

INDEPENDENT EXAMINATION OF THE WARFIELD NEIGHBOURHOOD PLAN

EXAMINER: Mary O'Rourke BA(Hons) DipTP MRTPI

Jason Mawer
Clerk to Warfield Parish Council

Matt Lunn
Bracknell Forest Council

Examination Ref: 05/MOR/WNP

Via email

23 August 2021

Dear Mr Mawer and Mr Lunn

WARFIELD NEIGHBOURHOOD PLAN EXAMINATION

I am in receipt of the representations received in response to the focussed consultation carried out between 28 June and 9 August this year on the Warfield Neighbourhood Plan.

I intend to undertake a site visit to the neighbourhood plan area during the week commencing 6 September 2021. This will assist in my assessment of the draft Plan, including the issues identified in the representations.

The site visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

As anticipated in my first procedural letter of 29 March 2021, I have a further set of questions for Warfield Parish Council that relate to the more detailed content of the Plan. I have set these questions out in the Annex to this letter. I would be grateful if a written response could be provided within 3 weeks of the receipt of this letter.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter and any subsequent responses are placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance

Your sincerely

Mary O'Rourke

Examiner

Warfield Neighbourhood Plan Examination
Annex to Examiner's letter 05/MOR/WNP

Questions to WPC

1. Paragraph 2.20 of the WNP refers to the 'countryside gap' and page 17 has a heading The Countryside Wedge There are further references to the 'countryside wedge' at paragraph 5.2 and in policy WNP1. However, the function of this area is not defined in the Plan, nor is its extent shown on any map in the Plan. Please provide evidence justifying what appears to be a form of policy designation and provide a plan showing the countryside wedge.
2. Please provide a key and a source for Plan E on page 22.
3. To be consistent throughout the Plan, please indicate which of the Plan's objectives policy WNP1 will deliver.
4. Please provide justification for the statements in paragraph 5.12 in respect of the 2016 Strategic Housing Economic Land Availability Assessment (SHELAA) report and the community's objection to building in the countryside and cul de sac developments on the edge of settlements.
5. Policy CS2 of the Bracknell Forest Core Strategy sets out locational principles for development and the Key Diagram identifies the existing settlements within which priority is given to locating development. These include Hayley Green, Newell Green and Warfield Street in the Warfield parish. Policy WNP1 is titled A Spatial Plan for the Parish and as an overarching policy states that the Neighbourhood Plan 'defines the Settlement Boundaries of Newell Green, Warfield Street and Hayley Green, these areas are shown on the Policies Map'. Policy WNP1 is indicated on Inset Map 1 by a black dashed line and black dashed lines appear to contain policy areas WNP2, WNP3 and WNP4. However, none of those policies refer to settlement boundaries, WNP2 being the Hayley Green allocation whilst policies WNP3 and WNP4 deal with good design in the Newell Green and Warfield Street Character Areas. Nor is the Core Strategy policy area SA9 included within the settlement boundary on the Inset Map 1. The small scale of Inset Map 1 is such that it lacks definition and it is not easy to relate the designations to features on the ground such as roads. Please clarify whether the Settlement Boundaries and the Character Areas are meant to be the same and provide a map to a larger scale showing clearly the settlement boundaries shown on the Core Strategy Key Diagram for policy CS2 and the WNP2, WNP3, WNP4 and WNP5 designation areas.
6. Please provide a redraft of the second part of policy WNP2 and part vi. to clarify when it is expected that the detailed masterplan should be prepared and submitted for approval if it is to be included in the planning application.
7. Should the scope of policy WNP2 xii. be expanded to require account to be taken of all issues identified in the Planning Practice Guidance on Flood Risk and Coastal Change, including flood risk elsewhere?
8. Please advise WPC's view on BFC's suggested changes to policy WNP2 regarding the masterplan.
9. Please amend Inset Map 2 to delete the reference to Designated Local Green Space (LGS) in accord with paragraph 5.18.
10. Please provide a full reference to the document referred to in paragraph 5.21 which is not listed in Appendix A. Are the references in 5.21 and 5.22 to that document?
11. Please clarify whether the references in policies WNP3, WNP4 and WNP5 to 'the Character Area Study', should in fact be to the WNP settlement assessments which can be found on the WPC's Neighbourhood Plan web page.
12. Is policy WNP3 i. consistent with the objectives of policy SA9 for a new neighbourhood centre and enhancement of existing areas of open space at Newell Green?
13. Given the advice in the Habitats Regulation Assessment (HRA) that a Suitable Alternative Natural Green Space (SANG) should be at least 10ha in size¹ to comfortably accommodate a 2.5km circular walk, is it necessary to refer in policy WNP6 to measures including 'the provision of a bespoke SANG', when it is unlikely, outside of the Land at Warfield where SANGs are being

¹ Paragraph 5.13 WNP HRA, February 2021.

provided as part of the comprehensive development, that development proposals coming through the WNP will be of the scale to require such a provision?

14. Through policy WNP8, the Plan proposes the establishment of a Green Infrastructure Network in the parish. However, the Plan lacks clarity as to what the policy is seeking to achieve and what the Green Infrastructure Policies Map shows. Please explain how 'the completion of the comprehensive network' is proposed to be achieved and what new features are proposed to be created by way of this policy.
15. Please give examples of what is intended to be covered by the phrase 'other amenity requirements' in policy WNP8.
16. Policy WNP9 lists three LGS which are shown on the Green Infrastructure Policies Map but at such a small scale, it would be very difficult for any interested person to understand their full extent. Please provide maps of the LGS at an appropriate scale.
17. Please refer me to where I can find the detailed assessment against the criteria at paragraph 77 of the NPPF (2012) of the 3 LGS in policy WNP9. Please confirm the involvement of the respective landowners in discussion prior to their designation.
18. Please refer me to where I can find a plan showing the locations of the community facilities and assets listed in policy WNP10, or provide such a plan.
19. What is WPC's view on representations that WNP10 should also include Cabbage Hill Park, Frost Folly Park (not just the car park), Quelm allotments and Hayley Green Wood?
20. Where is the Forest Park Character Area referred to in paragraph 5.72?
21. Please advise WPC's view on the additional evidence provided by BFC in its response of 26/4/21 regarding drainage at Hayley Green.
22. Has the proposed updated wording of paragraphs 1.9 -1.12 been agreed with BFC?

MOR