



**Town and Country Planning Act 1990 (as amended)**  
**Neighbourhood Planning (General) Regulations 2012 (as amended)**

## **POST EXAMINATION DECISION STATEMENT**

This document is the 'Decision Statement', required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended)<sup>1</sup>. It sets out the Council's response to each of the recommendations contained in the Report to Bracknell Forest Council of the Independent Examination of the Crowthorne Neighbourhood Development Plan ("the Plan") by Independent Examiner Andrew Ashcroft, which was received by the Council on 24<sup>th</sup> March 2020.

### **1.0 INTRODUCTION**

- 1.1 Under the Town and Country Planning Act 1990 (as amended), Bracknell Forest Council ("the Council") has a statutory duty to assist communities in the preparation of neighbourhood (development) plans and to take plans through a process of examination and referendum.
- 1.2 This statement confirms that the recommendations proposed in the Examiner's report have been considered and accepted, that the Plan has been altered as a result of it, and that it may now be submitted to local referendum.

### **2.0 BACKGROUND**

- 2.1 The Plan relates to the area that was designated by the Council as a Neighbourhood Area on 15<sup>th</sup> June 2016. The area coincides with the area covered by Crowthorne Parish and is entirely within Bracknell Forest.
- 2.2 Crowthorne Parish Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 between 4<sup>th</sup> February and 20<sup>th</sup> March 2019.
- 2.3 Following the submission of the Crowthorne Neighbourhood Plan to the Council on 22<sup>nd</sup> July 2019, the Council publicised the draft Plan for a six-week period and representations were invited in accordance with Regulation 16. The publicity period ended at 5pm on 4<sup>th</sup> November 2019.

### **3.0 INDEPENDENT EXAMINATION**

- 3.1 The Council appointed Mr Andrew Ashcroft, with the consent of Crowthorne Parish Council, to undertake the examination of the Crowthorne Neighbourhood Plan and to prepare a report of the independent examination.
- 3.2 The Examiner's report was received on 24 March 2020. The report concludes that subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum. The Examiner also recommended that the referendum area be

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/data.pdf>

based on the Neighbourhood Area that was designated by the Council on 15<sup>th</sup> June 2016.

#### **4.0 DECISION AND REASONS**

- 4.1 Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires a local planning authority to outline what actions it is intending to take in response to the recommendations in an Examiner's report.
- 4.2 Having considered each of the recommendations made in the Examiner's report and the reasons for them, the Council, with the consent of Crowthorne Parish Council, has decided to accept the modifications to the draft Plan under paragraph 12(6) of Schedule 4B to the Town and Country Planning Act 1990. The Council is satisfied that, subject to those changes/modifications which it considers should be made to the Plan, as set out in tables below, that the Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), is compatible with the Convention rights and complies with the provision made by or under 61E(2), 61J and 61L of the said Act.
- 4.3 Table 2 also includes some further modifications agreed by the Council, with the consent of Crowthorne Parish Council, in accordance with paragraph 7.69 of the Examiner's report.
- 4.4 The Council is also required to consider whether to extend the area to which the referendum is to take place under Regulation 18(1e). The Examiner recommended that the Neighbourhood Plan should proceed to a referendum based on the area that was designated by Bracknell Forest Council as a Neighbourhood Area on 15<sup>th</sup> June 2016. The Council has considered this recommendation and the reasons for it and has decided to accept it. The referendum on the Crowthorne Neighbourhood Plan will be based on the designated Crowthorne Parish Neighbourhood Area.
- 4.5 Due to the impact of the Coronavirus outbreak, running a poll would come with significant concerns about the wellbeing of all those involved. Section 61 of the Coronavirus Act 2020, which came into force on 25<sup>th</sup> March 2020, gave the Secretary of State the power to make regulations to postpone 'certain other elections and referendums' which includes those relating to Neighbourhood Plans. Regulation 13 of The Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020, which came into force on 7<sup>th</sup> April, postpones Neighbourhood Plan referendums until 6 May 2021. A supporting letter from the Ministry of Housing, Communities and Local Government to local authorities dated 6<sup>th</sup> April 2020 refers to the fact that the Government could legislate to bring forward this date if medical and scientific advice leads to the relaxation of social distancing rules at an earlier date. Therefore, whilst the principle of sending the Crowthorne Neighbourhood Plan to referendum is agreed, it is possible that it will be necessary to wait until 6<sup>th</sup> May 2021 to hold a poll.
- 4.6 The Ministry of Housing, Communities and Local Government has sought to allay fears that post examination neighbourhood plans that are unable to proceed to referendum may be undermined, by restating that the provisions of such a neighbourhood plan can be given 'significant weight' in decision-making to the extent that it is material to a planning application. This is set out at section 1 of the 2017 Neighbourhood Planning Act. Planning Practice Guidance was updated on the 7<sup>th</sup> April 2020 to reflect the

