



Ms Mary O'Rourke BA(Hons) DipTP MRTPI
Examiner of the Warfield Neighbourhood Plan

2nd August 2021

Dear Ms O'Rourke

WARFIELD NEIGHBOURHOOD PLAN – FOCUSSED CONSULTATION ON PROPOSED MODIFICATIONS

This letter provides Bracknell Forest Council's (BFC) response to the focussed consultation on proposed modifications to the Warfield Neighbourhood Plan (WNP) following completion of a Habitat Regulations Assessment (HRA) of the WNP and the proposed extension of the plan period to 2037.

As a general point, and as referred to in previous correspondence, BFC welcomes the completion of the HRA, and is supportive of Warfield Parish Council's (WPC) intention to align the WNP plan period with that of the emerging Bracknell Forest Local Plan.

BFC has commented extensively on the WNP to date through responses to earlier consultations and during the course of this Examination. BFC wishes to raise one further concern to a modification now proposed. This relates to WPC's proposed change to Clause vi. of Policy WNP2: Hayley Green Allocation, which was first proposed in WPC's response to Question 9 of the examiner's initial questions (examination document E20b), and then subsequently amended in section g) of the 'Proposed WNP modifications (E22)' consultation document. The amendment would require the masterplan and design code to be informed by the concept layout and submitted for approval by WPC and BFC prior to any planning applications being submitted for the site.

The National Design Guide referred to recognises the important role that engagement with local communities plays in achieving well-designed places and buildings, and this is something that BFC would endorse. It does not, however, provide WPC with planning decision-making powers as can be implied by WPC's amended text. While BFC would fully support the engagement of WPC in the preparation of a masterplan, we would question the availability and appropriateness of the powers implied by the proposed wording. The examiner is referred to BFC's response to Question 4 of the Examiner's initial questions (E17) where it is recommended that Policy WNP2 Clause vi. is replaced by a new 3rd paragraph, to read: "A masterplan and design code will be needed to establish an overall vision and strategy for the development that demonstrates a high quality, comprehensive approach to design. The masterplan and design code will be required to be agreed with the Council ideally prior to the submission of any planning applications for the site." This amendment would also address BFC's recommendation made in response to Question 4 in document E17, that Inset Map 2 'Concept Plan' should be deleted from the Plan and a future masterplan, underpinned by robust evidence, be relied upon for the layout of the site.

BFC has no further comments to make.

Please do not hesitate to contact me if you require any clarification on matters raised.

Yours sincerely

Max Baker
Head of Planning