



**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)¹. 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 Warfield Neighbourhood Development Plan ("the Plan") by Independent Examiner, Mary O'Rourke, which was received by the Council on 17 January 2022.

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 23 July 2014. The area coincides with the area covered by Warfield Parish and is entirely within Bracknell Forest.
- 2.2 Warfield Parish Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 between 18 July and 8 September 2017.
- 2.3 Following the submission of the Warfield Neighbourhood Plan, the Council publicised the submitted Plan for a six-week period and representations were invited in accordance with Regulation 16. The publicity period was undertaken between 5 March and 16 April 2019.

3.0 INDEPENDENT EXAMINATION

- 3.1 The Council appointed Ms Mary O'Rourke, with the consent of Warfield Parish Council, to undertake the examination of the Warfield Neighbourhood Plan and to prepare a report of the independent examination.
- 3.2 The Examiner's final report was received on 17 January 2022. The report concluded that subject to making the modifications recommended by the Examiner, the Plan

¹ <http://www.legislation.gov.uk/ukxi/2012/637/data.pdf>
(August 2022)

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 based on the Neighbourhood Area that was designated by the Council on 23 July 2014.

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 Warfield Parish Council, has decided to accept the modifications to the submitted 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 Warfield Council, in accordance with paragraph 4.65 of the Examiner's report. These provide clarity, relate to consequential changes (as a result of other changes to the Plan), or factual corrections/updates, which are considered to be minor modifications, which do not change the nature of the plan which was subject to examination.
- 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 23 July 2014. The Council has considered this recommendation and the reasons for it and has decided to accept it. The referendum on the Warfield Neighbourhood Plan will be based on the designated Warfield Neighbourhood Area.
- 4.5 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. Documents will be placed on the Council's website, and paper copies will be made available to view at Warfield Parish Council's office and Whitegrove Library in Warfield.

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

- Bracknell Forest Council's Warfield Neighbourhood Area page:
<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/warfield-neighbourhood-area>
- Warfield Parish Council's Neighbourhood Plan page:
http://warfieldparishcouncil.gov.uk/Neighbourhood_Plan_40552.aspx

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

WNP = Warfield Neighbourhood Plan (Submission Version) BFC = Bracknell Forest Council WPC = Warfield Parish Council

NB: the following refers to the Examiner's wording. However, due to the recommended deletion and merging of some policies, in the referendum version of the Plan there has been consequential updates to the policy and map numbering, which is not reflected in Table 1.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
PM1	Throughout the Plan	Update all references within the text of the Plan to national policy in the NPPF to ensure that they reflect the new 2021 NPPF.	Agree. All references within text to NPPF updated accordingly.	Factual modifications to reflect publication of the new 2021 NPPF.
PM2	Front cover, contents page, foreword, paragraph 1.3 and all other references in the Plan to the Plan period	Amend the Plan period dates to 2013 to 2037 on the front cover, contents page and all consequential references in the Plan to the Plan period.	Agree. Front cover, contents page, foreword, para 1.3 and all references to plan period updated.	To update the plan in the context of an amended plan period that covers a timeframe in which the Plan's Vision and Objectives could be delivered.
PM3	Para. 1.5	Delete a.- d. and rewrite the Basic Conditions as set out in the 2012 Regulations.	Agree. Text modified as follows: Although there is considerable scope for the local community to decide on its neighbourhood planning policies, neighbourhood plans must meet a number of 'basic conditions'. These are: a. <u>having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan;</u>	Increases clarity.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<p>b. <u>the making of the neighbourhood plan contributes to the achievement of sustainable development;</u></p> <p>c. <u>the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</u></p> <p>d. <u>the making of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations; and</u></p> <p>e. <u>prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</u></p> <p>a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan,</p> <p>b. neighbourhood plan must contribute to the achievement of sustainable development,</p> <p>c. neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),</p> <p>d. the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.</p>	

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
PM4	Para. 1.9 - 1.12	Replace with the updated text provided by WPC and attached to its submission of 21 May 2021:	<p>Agree. Text modified as follows:</p> <p>1.9. WPC requested a screening opinion from BFC in respect of the need to prepare a Strategic Environment Assessment (SEA). The SEA Screening Report (October 2016) concluded that the contents of the Plan were likely to lead to significant environmental effects and hence a SEA would be required. <u>The Sustainability Appraisal (SA) / SEA Scoping Report has been consulted upon and a draft SA/SEA report was published alongside the Pre-Submission Plan for consultation. A final SA/SEA is published alongside this Submission Plan for examination in order to assess how the plan "contributes to the achievement of sustainable development", one of the 'basic conditions' of the 1990 Act and therefore a requirement of the WNP.</u></p> <p>1.10. The Habitat Regulations Assessment Screening Report concluded that significant effects are unlikely to occur to the integrity of the European designated sites within and around Bracknell Forest area due to the implementation of</p>	To reflect the conclusions of the WNP Habitats Regulation Assessment (February 2021) and thereby clarify the compatibility with EU obligations.