'significant weight' to be attached to Neighbourhood Plans following the publication of a Decision Statement<sup>2</sup>.

- 4.7 Regulation 18(2) the Neighbourhood Planning (General) Regulations 2012 (as amended) refers to the need to publish the 'Decision Statement' on a local planning authority's website and in such other manner as is considered likely to bring the 'Decision Statement' to the attention of people who live, work or carry out business in the Neighbourhood Area. Normally, in addition to placing documents on the Council's website, paper copies would be made available at the Council's offices in Bracknell; Crowthorne Library and at Crowthorne Parish Council's offices. However, due to the Government's restrictions on the public freedom of movement due to COVID-19, documents will only be available on Bracknell Forest Council's and Crowthorne Parish Council's websites.

The links to the relevant sections of the Councils' websites are as follows:

- Bracknell Forest Council Crowthorne Parish Neighbourhood Area page:  
<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/crowthorne-parish-neighbourhood-area>
- Crowthorne Parish Council Neighbourhood Plan page:  
<http://www.crowthornepc.org.uk/neighbourhood-plan.html>

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<sup>2</sup>Planning Practice Guidance - Paragraph 107 Reference ID: 41-107-20200407:  
<https://www.gov.uk/guidance/neighbourhood-planning--2# covid-19>

**Table 1: Schedule of Examiner's recommended modifications, the Council's decision on each of these and justification/reason for this decision**

CNP = Crowthorne Neighbourhood Plan (Submission Version)

BFC = Bracknell Forest Council

CPC = Crowthorne Parish Council

<b>CNP Policy/ Para.</b>	<b>Examiner's Report ref</b>	<b>Examiner's recommendation</b>	<b>Council's decision</b>	<b>Justification/reason</b>
CR1	7.21	<ul style="list-style-type: none"> <li>Replace '<i>All new.... must</i>' with '<i>Development proposals in the neighbourhood area should</i>'</li> <li>Replace '<i>Proposals will be expected.... regard</i>' with '<i>As appropriate to their scale, nature and location development proposals should have regard</i>'</li> </ul>	Agree	Provides clarity on how the policy should be applied and ensures greater flexibility to respond to different circumstances.
CR1	7.21	In criterion iv. Replace ' <i>Buildings.... domestic scale</i> ' with ' <i>The characteristic domestic scale of the buildings</i> '	Agree	Ensures a more flexible approach that allows for the effective use of land, as required by national policy.
5.9	7.21	At the end of the fourth sentence of paragraph 5.9 add a new sentence to read: ' <i>Buildings in the neighbourhood area are characteristically one or two storeys in height. Criterion iv. anticipates that any new development will respect the scale and massing of the existing buildings. Nevertheless, there may be opportunities for higher buildings to be incorporated successfully into the local built environment in certain locations. Plainly the Borough Council will take a decision on a case-by-case basis taking into account the site concerned, the nature of the proposed development and the way in which its design responds to the local circumstances</i> '	Agree	Provides further explanation of criterion iv. to assist implementation and ensure a more flexible approach that does not prevent the effective use of land, as required by national policy.
CR2	7.23	At the beginning of the policy insert: ' <i>As appropriate to their scale, nature and location</i> '	Agree	Provides clarity on how the policy should be applied and ensures greater flexibility to respond to different circumstances.
CR3	7.25	At the beginning of the policy insert: ' <i>As appropriate to their scale, nature and location</i> '	Agree	Provides clarity on how the policy should be applied and ensures

