

Winkfield Parish Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification.

For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear vision for the neighbourhood area. It addresses a range of issues which relate closely to its character and appearance. The presentation and layout of the Plan is very good. The Plan includes excellent photographs and maps.

Sections 4 and 5 provide a very clear framework for the policies in the Plan. The relationship between the vision and objectives and the resulting policies is very impressive.

The Plan is supported by an extensive range of evidence documents. The Character Assessment work is particularly impressive.

Points for Clarification and observations

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications to the Plan to ensure that it meets the basic conditions. I set out specific clarification points and observations for the Parish Council below in the order in which the policies concerned appear in the submitted Plan.

General – Proportionality of policies

Several policies would apply to all development proposals. Plainly different proposals will come forward within the Plan period. However, the majority will be small-scale and/or domestic in nature.

On this basis, I am minded to recommend modifications to the policies concerned so that they would apply in a proportionate way (based on the scale, nature, and location of the development proposal concerned). Does the Parish Council have any comments on this proposition?

General – Relationship of the submitted Plan to the development plan

The basic conditions test for a neighbourhood plan is against the strategic policies in the adopted Local Plan. Several policies in the Plan have sought to add value to policies in the emerging Local Plan.

The neighbourhood plan is now at a stage where it has the potential to be made before the emerging Local Plan has been adopted. This is a particularly important matter as several issues on the emerging Local Plan remain unresolved.

Does the Parish Council have any comments on this matter?

Policy W1

In general terms the Plan sets out an effective spatial strategy for the neighbourhood area.

Is part C intended to be applied on a proportionate basis? Plainly individual proposals will have different impacts on the policy components.

In part C2 is the second sentence necessary? In addition, does its prescriptive nature have regard to national policy?

In part C3 does the final sentence have regard to paragraph 149e of the NPPF? Is infill development in villages an exception to Green Belt policies?

In part C4 does the first sentence add anything to national or local policy?

In part C5 the commentary about the Bracknell- North Ascot Strategic Gap links to Local Plan question earlier in this Note.

Does the first sentence of part C6 add any distinctive local value to either national or local policies?

Policy W2

This is a good policy which is underpinned by excellent Character Assessment.

In the round it is a first-class response to Section 12 of the NPPF.

Policy W9

Has the Parish Council produced any specific evidence for the designation of the Winkfield Row North/Winkfield Row South gap?

The policy comments about the separation of settlements and the character of the area. Was this intentional? If so, what is the primary purpose of the policy?

Policy W11

This is an excellent policy.

Policy W13

The policy reads well.

The second sentence of part B of the policy appears to sit better with part A. I am minded to recommend that it is incorporated into Part A of the policy.

Does the Parish Council have any comments on this proposition?

Matters for clarification from Bracknell Forest Council

I have seen the Council's response to the Action Points arising from the Stage 2 hearings on the emerging Local Plan (EXAM 46). It would be helpful if the Council could provide an indicative timetable for the next stages in the plan-preparation process.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

Does it wish to respond specifically to the comments made by:

- Leigh and Glennie Limited;
- The Crown Estates;
- Persimmon Homes;
- St William;
- Gladman Developments; and
- Warfield Park Homes Limited.

The representation from Bracknell Forest Council proposes several detailed refinements to the Plan and its policies. It would be helpful if the Parish Council would indicate the extent to which it would be willing to incorporate the various comments (especially those in Appendix 1 of the representation) into the Plan.

Protocol for responses

I would be grateful for responses to the matters raised in this Note by 13 February 2022.

Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it all come to me directly from Bracknell Forest Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Winkfield Neighbourhood Development Plan.

3 January 2023