



# The Planning Inspectorate

3/25 Hawk Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Direct Line 0117-372 8468  
Switchboard 0117-372 8000  
Fax No 0117-372 8804  
GTN 1371- 8468  
e-mail: [stephen.carnaby@pins.gsi.gov.uk](mailto:stephen.carnaby@pins.gsi.gov.uk)  
<http://www.planning-inspectorate.gov.uk>

---

Mr Timothy Wheadon  
Chief Executive  
Bracknell Forest Borough Council  
Time Square  
Market Street  
Bracknell  
Berkshire  
RG12 1JD

Your Ref:

Our Ref: PINS/C0305/429/7

Date: 16<sup>th</sup> October 2007

---

Dear Mr Wheadon

## **Planning and Compulsory Purchase Act 2004: Town & Country Planning (Local Development) (England) Regulations 2004**

### **Bracknell Forest Borough Council Core Strategy Development Plan Document**

1. I was appointed by the Secretary of State to carry out an independent examination of your Council's Core Strategy Development Plan Document (DPD) which was submitted on 4 November 2006 pursuant to section 20 of the Planning and Compulsory Purchase Act 2004, (the 2004 Act).
2. My overall conclusion is that, with the changes required in Annex 2 to my report, the Core Strategy satisfies the requirements of Section 20(5)(a) and (b) of the 2004 Act and the associated Regulations, and meets the tests of soundness set out in Planning Policy Statement 12 - Local Development Frameworks (PPS12).
3. I held a Pre Examination Meeting (PEM) on 12 April 2007 and conducted the Examination by way of written exchanges and by hearing sessions held between 25 June & 17 July 2007 for those who exercised their right to be heard.
4. The purpose of the independent examination is set out in Section 20(5) of the 2004 Act and is in two parts. The first is whether the submitted DPD has been prepared in accordance with certain statutory requirements under the Act and the associated Regulations. The second part is whether the DPD is sound. In making an assessment of soundness I have had regard to the tests set out in paragraph 4.24 of PPS12 and I have also had regard to the Planning Inspectorate's Guide to the Process of Assessing the Soundness of Development Plan Documents.
5. Enclosed with this letter is a copy of my report on the submitted Core Strategy which contains my recommendations and the reasons for them as required by Section 20(7) of the 2004 Act. In coming to my conclusions on the



soundness of the DPD I have had regard to the representations which were made in the six weeks following submission in accordance with Regulation 29 of the 2004 Regulations, along with subsequent written submissions and oral contributions made at the hearing sessions. Furthermore, those representations which related to site specific issues were advertised for a 6 week period of comment from 29 January-12 March 2007 and a further set of duly made comments were received. As I explained at the PEM, it would have been necessary for me to consider those latter representations only if I had found the Core Strategy to be unsound based on the sites that have been selected by the Council to deliver the spatial vision.

6. It is not a requirement of the 2004 Act that I report on all the individual representations received: consequently, my report does not list individual representations or respond to all the points made. During the course of the Examination and as a result of the discussions at the hearing sessions, the Council proposed a number of changes to the submitted Core Strategy. I have considered these changes as part of my assessment of soundness.

7. May I express my appreciation to all of your Officers who attended the hearing sessions, for their helpfulness and professional manner. I am particularly grateful for the thorough responses to the matters and issues I set out at the PEM. I am aware that these created additional work for your staff. However, I found that this approach contributed significantly to the progress of my examination of soundness and to the timescale for my reporting. The Council's suggested changes were also a valuable contribution.

8. I would also like to record my sincere thanks to our Programme Officer, Sam Lucarotti (nee Enright). Sam's diligence, good humour, patience and organisational skills ensured that the examination process, including the hearing sessions, ran smoothly and to programme.

9. I hope that my conclusions and recommendations in the accompanying Report and Annexes will enable the Council to adopt the Core Strategy in an efficient manner to provide a firm basis for preparing and examining the soundness of subsequent Development Plan Documents.

Yours sincerely

*Jane V Stiles*

INSPECTOR

cc: Government Office for the South East Region