

Natalie Brown  
Bracknell Forest Borough Council  
Environment & Leisure Department  
Time Square, Market Street  
Bracknell, Berkshire  
RG12 1JD

7 March 2008

Dear Ms Brown,

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

**RE: PLANNING APPLICATION LOCAL AUTHORITY REFERENCE –  
08/00116/OUT - LAND AT FORMER RAF STAFF COLLEGE SITE,  
BROAD LANE, BRACKNELL**

**OUR REFERENCE: A/08/014**

Thank you for your consultation on the above planning application.

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 observations in relation to the application:

The borough council should be satisfied that:

- The associated loss of existing recreational facilities (Open Space of Public Value) and the proposal to offset this loss by the establishment of alternative open green space is acceptable, having regard to the need to meet housing delivery objectives for the Bracknell area, to accord with the objectives of Policy NRM4 of the draft South East Plan.
- The proposed development will not adversely affect the integrity of the nearby Thames Basin Heaths Special Protection Area and that the avoidance and mitigation measures proposed are acceptable to Natural England to comply with Policies E1 and E2 of RPG9 and Policies NRM4 and WCBV9 of the draft South East Plan. It will be necessary for the SANGS to form part of a wider package of measures to avoid and mitigate impacts on the SPA and this may include the need for off-site works as well as financial contributions to the management of the SPA in a wider, sub-regional context.

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- An appropriate packages of measures, including an agreed travel plan, can be secured to promote alternatives to the car and encourage walking, cycling and the use of public transport in accordance with Policies T1, T10 and T13 of RPG9 (as altered) and Policies T1, T5 and T8 of the draft South East Plan.

If the borough council is minded to grant permission, it should address the following, through appropriately worded conditions and/or legal agreements to secure:

- 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 Policies CC5 and WCBV6 of the draft South East Plan;
- Delivery of appropriate affordable housing provision in accordance with Policy H4 of RPG9 and Policy H4 of the draft South East Plan;
- The adoption of key development principles for each phase of development to make good use of land and to secure a high quality of environment consistent with Policy Q2 of RPG9 and Policies CC12 and H5 of the draft South East Plan;
- An appropriate level of car and cycle parking to comply with Policy T12 of RPG9 (as altered) and Policy T7 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 (as altered) and Policies CC2, CC3, CC4, NRM1, EN1, EN2, W2 and M1 of the draft South East Plan;
- Mitigation measures in relation to flood risk, air quality, noise and impacts on groundwater and archaeological remains and measures to protect and enhance the biodiversity assets of the site in accordance with Policies E2, E7, INF1 and INF2 of RPG9 and Policies NRM1, NRM3, NRM4, NRM7, NRM8 and BE7 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 Sue Janota on 01483 555224 or [suejanota@southeast-ra.gov.uk](mailto:suejanota@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**