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			<p>the WNP. As such there is no requirement for an Appropriate Assessment of the WNP.</p> <p>1.11. In terms of mitigating the plans effects on the Thames Basin Heath Special Protection Area any net gain in residential development that takes place within the Neighbourhood Area will be required to comply with the retained Policy NRM6 of the South-East Plan and policy CS14 of the Core Strategy and related guidance. The wording in the relevant policies of the WNP reflects these higher tier policies. <u>The screening decision was reliant on the then common practice of mitigating the plans effects on European Designated sites by complying with the retained Policy NRM6 of the South-East Plan and policy CS14 of the Core Strategy and related guidance. However, in April 2018 the 'People Over Wind' European Court of Justice (ECJ) ruling determined that 'mitigation' (i.e. measures that are specifically introduced to avoid or reduce the harmful effects of a plan or project on European sites) should not be taken into account when forming a view on 'Likely</u></p>	

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			<p><u>Significant Effects'</u> <u>Mitigation should instead only be considered at the Appropriate Assessment stage.</u></p> <p><u>1.12. The Sustainability Appraisal (SA) /SEA Scoping Report has been consulted upon and a draft SA/SEA report was published alongside the Pre-Submission Plan for consultation. A final SA/SEA is published alongside this Submission Plan for examination in order to assess how the plan "contributes to the achievement of sustainable development", one of the 'basic conditions' of the 1990 Act and therefore a requirement of the WNP. As a result, the Parish Council was required to demonstrate how it meets its obligations As a result, the Parish Council was required to demonstrate how it meets its obligations under the Conservation of Habitats and Species Regulations 2017 (as amended). The scope of work was agreed with BFC and a technical report was prepared by consultants AECOM on behalf of the Parish Council and submitted to the examination in Feb 2021. The Report confirmed</u></p>	

