

Land at Lower Mount Farm, Cookham



Image courtesy of DHA Architecture

Development of 200 homes at Cookham in Berkshire

CLIENT

Bellway Homes

LPA

Royal Borough of Windsor and Maidenhead (RBWM)

STATUS

Resolutions to grant planning permission at Planning Committee on 19 December 2024 (awaiting S106 to be resolved before the decisions are issued)

SERVICES

Planning, Strategic Communications, EIA

Our role

- Since 2017, our Planning, Strategic Communications and EIA teams have supported Bellway Strategic Land and the consultant team in bringing forward a development of 200 homes in Cookham.
- We promoted the site to the draft Local Plan as a housing allocation to be removed from the Green Belt and appeared at the Examination in Public.
- Our Strategic Communications team carried out an engagement strategy focused on the site Stakeholder Masterplan Document (SMD), a requirement of the site allocation policy, and wider planning application(s) which followed.
- Our EIA team provided screening services ahead of the planning application submission, confirming that no ES was required.
- We submitted two planning applications for the allocation, totalling 200 homes (of which 80 will be affordable homes) across two parcels of land.

Results

- Working alongside the council's officers, we helped secure the proposed allocation of the site in a draft Local Plan, which was confirmed on adoption of the Plan in 2022.
- Following a 16-month determination period, which included lengthy negotiations with the planning officer, both applications were reported to the Maidenhead Planning Committee in December 2024, with a recommendation to grant planning permission for both planning applications.
- The development will bring 200 homes to Cookham, including a mix of 1-, 2-, 3- and 4- and 5-bedroom homes.

Turley