CNP Policy/ Para.	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
				greater flexibility to respond to different circumstances.
CR4	7.26	At the beginning of the policy insert: <i>'As appropriate to their scale, nature and location'</i>	Agree	Provides clarity on how the policy should be applied and ensures greater flexibility to respond to different circumstances.
CR5	7.28	At the beginning of the policy insert: <i>'As appropriate to their scale, nature and location'</i>	Agree	Provides clarity on how the policy should be applied and ensures greater flexibility to respond to different circumstances
CR5	7.28	Replace criterion i. with: <i>'Proposals should take account of any panoramic views out of the character area across the surrounding townscape, woodland and heathland and be designed in a positive way to respond to the visual relationship between the character and the wider neighbourhood area'</i>	Agree	Provides greater flexibility in order to make the criterion more generalised and all-embracing in its application due to the many and varied views from the character area.  (see also Council's further modification in Table 2)
5.16	7.28	At the end of paragraph 5.16 add: <i>'Plainly the implementation of policy CR5 will be a matter of judgement for Bracknell Forest Council on a case-by-case basis. Nevertheless, where a proposed development would have the potential to obstruct or affect detrimentally a view from within the character area out to the wider neighbourhood area developers will be required to incorporate a landscape and visual assessment within the relevant planning application details'</i>	Agree	Clarifies what information would be expected from applicants where proposed development would have the potential to obstruct or potentially detrimentally affect a view from the character area.
CR6	7.31	At the beginning of the policy insert: <i>'As appropriate to their scale, nature and location'</i>	Agree	Provides clarity on how the policy should be applied and ensures greater flexibility to respond to different circumstances.
CR7	7.35	At the beginning of the policy insert: <i>'As appropriate to their scale, nature and location'</i>	Agree	Provides clarity on how the policy should be applied and ensures

CNP Policy/ Para.	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
				greater flexibility to respond to different circumstances.
CR7	7.35	Replace criterion i. with: ' <i>Proposals should take account of any panoramic views out of the character area across the surrounding townscape, woodland and heathland and be designed in a positive way to respond to the visual relationship between the character and the wider neighbourhood area</i> '	Agree	Provides greater flexibility in order to make the criterion more generalised and all-embracing in its application due to the many and varied views from the character area.
5.20	7.35	At the end of paragraph 5.20 add: ' <i>Plainly the implementation of policy CR7 will be a matter of judgement for BFC on a case-by-case basis. Nevertheless, where a proposed development would have the potential to obstruct or affect detrimentally a view from within the character area out to the wider neighbourhood area developers will be required to incorporate a landscape and visual assessment within the relevant planning application details</i> '	Agree	Clarifies what information would be expected from applicants where proposed development would have the potential to obstruct or potentially detrimentally affect a view from the character area.
CR8	7.45	At the beginning of the policy insert: ' <i>As appropriate to their scale, nature and location</i> '	Agree	Provides clarity on how the policy should be applied and ensures greater flexibility to respond to different circumstances.
CR8	7.45	In the first paragraph of the policy and criterion replace ' <i>Building materials.....cladding</i> ' with ' <i>Natural building materials</i> '	Agree	Ensures there is no conflict between the Plan and the agreed Design Code for the TRL development which could hinder the implementation of Policy SA5 of the Site Allocations Local Plan.
CR8	7.45	In the second paragraph replace iv. with ' <i>ensuring that development within the neighbourhood area maintains the strategic requirement for a strategic gap between the TRL development edge and the built-up boundary of Bracknell</i> '	Agree	Acknowledges the fact that the strategic gap includes land in Bracknell Town which is outside the scope of the Plan.