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			<p><u>there are no adverse effects of the Neighbourhood Plan policies in relation to the Thames Basin Heath SPA, the Thursley, Ash, Pirbright and Chobham SAC and the Windsor Forest and Great Park SAC. BFC will use the relevant information from the Report so that it may carry out its Appropriate Assessment obligations as the 'competent authority' as required by paragraph 106(1) of the Regulations.</u></p>	
PM5	Para. 2.7	In line 1 after 'the' add 'Bracknell Forest Council's':	<p>Agree. Text modified as follows:</p> <p>The <u>Bracknell Forest Council</u> Character Area Assessments Supplementary Planning Document (2010) (SPD)...</p>	For clarity.
PM6	Para. 2.10	Add further text to explain the extent and purpose of the TBHSPA buffer zone and the implications for the Plan area	<p>Agree. Text modified as follows:</p> <p>The TBHSPA <u>400m – 5km and 5km – 7km</u> buffer zones falls <u>fall</u> within the parish and as a result any net increase in residential development within the buffer zone <u>these zones</u> is required to mitigate against recreational pressure on the TBHSPA. <u>The WNP2 Allocation straddles the 5km zone. Natural England has identified that net additional housing up to 5 kilometres from the SPA boundary is likely to have a significant effect (alone or in combination with other plans or projects) on the integrity of the SPA.</u></p>	To provide clarity on the extent and purpose of the Thames Basin Heaths Special Protection Area (TBHSPA) buffer zone and why it has an impact on the WNP area and proposals.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<u>Some development between 5 and 7 kilometres from the SPA boundary may also have an impact on the integrity of the SPA. The evidence available indicates that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents to divert them from the SPA and actions on the SPA to manage access and encourage use of alternative sites.</u>	
PM7	Para. 2.13	Either delete or redraft to give context on the Warfield Masterplan Green Infrastructure Strategy	Agree. Text modified as follows: Both watercourses lie within either flood zone 2 or 3 and taken together they form an important green wedge which links town and country. They also form a central feature of the Warfield Masterplan Green Infrastructure (GI) Strategy. BFC's green infrastructure ambitions include 'the Cut Countryside Corridor' and the 'Bull Brook' river corridor and both are key components of the <u>'Land at Warfield' strategic allocation (Policy SA9) and the</u> BFC SPA Mitigation Strategy.	Reference to Warfield Masterplan Green Infrastructure Strategy removed due to lack of context and replaced with reference to Policy SA9 as context is provided on this later in the WNP.
PM8	Para. 2.15 – 2.17	Update the lists of local amenities and facilities	Agree. Text modified as follows: <i>Changes to list under para. 2.15:</i> a. Frost Folly <u>Park (SANG) and</u> Country Car Park r. Flemish Place <u>Thomas Lawrence Brickworks</u> Newt Reserve, <u>Flemish Place v. Quelm Allotments</u> w. <u>Cabbage Hill SANG</u> x. <u>Windmill Farm SANG</u>	In the interest of clarity, in response to regulation 16 representations.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<i>Changes to list under para. 2.17:</i> a. Plus Three Nursery d. Warfield CofE Primary School (2 sites)	
PM9	Plan B (Page 11)	Replace Plan B with an up-to-date map of Warfield Parish at a high resolution showing clearly the physical and policy constraints described in the Plan's text.	Agree. Replaced.	To improve legibility.
PM10	Plan C	Delete Plan C.	Agree. Figure deleted.	Plan deleted due to its potential to cause confusion.
PM11	Para. 2.18	Move paragraph 2.18 after paragraph 2.20 and add information on the development of Land at Warfield (SALP policy SA9) and renumber.	Agree. Paragraph 2.18 moved after paragraph 2.20 and amended as follows: New development in area SA9 (north of Harvest Ride and <u>mainly</u> south of Forest Road/Warfield Street), <u>which is allocated for a mixed-use development comprising 2,200 dwellings</u> , will deliver.... Paragraphs renumbered and amended.	For increased clarity.
PM12	Para. 2.19	Move paragraph 2.19 after paragraph 2.21 and renumber the paragraphs.	Agree. Paragraph 2.19 moved after paragraph 2.21 and paragraphs renumbered.	For increased clarity.
PM13	Para. 2.23 & 2.24	Update with reference to the 2020 Strategic Housing and Economic Land Availability Assessment (SHELAA).	Agree. Text modified as follows: 2.23 ...signalled by the adoption of Core Strategy Policy CS5 and Site Allocations Local Plan (SALP) Policy SA9. Given the latest forecasts of objectively assessed <u>local</u> housing need of 635614 <u>of 635614</u> dwellings per year <u>to be delivered per annum, as identified in the Berkshire (including South Bucks) Strategic Housing Market Area Assessment 2016)</u>	Updated to take newer version of SHELAA into account.

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			<p>this these pressures on this the countryside wedge is are likely to continue. The publication of the Strategic Housing and Economic Land Availability Assessment (SHELAA Nov 2016 Part 2 October 2020) which, while not proposing allocations, appears to suggest little respite from these pressures in the parish, despite its the constrained nature of the Parish (see Plan B – High Level Constraints Plan). This is understandably a significant concern for the local community.</p> <p>2.24. Table 6 Figure 4 of the 2016 2020 SHELAA indicates that all but one of the submitted and assessed sites within the Parish are located on greenfield sites outside settlement boundaries, including promoted sites within the Green Belt, the most significant being WAR 3 (Syngenta), of which about a half (1280) are within the countryside and the other half (1205) located within the Green Belt. Table 7 of the 2016 SHELAA confirming that only the one site with an estimated capacity of 23 dwellings is within a settlement boundary and therefore meets the locational principles of one of BFC strategic policies, namely policy CS2. Hence the SHELAA assessment highlights the challenges faced by the neighbourhood plan in allocating land for housing given these strategic policy constraints.</p>	

