Detailed consent for 53 dwellings in Binfield, Berkshire

Land off Tilehurst Lane, Binfield, Berkshire, Bracknell Forest



01.

The challenge

An edge-of-village site the Council was determined to resist.

The site sits on Tilehurst Lane at the edge of Binfield, outside the village boundary. The Council refused our first scheme for 28 homes, and the Planning Inspector dismissed our appeal. We were confident the decision was wrong, so we challenged it in the High Court. The decision was overturned, and when the appeal was heard again the 28 homes were allowed.

02.

The proposal

JPP submitted a full application for 53 new homes.

With the principle of development established, we brought forward a full application to make better use of the site. The scheme delivers 53 homes, including 13 affordable homes, with a mix of house types to suit local needs. A large central green sits at the heart of the development, with landscaped buffers along Tilehurst Lane and views kept open to the countryside beyond.