<b>CNP Policy/ Para.</b>	<b>Examiner's Report ref</b>	<b>Examiner's recommendation</b>	<b>Council's decision</b>	<b>Justification/reason</b>
CR8	7.45	Delete the third paragraph of the policy.	Agree	Addresses the fact that the paragraph in question describes the aims of the policy, rather than forming policy in its own right.
5.22	7.45	In paragraph 5.22 separate the otherwise missing paragraph 5.23 after the second sentence into a free-standing paragraph.	Agree	Addresses the need to correct the supporting text.
5.23	7.45	Within the new paragraph 5.23: <ul style="list-style-type: none"> <li>• In the second sentence delete 'this is currently being completed'</li> <li>• Replace the third sentence with: 'The development has now commenced within the context of an agreed design code'</li> <li>• In the fourth sentence replace 'at that time' with 'at a time before the Buckler's Park development commenced'</li> <li>• At the end of paragraph 5.23 add: 'In this context policy CR8 has been designed to add value to Policy SA5 of the adopted Site Allocations Local Plan'</li> </ul>	Agree	Addresses the need to update the text and include consequential changes to the supporting text.
5.24	7.45	At the end of paragraph 5.24 add the deleted third paragraph of the submitted policy.	Agree	Addresses the fact that the content of the paragraph in question is not policy in its own right, since it refers to the aims of the policy - it is better located in the supporting text.
CR9	7.49	In the second paragraph of the policy and point i replace ' <i>retain or re-provide as necessary</i> ' with ' <i>where practicable retain or re-provide</i> ' and after ' <i>streetscape</i> ' add ' <i>where</i>	Agree	Provides clarity on how/when this element of policy is applicable.

CNP Policy/ Para.	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
		<i>there is a direct relationship between the development proposal and the public realm</i> '.		
CR9	7.49	In iii. d. delete ' <i>practiced by a sign writer</i> '.	Agree	Acknowledges the fact that it is beyond the scope of the planning system to determine who should design shop signage.
CR9	7.49	In the penultimate paragraph replace ' <i>agreed with the Parish Council</i> ' with ' <i>included within development proposals concerned</i> '. Thereafter delete the final sentence.	Agree	Recognises the fact that BFC will continue to determine planning applications. The final sentence explains the means of delivering the policy, so is not a policy in its own right.
5.27	7.49	At the end of paragraph 5.27 add: ' <i>The penultimate paragraph of the policy seeks to relate new development to potential improvements to the public realm</i> ' [At this point insert the deleted final sentence of the penultimate paragraph of the policy].	Agree	This text would be more appropriately located in the supporting text since it explains how the policy will be delivered.
CR10	7.51	In iv. delete ' <i>practiced by a sign writer</i> '	Agree	Acknowledges the fact that it is beyond the scope of the planning system to determine who should design shop signage.
CR11	7.55	In the opening sentence replace ' <i>Wellington.... employment area</i> ' with ' <i>the Wellington Business Park and the Broadmoor employment area as employment areas</i> '	Agree	Provides clarity and consistency of approach.
CR11	7.55	Replace ' <i>will be resisted</i> ' with ' <i>will not be supported</i> '	Agree	Ensures that the policy is written more flexibly.
CR12 and 5.35-5.38	7.60	<ul style="list-style-type: none"> <li>• Delete policy.</li> <li>• Delete paragraphs 5.35-5.38.</li> </ul>	Agree	Recognises the fact that the policy is partly a non-land use planning community aspiration. Furthermore, as there is a lack of clarity on the content, timing and delivery of the envisaged Green Infrastructure Network it would be difficult for BFC to