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PM14	Para. 2.25 – 2.40	Redraft with the factual corrections identified by BFC.	<p>Agree. Text modified as follows:</p> <p>2.27. The Warfield Extension area is located north of Harvest Ride and mainly south of Forest Road (see Plan C), the dDevelopment principles are set out in Core Strategy Policy CS5) and Site Allocations Local Plan Policy SA9)) and further refined in the Warfield SPDSupplementary Planning Document framework.</p> <p>2.29. The allocation comprises a Around 2,200 new homes are planned in the Parish in and a new ... The allocation development area is known in the Bracknell Forest Planning documents as SA9, after the policy bearing its name 'Land at Warfield' (policy SA9)....</p> <p>2.30. ... The expected number and phasing are is as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Area 1 – 814 dwellings Delivery 2016 to 2022; beyond 2026 ... <input type="checkbox"/> Area 2 – 750-850 dwellings Delivery 2015 – beyond 20262023 <p>... Some Most works are completed and construction of the remaining site will be built out over several the coming years.</p>	Factual corrections.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<p><input type="checkbox"/> Area 3 – 454 <u> dwellings</u> Delivery 2020 – <u>beyond</u> 2026<u>2025</u> The eastern end which is allocated for housing and open space, but which does not yet have an agreed masterplan. Since pre-submission stage BFC have indicated may not be deliverable.</p> <p><input type="checkbox"/> Area 4 – 27 <u> dwellings</u> Delivered <u>ed</u> 2015 A small area divorced from the main site south west of Area 2. This has had planning permission for 27 dwellings, open space and SANG. The site has been built and sold completed..</p> <p>2.31. ... Its <u>planned</u> new neighbourhood centre is located to create a central hub near to existing facilities including the Brownlow Hall. A secondary school will be <u>is</u> located ...</p> <p>2.33. ...Hayley Green (<u>defined designated</u> as defined settlements by Policy CS2 <u>the Policies Map</u>). The...</p> <p>2.38. ...The area also contains significant resources in terms of the pPublic rRights of Wway, woodland (<u>both predominantly broad leaf and mixed leaf</u>) and open agricultural fields (for crops or pasture)...</p> <p>2.39. ...Policy GB5 of the BFC <u>Bracknell Forest Borough</u> Local Plan is specific to</p>	

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			this site and supports limited infilling of the site for employment purposes within the existing site boundary.	
PM15	Para. 2.35	Delete paragraph	Agree. Paragraph deleted.	To avoid confusion, as paragraph relates to an appeal decision that is considered to be irrelevant to the WNP.
PM16	Throughout the plan	Delete the words 'wedge' or 'gap' where it follows the word 'countryside'.	Agree. Modification made throughout the plan.	To avoid confusion, as unclear what is meant by the terms and there is the potential for confusion with the designation of a green wedge and strategic gaps in the emerging Bracknell Forest Local Plan.
PM17	Para. 3.7 & 3.8	Redraft and update to refer to the Pre-Submission Bracknell Forest Local Plan March 2021.	Agree. Text modified as follows: 3.7. The Parish Council is also mindful that the <u>Pre-submission Bracknell Forest Local Plan (March 2021) which covers new Comprehensive Local Plan to cover the period to 2036 2037</u> will replace many existing Development Plan policies early in the lifetime of the Neighbourhood Plan. In the case of some policies it will be essential that the Neighbourhood Plan and new Local Plan are mutually supporting, one such policy is the proposed allocation at Hayley Green, and this is explained in more detail in the Basic Conditions Statement. Aside from this matter, given the stage of the emerging Local Plan it has been too	Factual modifications to reflect the updated position.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<p>early to agree a housing number appropriate for the Parish.</p> <p>3.8 Therefore, the WNP has been prepared at a time of great uncertainty over the spatial strategy for allocating housing land in the Borough, the housing number appropriate for the Parish and that the Borough Council can only demonstrate a supply of housing land of between 3 and 4 years, as demonstrated in a recent appeal decision (Land South of Foxley Lane, Binfield – APP/R0335/W/17/3177088 – 26 Feb 2018). The WNP has been prepared in advance of the examination of the Pre-Submission Local Plan (March 2021) which was submitted for examination in December 2021. As an indicative housing number was not agreed during the development of the WNP the plan assumed a figure of 235 dwellings. The WNP demonstrates it is planning positively to help address the housing needs of the Parish and will assist BFC in addressing any housing shortfall. Taking this positive approach has regard to NPPF paragraph 15 and supports the 'plan led system'. In addition to the 2200 dwellings allocated in the Parish through policy CS5/SA9 two recent planning appeals have contributed to housing growth in the Parish; 82 Park Homes</p>	

