



Intensification of a sustainably located brownfield site in Bracknell Town Centre.

Garth Hill, Bracknell Forest - CALA

ICENI PROJECTS – CASE STUDY

Iceni Projects acted as planning consultant on behalf of CALA Homes Garth Hill scheme located in Bracknell Forest. The scheme will provide 89 homes on surplus land previous under Council ownership.

The sustainable town centre location and brownfield characteristics of the site were favoured by the Council in its allocation for residential development in their Site Allocations Plan, leading to the preparation and submission of an application for a wide mix of homes (including affordable housing).

The planning application managed by Iceni Projects received a positive recommendation from the Case Officer and received a unanimous resolution to grant planning permission at the Council's March 2018 Planning Committee.

5 interesting facts about the project

1: TPOS

The site had a large number of TPO trees covering a significant amount of the site. It was important to retain these as part of the design of the scheme.

2: FLOOD RISK

In addition to the TPO constraints at the site, the site was also identified as being a potential flood risk. A comprehensive approach towards SUDs was therefore taken during the application.

3: PEDESTRIAN LINK TO TOWN CENTRE

The scheme provides a public pedestrian link through the site towards the town centre, which provides significant improvements to permeability through the site.

4: COLLABORATIVE APPROACH

As part of the application Iceni and CALA worked closely alongside the Council's Officer's to ensure the scheme was positively recommended, and could be delivered alongside the adjacent development.

5: UNANIMOUS APPROVAL

The scheme was unanimously approved at committee where Member's identified the sustainable location of the brownfield site as a positive of the scheme.

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