

INDEPENDENT EXAMINATION OF THE WARFIELD NEIGHBOURHOOD PLAN

EXAMINER: Jill Kingaby BSc(Econ) MSc MRTPI

Jason Mawer
Clerk to Warfield Parish Council

Matt Lunn
Bracknell Forest Council

Examination Ref: 03/JK/WNP

Via email

11 June 2019

Dear Mr Mawer and Mr Lunn

WARFIELD NEIGHBOURHOOD PLAN EXAMINATION

Following receipt of the Parish Council's letter of 5th June 2019 regarding the examination of the Warfield Neighbourhood Plan, I was surprised to read that the potential options for taking forward the examination, put forward in the e-mail from Bracknell Forest Council to IPe on 28th May 2019, were not the result of discussions between Bracknell Forest and Warfield Parish Council. In my letter to you of 16th May 2019, I specifically recommended that further liaison between your two parties be undertaken to agree modifications to the submitted Neighbourhood Plan, and to produce a Statement of Common Ground.

I now appreciate that Warfield Parish Council does not in fact support the deletion of Policy WNP2 from the Neighbourhood Plan, as was implied in the second option set out for me by Bracknell Forest Council. In my letter of 3rd June 2019, I expressed my support for the deletion of Policy WNP2 because I understood that it had the support of the Parish Council following their liaison with Bracknell Forest Council. However, national planning policy states that "Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community" (NPPF 2012, paragraph 184). Having regard for that factor, and as it is now evident that deletion of Policy WNP2 was proposed by Bracknell Forest Council without support from the Parish Council, I am prepared at this juncture to leave open the options for the most appropriate way forward.

The Parish Council has advised it is prepared to undertake the necessary additional work for Habitat Regulations Assessment, in compliance with the Sweetman court judgment and taking account of air quality information. Subject to satisfactorily meeting the liaison request that follows below, if the assessment can be completed in a timely fashion, I would support its progression within a clearly defined timetable for the additional work to be carried out. k.

Before such an assessment is undertaken, however, I request that there should be further discussion between the Parish Council and Bracknell Forest Council regarding Policy WNP2 and whether it should be regarded as a strategic policy which would be out of general conformity with the Local Plan. Regard should be had, in my opinion, to the presumption in favour of sustainable development (paragraphs 11-16) and section 6 of the NPPF – Delivering a wide choice of high quality homes. The outcome of this discussion should be reported in a Statement of Common Ground, identifying points of disagreement as well as agreement.

I note the Parish Council's willingness to participate in a preliminary hearing over Policy WNP2. If further discussions with Bracknell Forest Council do not result in agreement or compromise on the

matter of general conformity, I am prepared to call for an exploratory hearing. However, I hope that this will be unnecessary.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the Parish Council and the Bracknell Forest Council websites?

Thank you in advance for your assistance.

Yours sincerely

Jill Kingaby

Examiner