

Trevor Yerworth
Bracknell Forest Borough Council
Time Square,
Market Street
Bracknell, Berkshire
RG12 1JD

15 January 2008

Dear Mr Yerworth,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION UNDER SCHEDULE 1, PARAGRAPH 7(3)**

**RE: PLANNING APPLICATION LOCAL AUTHORITY REFERENCE –
07/01196/OUT & 07/01207/OUT - NINE MILE RIDE, WOKINGHAM &
CROWTHORNE BUSINESS ESTATE, OLD WOKINGHAM ROAD,
CROWTHORNE**

OUR REFERENCE: A/07/128 & A/07/129

Thank you for your consultation on the above planning applications.

Members of the Regional Planning Committee have considered the application proposals against the current adopted regional spatial strategy (RPG9 and Alterations) and the emerging RSS (the draft South East Plan) and agreed the following response.

The South East England Regional Assembly makes the following representation:

Employment Led Application (A/07/129)

That the observations made by the Assembly as part of the previous application (A/07/089) be resubmitted to the local authority on the basis that the revised application does not materially alter the merits of the proposal or the Assembly's response.

Mixed Use Application (A/07/128)

The South East England Regional Assembly makes the following observations in relation to the application:-

- The local authority will need to satisfy itself that there is a need for the additional employment floor space proposed as part of this development, and

that the application site represents a sustainable location for this development. It may also be appropriate to consider the availability of other, more sustainable locations, on a sub-regional basis.

- The local authority will need to carefully consider the principle of residential development on the application site, having regard to existing plans and proposals to meet housing need in other locations which may be sequentially preferable sites (particularly in relation to sustainable transport) and the need for residential uses on the site to be considered in detail as part of the local development framework (i.e. the emerging site allocations development plan document).
- The local authority will need to determine whether this proposal will compromise the integrity of the strategic gap, having regard to Policy CCI0b of the draft South East Plan, and should only grant planning permission if the proposal would not compromise, individually or cumulatively with other existing or proposed development, the fundamental integrity and purpose of the gap.
- When considering the impact on the Thames Basin Heaths, the local authority should only grant planning permission if it is satisfied that the proposal will not adversely affect the integrity of the adjoining and nearby Special Protection Areas in accordance with Policies NRM4 and WCBV9 of the draft South East Plan.
- If the local authority is minded to grant planning permission, it will be necessary for the proposed SANGS to form part of a wider package of measures to avoid and mitigate impacts on the Special Protection Area and that the avoidance and mitigation measures proposed are to the satisfaction of the local authority and Natural England as required by the Habitats Regulations and Policies NRM4 and WCBV9 of the draft South East Plan.
- The local authority will need to consider the extent to which the proposal appropriately contributes to the rebalancing of the transport system in favour of non-car modes as sought by Policies T1 and T5 of RPG9 and Policies T1 and T5 of the draft South East Plan.

If the local authority is minded to grant permission, it will be important that it considers the following prior to a decision being made:-

- The local authority should seek to secure an appropriate level of affordable housing through a legal agreement and must not grant planning permission unless satisfied that the provision of affordable housing would threaten the viability of the whole scheme or is not required on the basis of a local housing needs assessment, in line with Policy H4 of RPG9 and Policy H4 of the draft South East Plan.
- The need to secure firm commitments, through conditions and/or legal agreements, to any proposals deemed necessary to deliver sustainable transport options for the development as required by Policy WCBV6 of the draft South East Plan;

- The need to consider the role of a broader range of mobility management tools as set out in Policy T5 of the draft South East Plan, including the scale of car parking proposed, the potential role of charging and incentives for car sharing;
- The contribution that smart economic growth can play in reducing the need to travel associated with the development (as set out in Policy WCBV5 of the draft South East Plan);
- The need to consider a full draft travel plan that sets out arrangements to promote genuine alternatives to the car as required by Policy T8 of the draft South East Plan.
- The phasing and delivery of community and other infrastructure appropriate to the scale of the development and to meet the needs of residents in accordance with Policy INF2 of RPG9 and Policies CC5 and NRM1 of the draft South East Plan;
- The adoption of key development principles to make good use of land and to secure a high quality of environment consistent with Policy Q2 of RPG9 and Policy CC12 of the draft South East Plan.
- The incorporation of water and energy efficiency measures and the promotion of renewable energy and sustainable construction in accordance with Policies INF2 and INF4 of RPG9 and Policies CC2, CC3, CC4, NRM1, EN1, EN2, W2 and M1 of the draft South East Plan.
- Mitigation measures in relation to flood risk, noise, air quality and impacts on groundwater, and measures to enhance biodiversity of the site in accordance with the objectives of Policies E1, E2, E7, INF1 and INF2 of RPG9 and Policies NRM1, NRM3, NRM4, NRM7 and NRM8 of the draft South East Plan.

I attach a copy of the report presented to members of the Regional Planning Committee for your information. If you wish to discuss any aspect of our response, please contact Kevin on 01483 555224 or kevinhazell@southeast-ra.gov.uk.

I would be grateful if I could be informed of the decision in due course and receive copies of the Decision Notice and Committee Report.

Yours sincerely,



Paul Bevan
Chief Executive