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26<sup>th</sup> April 2021

Bracknell Forest Council  
Fao Andrew Hunter - Director of Place, Planning and Regeneration  
Time Square  
Market Street  
Bracknell  
RG12 1JD

Dear Andrew,

**Re: Sphere of Mutual Interest – Land at Jealott’s Hill**

We are writing to you again, to express our objection to the Land at Jealott’s Hill (LP7) being included in the Pre-Submission Bracknell Forest Local Plan that is currently out for consultation.

We have noted that the planning proposal has been significantly amended to reduce the number of dwellings down to 2000 dwellings. However, we are still concerned about the volume of traffic that will be generated along local roads from this site location.

Currently, a number of residents who live within the Bracknell Forest Warfield Area use the A330 Ascot road, as a means of gaining access to the M4 from the Maidenhead Junction 8/9. This arterial road goes straight through the Parish of Bray contained within the Royal Borough of Windsor and Maidenhead Council area.

The amount of traffic that uses this road often backs up at certain pinch points and has a restricted weight limit of 7.5 Tonnes, due to the narrowness of the road and the close proximity of residential properties within the village of Holyport.

It is highly likely that the number of dwellings proposed may lead to at least 4000 car movements before we factor into the mix 132,800m<sup>2</sup> employment floorspace through this site being allocated as a Science and Innovation Park.

We have already seen an increase in the amount of traffic that has been generated through new developments that have recently been built to the north of Bracknell Town Centre. Most residents do not go along the Bracknell/Wokingham by-pass (A329) to join the M4 Motorway at Junction 10, if they are heading towards Heathrow, M25 or through to London they take the shortest route. Using Google Maps this will lead them north of Jealott’s Hill, along the A330 through the Parish towards Junction 8/9 at Maidenhead.

We do not believe there is a necessity to build beyond the previously developed land footprint of the existing site of Syngenta to expand into the Green Belt, in the way that has been identified by Bracknell Forest Council to promote the site as a Garden Village settlement.

The loss of agricultural land within this location would reduce the openness of the Green Belt, create additional light pollution and there are no special circumstances to develop outside of the Previously Developed Land footprint.

Already substantial development has taken place in the surrounding Bracknell area, along with the amount of development that is being proposed to take place in the Maidenhead locality, which is currently under review by the Government Appointed Examiner under Section 20(7c).

In addition to the 2000 dwellings being proposed, 132,800m<sup>2</sup> gross employment floorspace, the site is also proposing 8 permanent Gypsy and Traveller pitches on this garden village development, which is contained within the green belt. This is an isolated site, of which there are no special circumstances to proceed with development, and only the previously developed land footprint should be used, if the Government appointed examiner is minded to approve a smaller quantum of development at this location.

We believe that the current proposal being submitted will have a major impact upon the local road network and that there is no special circumstances to proceed with this proposal.

Therefore, we respectfully request that this site LP7 Jealott's Hill is removed from the Pre-Submission Local Plan, due to the level of impact that this site allocation would have on the Bray Parish area through the additional traffic movements that will be generated from this site.

We strongly OBJECT to this proposal based on the additional traffic movements that will occur if development is to be agreed at a later stage. We would recommend that Bracknell Forest Council insert a strongly worded planning condition, on any future planning application, that reviews traffic mitigation from this location to the M4, and consults with Highways England to find an innovative solution to alleviating traffic congestion within the local area.

Yours sincerely,

*Susan Cook*

Mrs Susan Cook  
Clerk and Proper Officer

Cc Adrien Waite – Head of Planning, Royal Borough of Windsor and Maidenhead  
Cllr D Coppinger – Bray Ward Councillor  
Cllr L Walters – Bray Ward Councillor