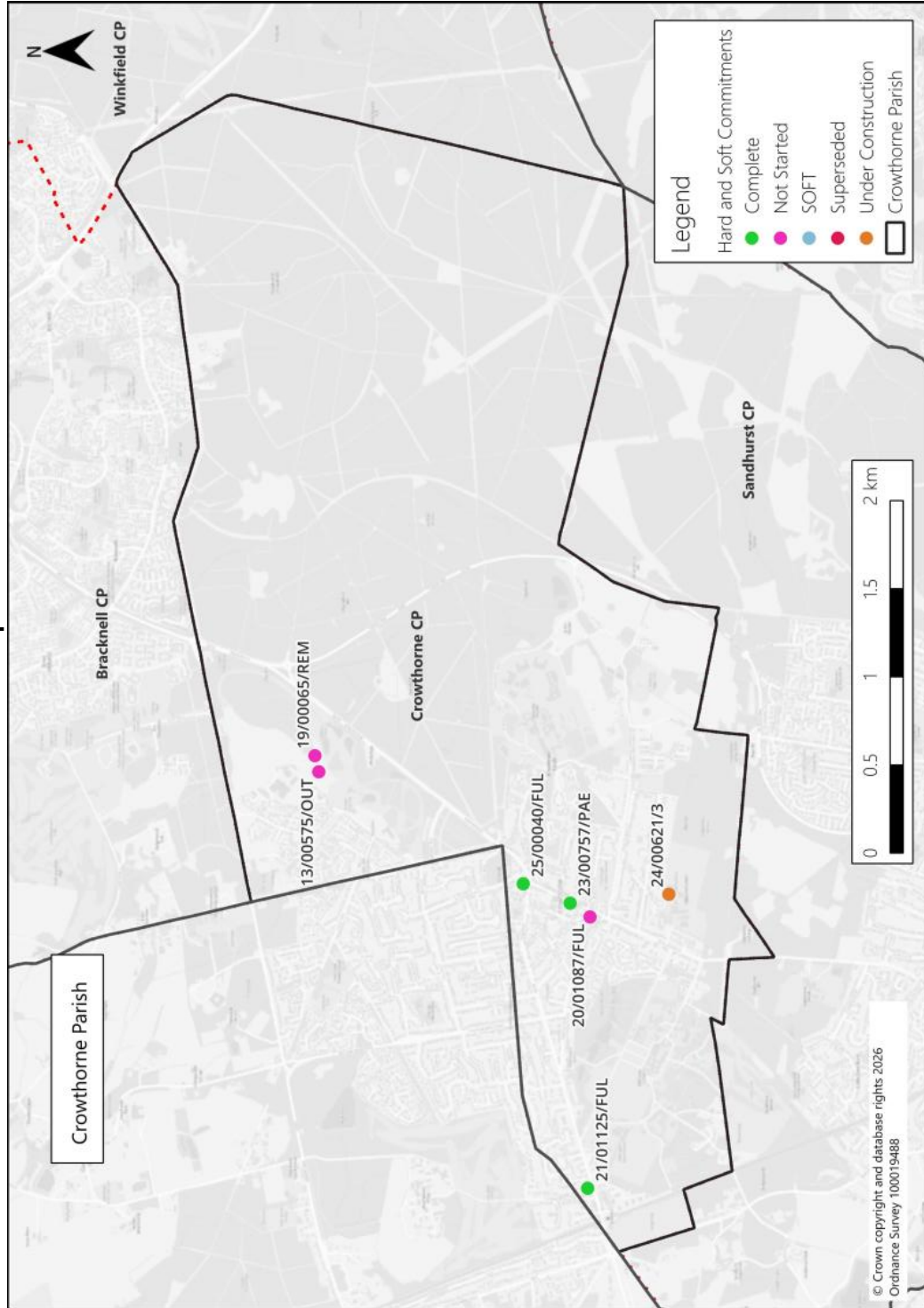
Map 4 Bracknell Parish



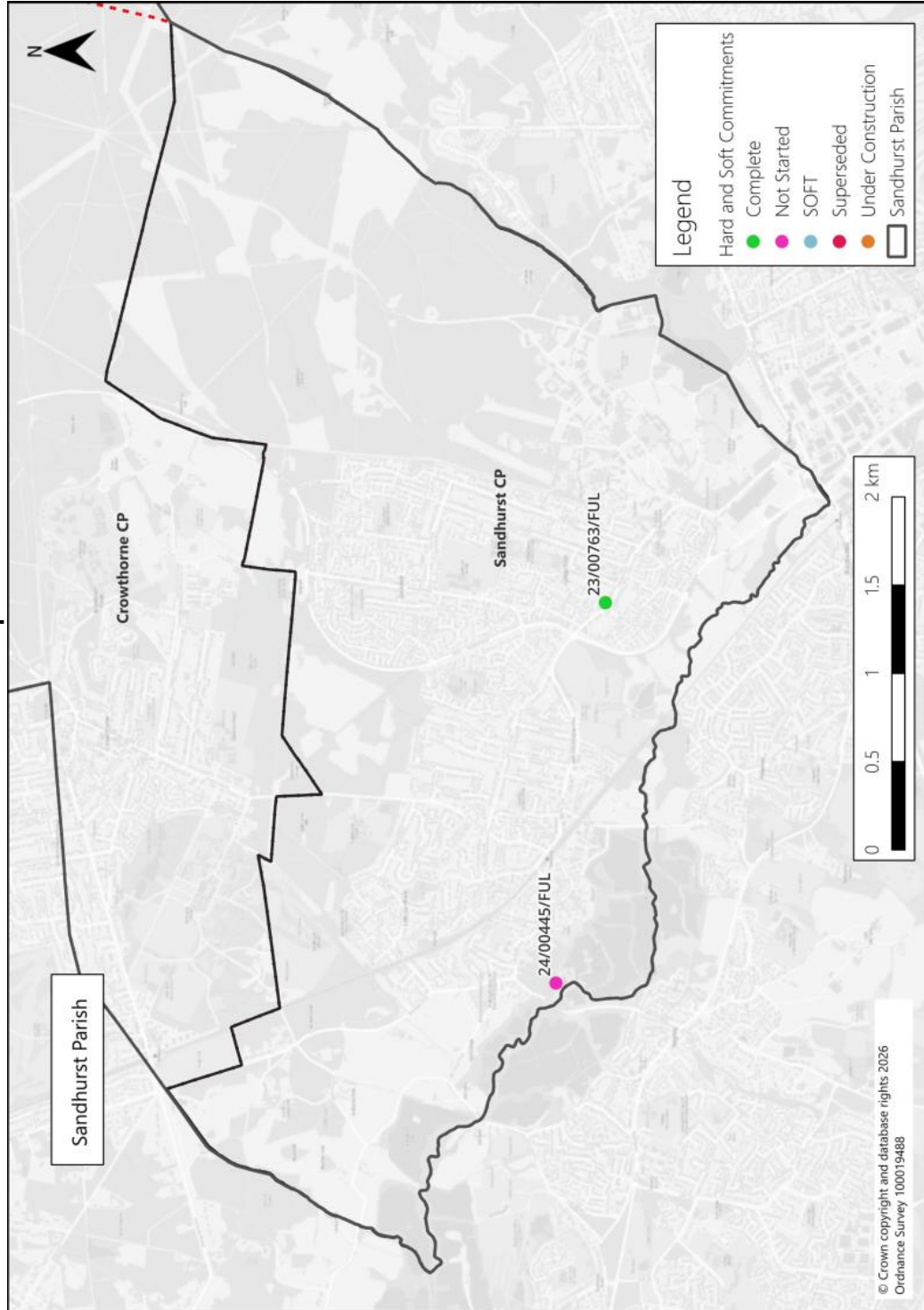
Map 5 Binfield Parish



