



Owner/Occupier

16/07/2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Site Address: Floringham Lodge, Old Bracknell Lane East, Bracknell,
Berkshire, RG12 7AJ

Description of development: Redevelopment of the Site to Provide 46 One and Two
Bedroom Retirement Living Units for Older People with
Associated Parking, Landscaping and Communal Facilities
(C3 Use Class), following the demolition of the existing
building.

Appeal reference: AP-2660

Appellant's name: McCarthy Stone

PINS reference: 6009377

Appeal start date: 06/07/2026

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Bracknell Forest Council reference 25/00456/FUL.

It was previously communicated that this appeal would be determined on the basis of an inquiry, this is to confirm that it will now be determined on the basis of a **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

The hearing details are as follows:

Date and Time: 18/08/2026, 10:00

Duration: The hearing is due to last two days.

Venue: Time Square - Meeting Room Market Street Bracknell RG12 1JD

As an interested party you are invited to attend and at the Inspectors discretion, give your views. Please note there is not any visitor parking facilities at Time Square, therefore it is recommended that parking provision be found elsewhere. If you, or someone you will be accompanying to the inquiry has a disability, please email development.control@bracknell-forest.gov.uk regarding facilities.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received within 5 weeks of the start date. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellants and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents may be inspected on the Bracknell Forest Council Website from 1 August 2026 see <https://www.bracknell-forest.gov.uk/floringham-lodge>.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully

Margaret McEvit

Email: development.control@bracknell-forest.gov.uk
PLACE DIRECTORATE
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www.bracknell-forest.gov.uk