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Our Ref: 17.1035/LA

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Dear Sir / Madam

Warfield Neighbourhood Plan – Focused Consultation

These representations have been prepared by Boyer on behalf of Jordan Construction in response to the focused consultation on the proposed modifications to the Warfield Neighbourhood Plan (WNP), as prepared by Warfield Parish Council (WPC).

Jordan Construction controls land to the south of Bracknell Road and east of the former Meadowbrook Montessori Pre-School in Hayley Green, which falls within the area proposed to be allocated under draft Policy WNP2 in the Submission Version of the Warfield Neighbourhood Plan (WNP). Jordan Construction is promoting the rest of the WNP Hayley Green housing allocation (hereinafter referred to as 'Land at Hayley Green') in agreement with and on behalf of the other landowners, namely:

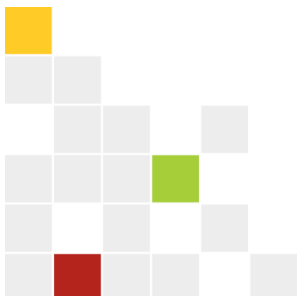
- [REDACTED] who control land at Sunset Farm, Hayley Green;
- [REDACTED], who controls land to the rear of The Cricketers, Cricketers Lane; and
- [REDACTED], who control land north of Forest Road and east of Cricketers Lane.

The Landowners have all signed a legal agreement confirming that Jordan Construction can promote the Land at Hayley Green on their behalf to ensure that the entire site can be masterplanned as a comprehensive residential development and to ensure that there are no landownership constraints which may impact on housing delivery.

The Landowners support the Land at Hayley Green allocation in draft Policy WNP2, and the WNP in general. They welcome the opportunity to provide further comments and observations to refine the WNP prior to Referendum and it being 'made'.

Land at Hayley Green, as allocated in draft Policy WNP2, offers an opportunity to create a new high quality residential development that will make an important contribution to local housing need, whilst providing wider benefits to the local community in a way that cannot be achieved through smaller piecemeal development. This includes a new public open green space for amenity and recreation which will benefit both existing and future residents, as well as related accessibility and highways infrastructure improvements.

The future masterplan will be landscape-led, with a design that responds to and is informed by existing trees, hedgerows and the natural topography of the land,



whilst responding appropriately to the existing established character of Land at Hayley Green itself. It is intended that a single outline planning application would be submitted for the whole site proposed for allocation in the WNP to ensure that development comes forward in a comprehensive manner, thus enabling the wider benefits to the community to be maximised.

Jordan Construction are committed to working with WPC to ensure that the Submission Version of the WNP conforms to the 'basic conditions' as identified in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. To that end, our detailed response to the focused consultation on the proposed modifications to the WNP is provided below.

Habitats Regulation Assessment (HRA)

It is acknowledged that as part of the Plan preparation process, it has been necessary for the Parish Council to consider the impact that the Neighbourhood Plan policies could have on internationally designated ecological sites, and accordingly undertake a HRA.

Jordan Construction are pleased that the HRA concluded that the Warfield Neighbourhood Plan has an adequate policy framework in place which means that the Land at Hayley Green allocation will not have an adverse effect on the Thames Basin Heath SPA, the Thursley, Ash, Pirbright and Chobham SAC or the Windsor Forest and Great Park SAC.

Jordan Construction are also supportive of the recommendation set out within the HRA Report, which includes additional wording to be inserted at sub-paragraph xvii) of Policy WNP2, which will ensure that the proposals on Land at Hayley Green will appropriately avoid and mitigate the impact of the development upon the Protected Habitat Sites outlined above. The strategy for mitigation and management will be discussed and agreed with the Local Planning Authority (LPA) and Natural England as part of the forthcoming planning application for the site.

Draft Policy WNP2 – Hayley Green Allocation

As discussed above, the Landowners strongly support draft Policy WNP2 and the housing allocation on Land at Hayley Green, and together are committed to engaging proactively with WPC and BFC to bring forward a sustainable new development which fulfils local aspirations.

The Landowners welcome the engagement with WPC and BFC through the formal pre-application process, plus subsequent community consultation. This will include consultation on an illustrative masterplan for the site. However, as the application will be submitted in outline form with only the means of access for approval (in accordance with draft Policy WNP2) with the appearance, landscaping, layout and scale reserved for future consideration, then the masterplan (as required in sub-paragraph vi) should not be expected to be detailed.

Whilst Jordan Construction support the proposed modification to sub-paragraph vi), it is inappropriate to require through draft Policy WNP2 that the masterplan is submitted for approval of WPC prior to any planning applications being submitted to BFC. The pre-application and planning application process is the appropriate process for the submission, consultation and determination of the masterplan that will accompany the outline planning application and therefore the landowners request that Policy WNP2 vi) is amended as follows:

“...The **illustrative** masterplan and design code will be submitted **to the Parish Council for consultation purposes** ~~for approval by Warfield Parish Council and Bracknell Forest Council~~ prior to any planning applications being submitted for the site”.

Other Policies / Modifications

The National Planning Policy Framework (NPPF) (2021) intends for Neighbourhood Plan policies and Local Plan policies to be complementary, and support the delivery of strategic policies. Due to the passage of time, whilst it was originally appropriate for the Neighbourhood Plan to cover the period 2013 – 2026, Jordan Construction acknowledge and support the amendment to the Plan period so that it aligns with the emerging Local Plan.

Under the proposed modifications, draft Policy WNP12 now require developments to deliver a biodiversity net gain. Jordan Construction appreciate that the Environment Bill is working its way through Parliament and once it becomes an Act, 10% Biodiversity Net Gain will be a legal requirement, with transitional arrangements in place for a 2 year period once the Bill receives Royal Assent. The NPPF (2021) also places an emphasis on ensuring developments integrate opportunities to improve biodiversity, especially where this can secure measurable net gains for biodiversity (Paragraph 180d). Accordingly, Jordan Construction are supportive of the proposed amendment, which allows sufficient flexibility for developments to deliver a biodiversity net gain.

Summary

The extent of work that WPC have undertaken to date in preparing the WNP is to be commended and overall Jordan Construction is **supportive** of the WNP and its proposed modifications.

These representations provide comments on various elements of the proposed modifications to the draft WNP, to ensure that the Plan conforms to the ‘basic conditions’ identified in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990.

Jordan Construction welcome the opportunity to comment on the WNP and look forward to continuing to work productively with WPC as the WNP progresses towards adoption.

In the meantime, if you require any additional information please do not hesitate to contact me.

Yours sincerely

[Redacted signature block]

[Redacted name] MRTPI
Principal Planner

[Redacted contact information]