<b>CNP Policy/ Para.</b>	<b>Examiner's Report ref</b>	<b>Examiner's recommendation</b>	<b>Council's decision</b>	<b>Justification/reason</b>
				assess whether any development proposal would prejudice the development of the proposed comprehensive network.
CR13	7.68	Replace the first part of the policy with: ' <i>Development proposals should take account of the protected and other notable biodiversity species in the neighbourhood area as set out in Appendix D of the Plan. Development proposals which would affect any of the natural assets as identified in Appendix D will be determined on the basis of the principles in paragraph 175 of the NPPF (2019)</i> '	Agree	Adds clarity and addresses concerns relating to the requirement for consistency with national (paragraphs 174-176 of the NPPF) and local policy
CR13	7.68	In the second part of the policy delete ' <i>Relevant development proposals.....In addition,</i> '	Agree	Adds clarity and addresses concerns relating to the requirement for consistency with national (paragraphs 174-176 of the NPPF) and local policy
CR13	7.68	Delete the third part of the policy.	Agree	Adds clarity and addresses concerns relating to the requirement for consistency with national (paragraphs 174-176 of the NPPF) and local policy
5.39 prior to modifications	7.68	At the end of paragraph 5.39 add: ' <i>In addition it identifies protected and other notable species in the neighbourhood area to which paragraphs 174 to 176 of the NPPF would apply</i> '	Agree	Ensures protection of the biodiversity assets listed in Appendix D of the Plan.
5.42 prior to modifications	7.68	At the end of paragraph 5.42 add: ' <i>Policy CR13 seeks to follow such an approach. It identifies local assets and applies the national approach to biodiversity as set out in the National Planning Policy Framework. In particular, within an overall context of safeguarding biodiversity resources it offers the ability for some development to take place in certain cases. This would be either where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, or where</i>	Agree	Explains the links to national policy, and highlights what can and cannot be achieved in terms of safeguarding biodiversity resources.

<b>CNP Policy/ Para.</b>	<b>Examiner's Report ref</b>	<b>Examiner's recommendation</b>	<b>Council's decision</b>	<b>Justification/reason</b>
		<i>there are wholly exceptional reasons and a suitable compensation strategy exists'</i>		
6.6	7.60	<i>Insert a new paragraph 6.6 of the Plan to read: 'The Parish Council will seek to work with Bracknell Forest Council, landowners (including Wellington College), Crowthorne Village Action Group, Crowthorne Reduce our Waste group and the local community to prepare a comprehensive Green Infrastructure Strategy and map of the Parish which addresses amongst other things the 'Urban Habitat Theme' objectives set out in Bracknell Forest Biodiversity Action Plan (2018 – 2023)''</i>	Agree	Acknowledges Crowthorne Parish Council's intention to prepare a comprehensive Green Infrastructure Strategy, working with Bracknell Forest Council and other interested groups, whilst preserving flexibility in order to ensure previously highlighted potential issues do not arise.

**Table 2: Schedule of the Council’s modifications in accordance with para. 7.69 of the Examiner’s report and any factual updates required together with the justification/reason for these.**

CNP = Crowthorne Neighbourhood Plan (Submission Version)    BFC = Bracknell Forest Council    CPC = Crowthorne Parish Council

