



Woolf Bond Planning

Chartered Town Planning Consultants

3rd September 2020

Development Plan Team,
Bracknell Forest Council,
Time Square,
Market Street,
Bracknell,
RG12 1JD

Dear Sirs,

Warfield Neighbourhood Plan 2013-2026

I understand that the Neighbourhood Plan examination has not commenced.

The examiner has an objection that relates to the area north of Warfield Street made on behalf of clients that own/control land at St Michael Grange. The objection effectively affects a wider area too. For completeness I would like to make the following points:

1. In respect of Policy WNP7: Local Gaps – you have aforementioned detailed submissions on this policy from us already on this topic already (12 April 2019; Amanda Johnson-Clark, Ben Clark and JPP Land Ltd).
2. An inquiry is due to be heard in respect of one site which falls within WNP7, from 15 September onwards for 5-7 days.
3. The proposal is for a care home, a much-needed development within Bracknell Forest.
4. Our view is that the development cannot conflict with emerging WNP7, given that development on this site would not close the gap and landscaping and other measures will ensure that there is no coalescence between the settlements.
5. The Policy has a central flaw in that it seeks to protect a gap location that is not a gap between settlements at all – it includes substantial development at Newell Hall and then stops short of where the gap actually begins further west.
6. We renew our general objections to Policy WNP7 and the principle of local gap policies and these extend to this additional area.
7. We therefore renew our request for deletion of WNP7, for the same reasons set out in our earlier objection, on the basis that the policy would breach basic conditions 8(2)(a), (d) and (e).

I trust this clarification is of assistance.

Best wishes

Douglas Bond BA(Hons)MRTP