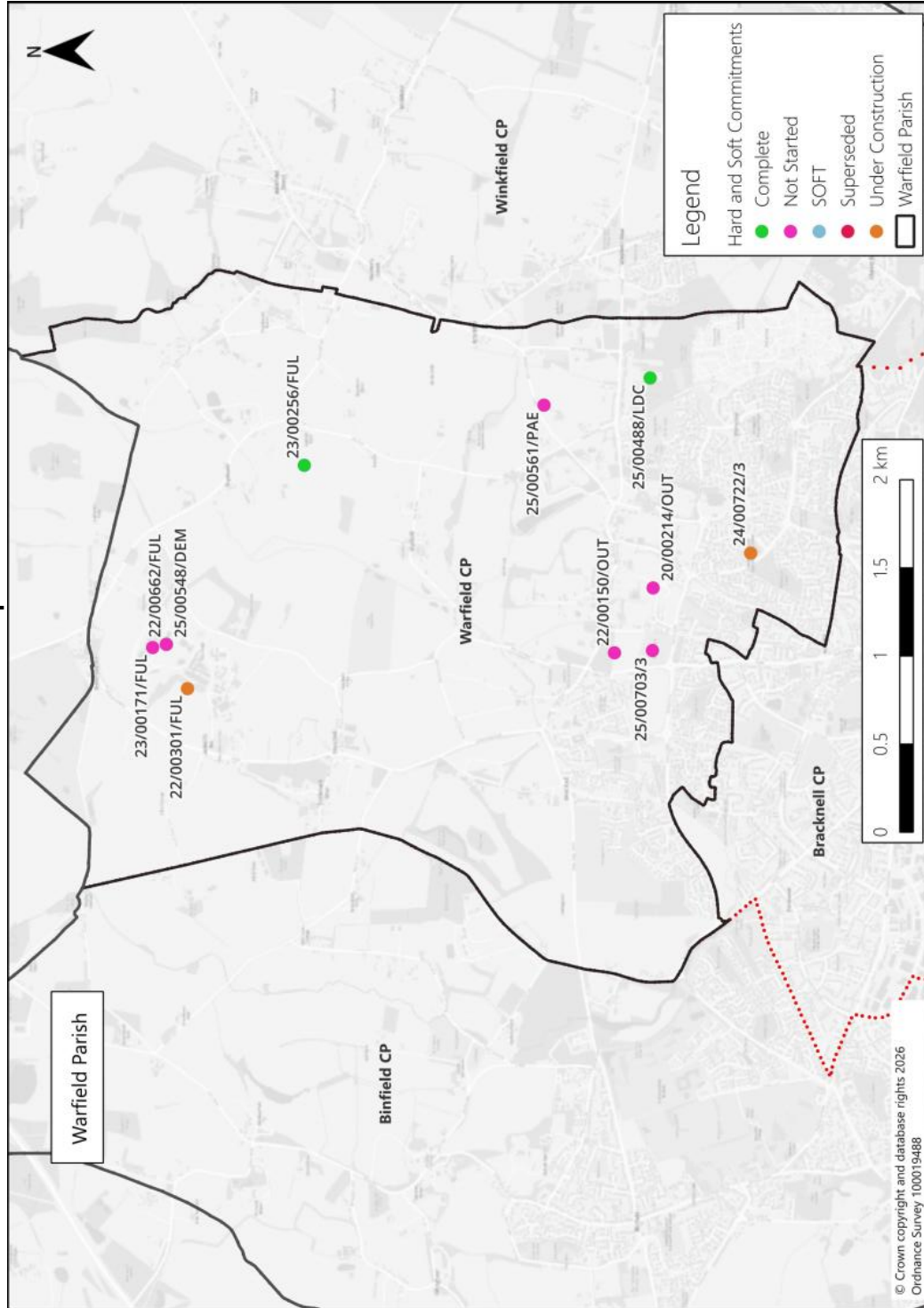
Map 6 Crowthorne Parish



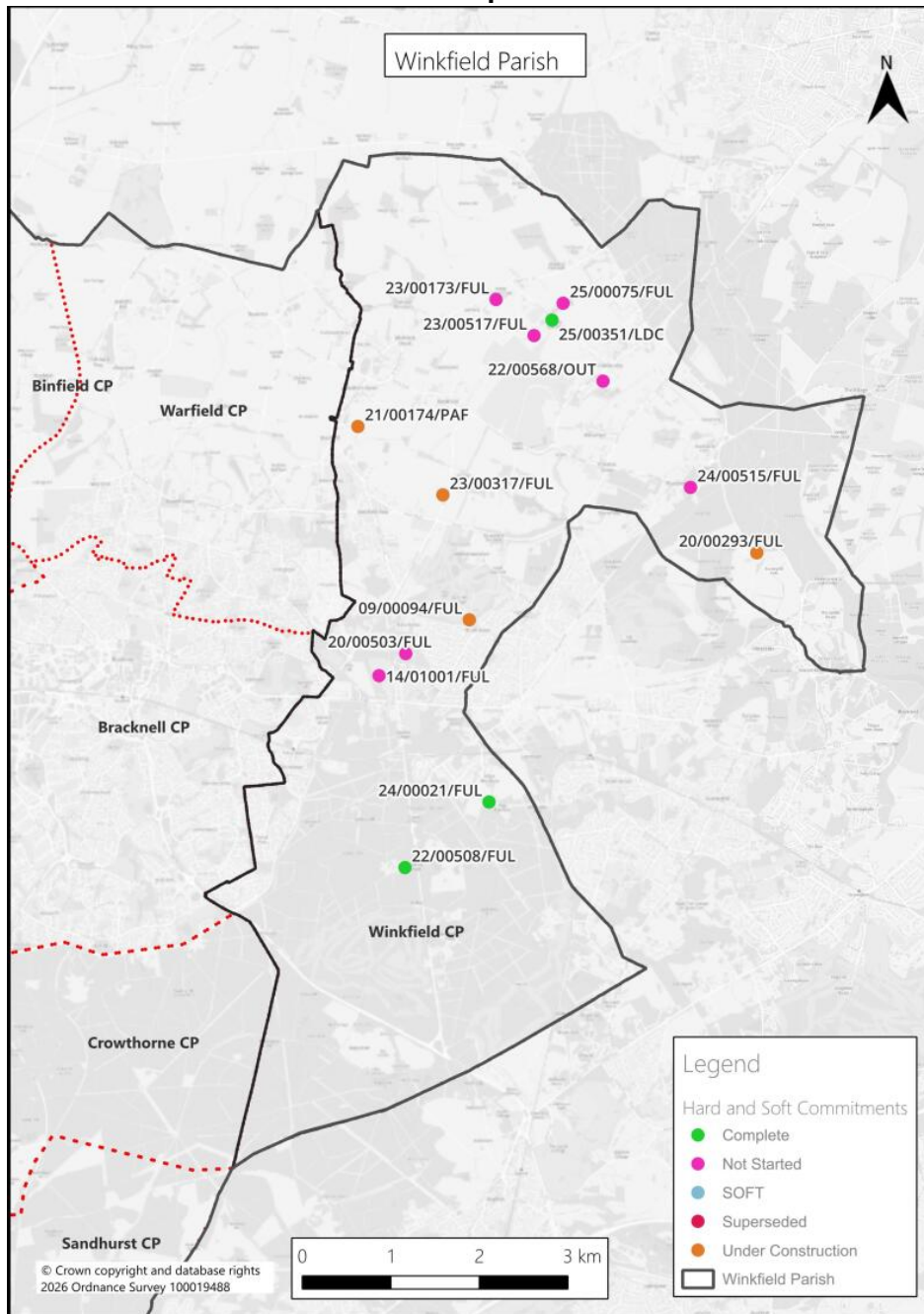
Map 7 Sandhurst Parish



Map 8 Warfield Parish



Map 9 Winkfield Parish



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Nepali

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

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