<b>CNP Policy/ Para.</b>	<b>Council’s modification</b>	<b>Justification/reason</b>
General	Amend any reference to date of publication following completion of modifications (to be updated if the Plan gets ‘made’ following local referendum)	Factual modifications
General	Add the title of the Policy in question to any reference to an emerging Local Plan policy.	Factual modifications to ensure it is clear what policy is being referred to (policy numbers have changed between consultation stages).
Footer	Amend footer to: ‘ <i>Crowthorne Neighbourhood Plan [Date of publication of following modifications (to be updated if the Plan gets ‘made’ following local referendum)]</i> ’	Factual modification
Front Page	Replace ‘ <i>Submission Plan</i> ’ with ‘ <i>Referendum Version</i> ’  Remove ‘Published by Crowthorne Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended).’	Factual modifications
Guide to Reading this Plan	Delete ‘ <i>and how you can take part in and respond to the consultation</i> ’  After ‘ <i>It then details Policies which are</i> ’ delete ‘ <i>proposed</i> ’.	Factual modifications
Contents	Replace ‘ <i>Submission Plan</i> ’ with ‘ <i>Referendum Version</i> ’	Factual modification
Contents	Update contents page in accordance with modifications.	Additional modification required as a result of other modifications.
Foreword	In the third paragraph replace ‘ <i>Special Area of Scientific Interest</i> ’ with ‘ <i>Site of Special Scientific Interest</i> ’  In the fifth paragraph, add ‘ <i>Council</i> ’ after ‘ <i>Bracknell Forest</i> ’.	Factual modifications
List of Policies	Replace ‘ <i>Promoting Good Design at Edgcumbe Park Residential Area in Crowthorne Parish</i> ’ with ‘ <i>Good Design in Edgcumbe Park Residential Area in Crowthorne Parish</i> ’	Corrections to ensure consistency between list of policies and policy titles, and additional modification required as a result of other modifications

CNP Policy/ Para.	Council's modification	Justification/reason
	<p>Replace '<i>Promoting Good Design at West Crowthorne in Crowthorne Parish</i>' with '<i>Promoting Good Design in West Crowthorne in Crowthorne Parish</i>'</p> <p>Replace '<i>Promoting Good Design at Crowthorne Centre</i>' with '<i>Promoting Good Design in Crowthorne Centre</i>'</p> <p>Replace '<i>Promoting Good Design at East Crowthorne</i>' with '<i>Promoting Good Design in East Crowthorne</i>'</p> <p>Replace '<i>Promoting Good Design at Wellington College/Edgbarrow School</i>' with '<i>Promoting Good Design in Wellington College/Edgbarrow School</i>'</p> <p>Replace '<i>Promoting Good Design at Broadmoor</i>' with '<i>Promoting Good Design in Broadmoor</i>'</p> <p>Replace '<i>Promoting Good Design at Transport Research Laboratory</i>' with '<i>Promoting Good Design in Transport Research Laboratory</i>'</p> <p>Replace '<i>Crowthorne Centre</i>' with '<i>Crowthorne High Street</i>'.</p> <p>Delete row containing '<i>Enhancing Green Infrastructure</i>'</p> <p>Update page numbers.</p>	
1.2	Add ' <i>designated</i> ' before ' <i>area</i> '.	Factual modification
1.3	<p>Replace '<i>alongside the Bracknell Forest Core Strategy</i>' with '<i>alongside other development plan documents produced by Bracknell Forest Council such as the Core Strategy</i>'</p> <p>Add '<i>is one of the documents that</i>' after '<i>The Core Strategy</i>'.</p>	Factual modifications
1.5	<p>Replace:</p> <p><i>'In essence, the conditions are:</i></p>	Factual modifications

CNP Policy/ Para.	Council's modification	Justification/reason
	<ul style="list-style-type: none"> <li>• <i>Is the Plan consistent with the national planning policy and guidance?</i></li> <li>• <i>Is the Plan consistent with local planning policy?</i></li> <li>• <i>Does the plan contribute to the principles of sustainable development?</i></li> <li>• <i>Has the process of making the plan met the requirements of European law?</i></li> </ul> <p>With:</p> <p><i>'The conditions are that:</i></p> <ul style="list-style-type: none"> <li>• <i>having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;</i></li> <li>• <i>the making of the neighbourhood development plan contributes to the achievement of sustainable development;</i></li> <li>• <i>the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area (or any part of that area); and</i></li> <li>• <i>the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.'</i></li> </ul>	
1.8-1.9	<p>Insert the following titles and paragraphs between para. 1.7 and the title 'Strategic Environmental Assessment &amp; the Habitats Regulations':</p> <p><b><i>'The Submission Plan</i></b></p> <p><i>1.8 The Parish Council submitted the proposed plan and supporting documents to Bracknell Forest Council on 22 July 2019. Bracknell Forest Council was satisfied that the submitted plan complied with the relevant legal requirements and therefore proceeded with the formal consultation. In accordance with legislation, the Plan was subject to a 6-week consultation period between 10am on Monday 23 September and 5pm on Monday 4 November 2019.</i></p>	<p>Additional modifications to bring the 'Introduction and Background' section up to date.</p>

