

12 June 2019
Our Ref: 17.1035

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Jill Kingaby
Examiner – Warfield Neighbourhood Plan
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By email: enquiries@intelligentplans.co.uk

Dear Ms Kingaby,

Re: Warfield Neighbourhood Plan Examination Reference: 02/JK/WNP

On behalf of our client, Jordan Construction, we write to you in relation to the Warfield Neighbourhood Plan examination.

Jordan Construction controls the land to the south of Bracknell Road and east of Meadowbrook Montessori Pre-School. Jordan Construction is also promoting the rest of the Policy WNP2 Hayley Green allocation in agreement with, and on behalf of, the other landowners, namely:

- Mr Peter Morris and Mr David Morris, who control land at Sunset Farm, Hayley Green;
- Mr Mark Siggers, who control land to the rear of the Cricketers, Cricketers Lane; and
- Mr and Mrs Roger Green, 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 on their behalf to ensure that the entire site can be masterplanned as a comprehensive residential development. There are therefore no landownership constraints that may delay delivery. I have appended a Land Ownership Plan to this letter for your reference.

For the last few years, Jordan Construction have been working collaboratively with the Parish Council in the preparation of the Warfield Neighbourhood Plan; ensuring that a robust and deliverable allocation could be brought forward at Hayley Green which meets local housing need and responds positively to the needs of the local community. It is therefore disappointing to see the correspondence between yourself, Bracknell Forest Council and Warfield Parish Council dated 03 June, where you advised that Warfield Parish Council should remove Policy WNP2 from the Neighbourhood Plan in order to progress through the examination.



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We wholly dispute the suggestion that Policy WNP2 needs to be removed from the Neighbourhood Plan. As the Parish Council have already confirmed in their letter to you dated 05 June, they have engaged AECOM to undertake the technical work required to complete the Appropriate Assessment of Land at Hayley Green. It has also been made clear that the Parish Council are prepared to pause the Neighbourhood Plan examination until Bracknell Forest Council are in a position to undertake the Appropriate Assessment. It is therefore unnecessary remove the housing allocation and therefore undo many years of work by the Parish Council.

Correspondence dated 16 May from yourself advises that an acceptable solution to ensure compliance with the EU Regulations is to pause the examination whilst the Appropriate Assessment is carried out. It is therefore unclear why this option is no longer favourable.

In order for a Neighbourhood Plan to be made, it must demonstrate that it conforms to the 'basic conditions' as identified in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 and is legal in every other respect. With the exception of basic condition A and F which can be readily resolved through an Appropriate Assessment, Policy WNP2 conforms with the other basic conditions.

Paragraph x) which accompanies Policy WNP2 requires a Heritage Statement to be included with any planning application to ensure that appropriate consideration is given to the setting of nearby listed buildings. The Policy therefore complies with basic condition B.

Basic condition C refers to Conservations Areas and is therefore not relevant to the site.

By promoting a comprehensive development at in a sustainable location at Hayley Green, the Neighbourhood Plan will deliver sustainable development as required by basic condition D.

As it has been acknowledged through previous representations by Jordan Construction on behalf of the landowners, Policy WNP2 supports the draft Policy LP7 in the emerging Borough Local Plan. The Neighbourhood Plan has been drafted with full consideration for the wider Development Plan for the Borough to ensure consistency and compliance. On this basis, Policy WNP2 and the plan as a whole meets basic condition E.

As discussed above, the Parish Council are confident that through some additional technical work, the allocation can complies with all basic conditions. In this regard, the examination should be paused for a short period whilst the work is carried out. Simply deleting Policy WNP2 which in all other regards, is a sound and deliverable Policy, will undo many years of hard work and delay the delivery of housing which will meet a local need at Hayley Green.

To support the forthcoming planning application, a comprehensive suite of technical work has been undertaken to assess the impact of the proposed residential development. This includes masterplanning, arboricultural, ecological, highways, drainage / flooding, noise and air quality etc. This has demonstrated that there are no technical constraints that would impact on delivery.

On 17 April, a pre-application submission was issued to Bracknell Forest Council and a response is expected shortly. This submission sought pre-application advice on a development comprising up to 250 homes (including a policy compliant level of affordable housing) plus over 4 hectares of public open space and is in accordance with the emerging Neighbourhood Plan. It is the landowners' intention to submit the application once the Neighbourhood Plan is made.

Summary

Land at Hayley Green 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 large 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. These planning benefits are an integral part of the Warfield Neighbourhood Plan, and would not be achieved without the inclusion of Policy WNP2.

I hope that this letter helps to provide you with some clarification that Land at Hayley Green can deliver comprehensive sustainable development and assures you that a short pause in the examination will allow the Neighbourhood Plan to fulfil all the required basic conditions. I look forward to hearing from you but if you have any questions in the meantime then please do not hesitate to contact me.

Yours sincerely



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cc Jason Mawer
Matt Lunn

Warfield Parish Council
Bracknell Forest Council

Enc.