

The Planning and Design Brief

SECTION 1 - THE SCOPE OF THE BRIEF

1.0 The Background

- 1.1 This Brief complies with and reflects national and local government planning requirements and forms an important part of the planning and development process.
- 1.2 The Brief provides further detail to BFBLP Proposal PH1.9 which designates Peacock Farm for residential development. An outline planning application has been submitted by Redrow Homes (S.E. Ltd) for the site. ~~It is expected that~~ This and any other applications submitted for the site will need to demonstrate how they meet the aims of the Brief.
- 1.3 Following public consultation the brief has been approved by Bracknell Forest Borough Council as Supplementary Planning Guidance.

2.0 The Purposes of the Brief

- 2.1 The purposes of the Brief are to:-
 - Provide more detailed explanation of the BFBLP Proposal PH1.9.
 - Define the extent of the geographical area to be covered by the development.
 - Set out the principles of sustainability to test this development against.
 - Define operational objectives for the implementation of these principles.
 - Set out constraints and opportunities offered by the location and characteristics of the site.
 - Outline the design approach together with the physical planning and architectural implications which must be provided to meet a sustainable, high quality, built environment.
 - Illustrate and describe the overall layout and planning of the development.
 - Offer speed of delivery and more certainty for the development industry.
 - Co-ordinate each phase and development parcel.

3.0 Status of an Approved Brief

- 3.1 This brief has been approved by BFBC and constitutes a material consideration in the determination of any planning applications affecting the site.
- 3.2 Each application relating to this site should provide a statement outlining the design approach adopted and the way in which this relates to the principles set out in the Brief. This is in accordance with AnnexA of PPG1.
- 3.3 Requirements set out in the Brief will, where appropriate, be secured by way of conditions attached to a planning permission. Where the requirement cannot be properly secured by way of condition, it should be achieved through an obligation under section 106 of the Town & Country Planning Act 1990 and any other relevant legislation.