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5 June 2019

Jill Kingaby
Examiner – Warfield Neighbourhood Plan
Intelligent Plans and Examinations (IPE) Ltd
Regency Offices
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Examination Ref: 02/JK/WNP

Dear Jill,

Thank you for your letter of 3 June in respect of the progress of the examination of our neighbourhood plan.

It is unfortunate that Bracknell Forest Council chose to invite you to comment on potential options for addressing the Hayley Green policy (WNP2) matter before discussing it with us. Had it done so, we would have disagreed with its approach, as it appears to have drawn you into making a premature decision. To be clear, we wholeheartedly disagree with your recommendation.

At the time of the Bracknell Forest Council intervention, we were in the process of formulating a proposal to both you and the Council in response to your letter of 16 May and a meeting with Council officers was to be scheduled to discuss it before sending it on to you. I set out the essence of that proposal below.

Our position is simple: Policy WNP2 already meets the basic conditions in respect of having regard to national planning policy and to being in general conformity with the strategic policies of the development plan (including with the reasoning and evidence of the emerging Local Plan). We do not consider that the Council has provided any compelling evidence to support its case to the contrary.

Further, we have always accepted that, post Sweetman, the Council's Habitat Regulations (HRA) screening statement of 2016 would have to be revisited and an appropriate assessment undertaken. Until it became clear that the Council would no longer be able to meet its initial timetable for completing that work in time for this examination, this was not going to be a problem, hence the plan was submitted. Even with the new air quality evidence prepared for the Local Plan indicating that additional work would be necessary, we have been prepared to secure the technical support to provide the Council with the final information it required to

complete its appropriate assessment, if that meant the process could be completed more quickly.

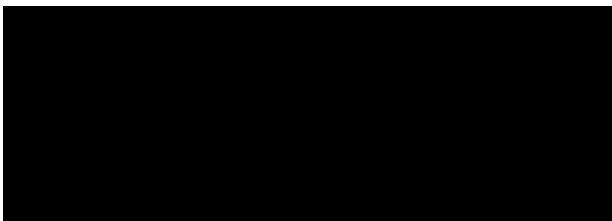
You need to be aware that we are still ready and willing to do so and have discussed this with the HRA contractor to the Locality programme, AECOM. Our consultants, having explained the circumstances to them, and having successfully dealt with a very similar matter with them on another neighbourhood plan recently, neither we nor they anticipate this matter being difficult, albeit, that it may take a little time to resolve. If it becomes clear that this option will not lead to the matter being concluded any earlier than the Council undertaking this work itself over the next six months, then we are prepared to wait.

However, that all said, it seems that you must first come to a decision on the matter of principle raised by the Council's objection to Policy WNP2, i.e. that the policy is a strategic policy and is therefore not a matter that falls within the remit of a neighbourhood plan. You may already have sufficient information to make such a decision, but we would be more than willing to participate in a preliminary hearing with you and the Council on this specific matter if that will help.

If you are minded to agree with us that the Council's objections are not reasonable, then we will quickly make the HRA arrangements with the Council, so the examination does not have to put on hold for any longer than is necessary. I restate that, having overcome many challenges to bring the Plan to examination, we have no problem in waiting longer to resolve the matter.

I hope this clarifies the Parish Council's position. We will respond separately to the other points you raised initially, and we hope to discuss these with the Council shortly.

Yours sincerely



Jason Mawer
Parish Clerk

cc. Matt Lunn, Bracknell Forest Council
Jon Dowty, Oneill Homer