



A Quod project sheet

# Bracknell Beeches

## Role

Quod acted on behalf of S2 Estates to submit a full planning application in relation to the residential-led mixed use redevelopment of Bracknell Beeches Business Park.

Quod secured a planning permission for the delivery of 349 new homes. Alongside new homes the scheme delivers a new public square surrounded by flexible community/retail floorspace, comprehensive landscaping and a new southern access to Bracknell Station. The new station access was seen by Committee Members as a key benefit of the scheme as at present residential areas to the south are somewhat cut off from the station and town centre beyond.

The site represents a key regeneration site for the council sitting directly to the south of Bracknell Railway station and having a long-standing site allocation.

Quod managed the sub-consultant team throughout the planning process, including advice in respect of planning strategy, preparation of a detailed planning application and comprehensive pre-application engagement with Bracknell Forest Council and other key community groups in advance of submission.

In preparing the planning submission Quod were required to contribute to a range of innovative but robust solutions to site specific challenges, specifically surface water flood risk and parking provision.

In addition to planning advice, Quod Development Economics (Tom Hatch) provided advice to optimize affordable housing to be delivered on site and in respect of scheme viability.

## Description

Detailed planning application for the erection of 7 new buildings ranging from 4 to 16 storeys comprising 349 residential dwellings, 294 sqm of 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.

## Client

S2 Estates

## Planning Authority

Bracknell Forest Council

## Expertise

Planning	✓
CIL	
Environmental Planning	✓
Development Economics	✓
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Retail & Commercial	



Quod Environmental Planning (Aisling Webb) were also instructed to submit an 'EIA Screening Opinion Request in advance of the submission of the planning application which confirmed the Development is unlikely to give rise to significant environmental effects and, as such, did not constitute an EIA development. The Environmental Planning team also provided advice in respect of complex Thames Basin Heaths Special Protection Area mitigation (SPA).