CNP Policy/ Para.	Council's modification	Justification/reason
	<p><b>Examination</b></p> <p><i>Following the close of the submission consultation, an independent Examiner was appointed and the Crowthorne Neighbourhood Plan, along with other supporting documents and information, was submitted for independent examination. Bracknell Forest Council received the Examiner's Report on 24 March 2020, which recommended a number of modifications to the Plan which have now been made along with other modifications as necessary to ensure consistency with the modified policies'.</i></p> <p>Re-number current paragraphs 1.8-1.9 accordingly.</p>	
2.10	Replace 'Bracknell Forest Local Plan' with 'Bracknell Forest Development Plan'	Factual modifications
2.12	Delete 'and unloading goods'	Correction of duplication
Plan C	Delete 'Draft'	Factual modification
3.3	Delete 'incorporating'	Factual modification
3.4	Replace 'Local Plan 2002' with 'Bracknell Forest Borough Local Plan'	Factual modification
3.5	Delete 'comprehensive' and add 'in the Bracknell Forest Borough Local Plan amongst others' after 'saved policies'	Factual modification
3.6	Replace 'examined prior to the adoption of' with 'adopted prior to'	Factual modification
3.8	Replace 'development plans' with 'development plan documents'	Factual modification
5.5	At the end of the paragraph, add: 'It should be noted that any reference to policies within the emerging Local Plan contained within this document relate to the emerging Local Plan as published for the Draft Bracknell Forest Local Plan consultation (March-April 2018).'	Factual modification (as policy numbers have changed between consultation stages, and the policy references within the neighbourhood plan relate to the Draft Bracknell Forest Local Plan Consultation that was held in 2018).
CR4	Replace 'for' with 'form'	Correction of typographical error
CR5	Replace 'Managing Design in East Crowthorne' with 'Promoting Good Design in East Crowthorne'	Modification to bring in line with other character area design policy titles
CR5	Replace Examiner's reference to criterion i. with criterion xii. in Examiner's recommendation relating to 'Proposals should take account of any panoramic views out of the character area across the surrounding	To correct typographical error – criterion i. in CR5 relates to a different issue. Criterion xii. relates to views.

<b>CNP Policy/ Para.</b>	<b>Council's modification</b>	<b>Justification/reason</b>
	<i>townscape, woodland and heathland and be designed in a positive way to respond to the visual relationship between the character and the wider neighbourhood area'</i>	
5.25	Replace 'In doing so, it Core Strategy Policy CS7 in providing a high quality public realm and of emerging Local Plan Policy LP18' with 'In doing so, it builds on Core Strategy Policy CS8, the Bracknell Forest Streetscene Supplementary Planning Document and emerging Local Plan Policy LP18 (Design) in seeking to provide a high quality, usable public realm.'	Correction and factual modifications
5.31	Replace 'LP23' with 'LP32'	Correction of typographical error
5.34	Replace 'The site has not been included in the Borough Council's nominations for Article 4 directions, that remove access to Prior Approval Consents' with 'The site is not covered by the Borough Council's Article 4 direction that removes permitted development rights for changes of use from offices to residential use'.	Factual modification
CR13	Re-number Policy CR13 'CR12', following deletion of the current Policy CR12	Consequential modification.
5.39-5.41	Re-number paragraphs, following deletion of the current paragraphs 5.35-5.38.	Consequential modification.
Green Infrastructure Network Map	Delete Green Infrastructure Map, following deletion of the current Policy CR12.	Consequential modification.