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			<p>Warfield Neighbourhood Plan Submission version (October 2018) 21 consented by appeal in September 2017 and a further 50 dwellings allowed at appeal at Newhurst Gardens, Warfield Street in January 2018. The latter site being part of Site G in the WNP Site Assessment Report. Taken together with the major allocation these have added significantly to the housing growth in the Parish over recent years. In addition to Policy WNP2, 2,200 dwellings have been allocated on sites in the Parish through the Core Strategy / Site Allocations Local Plan (policies CS5/SA9), and a further two schemes were granted on appeal (82 Park Homes allowed on appeal in September 2017 and a further 50 dwellings allowed on appeal at Newhurst Gardens, Warfield Street in January 2018 – part of Site G in the WNP Site Assessment Report). Collectively, these have and will continue to add significantly to housing growth in the Parish.</p>	
PM18	Para. 3.10 – 3.13	Delete paragraphs	Agree. Paragraphs deleted.	These paragraphs are no longer relevant as relate to the now superseded plan period.
PM19	Para. 3.5 & 3.6	Delete paragraphs	Agree. Paragraphs deleted.	For clarity, as the paragraphs relate to a list of development plan policies that is incomprehensive that could cause confusion.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
PM20	Plan E	Replace Plan E with a legible map clearly showing the current BFC policies.	Agree.	For clarity.
PM21	Para. 4.20	Line 3 – include a full reference for the 'appendix'.	Agree. Text modified as follows: Feedback on the pre-submission neighbourhood plan was received primarily in the form of responses, both on-line and paper based. The responses on the policy policies and verbatim community comments are provided available in the WNP Consultation Statement (see Appendix A – Schedule of Evidence) . 85 responses...	For clarity.
PM22	Para. 5.1	Redraft the Vision along the lines of the following: Warfield will have succeeded in meeting a wide variety of local needs, including through the provision of new housing at Hayley Green. The settlements will remain as distinctive communities and the rural and open character of the surrounding countryside will be protected. The settlements and their communities will continue to thrive and their health and well-being will be sustained, benefitting from improvements in local infrastructure and facilities and improved access to the countryside.	Agree, with the exception of 'through'. Text modified as follows: Warfield will have succeeded in meeting a wide variety of local needs and will have retained its rural and open countryside character in part by retention of the Metropolitan Green Belt, including the provision of new housing at Hayley Green. The settlements will have remained distinctive communities and the rural and open character of the surrounding countryside will be protected. separated by countryside gaps and Syngenta. The settlements and their communities , and will have continued to thrive and their. The health and well-being of our communities will be have been sustained, and benefitting benefitted from improvements in local infrastructure and facilities and in improved access to and enjoyment of the countryside.	Redraft of the Vision to set out more clearly what the Plan, through its policies and allocation, is seeking to deliver in accord with national policy guidance.

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PM23	Policy WNP1	<p>Delete policy WNP1 and replace with the following:</p> <p>The Neighbourhood Plan defines the settlement boundaries of Newell Green, Warfield Street and Hayley Green. These are shown on the Policies Map. Development within the settlement boundaries will be supported, provided it accords with development plan policies.</p>	Agree. Policy text replaced.	To accord with national policy and guidance, be in general conformity with the strategic Core Strategy policies (and align with the spatial strategy of the emerging Local Plan), and to meet the Basic Conditions.
PM24	Policy WNP1 supporting text (Pages 29 & 30)	<p>In paragraph 5.10 line 4 replace 'refines' with 'supports'.</p> <p>In paragraph 5.11 line 4 delete 'wedge'.</p> <p>Delete paragraph 5.12.</p> <p>In paragraph 5.13, line 1 delete 'hence', and in line 5 delete from 'because' to the end of the paragraph.</p> <p>Delete paragraph 5.14.</p> <p>Include the Objectives that policy WNP1 delivers.</p>	<p>Agree. text amended accordingly. Objectives delivered by WNP1 provided:</p> <p><u>Delivers Plan Objectives: A, B, C, D, E, F, G</u></p>	In the interests of consistency, clarity and precision.
PM25	Policy WNP2	<p>Rewrite policy WNP2 as follows:</p> <p>A. The Neighbourhood Plan allocates land at Hayley Green (as shown on the Policies Map) for a comprehensive mixed-use development of approximately 235 dwellings. The development should provide for:</p> <p>1. Open market and affordable housing;</p>	Agree. Policy text replaced.	In the interests of clarity, to align with national planning policy, to reflect the recommendations of the supporting HRA, and to allow for detailed matters of design and appearance to be agreed at the reserved matters applications stage by the local planning authority.

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		<p>Then renumber the requirements 2 to 5.</p> <p>Rewrite the rest of policy WNP2 as follows:</p> <p>B. The whole development should be delivered as a single outline permission to ensure that the site is developed comprehensively. Any planning applications for piecemeal development that would undermine this objective will not be supported.</p> <p>C. Prior to the submission of a planning application for any part of the allocation site, a masterplan will be prepared by the developer(s) and submitted to and agreed with the Local Planning Authority and should accord with the requirements of policy WNP2 and other relevant development plan policies. Once agreed by the Local Planning Authority it will be an important material consideration in the determination of any subsequent planning application(s).</p> <p>D. The outline application should include:</p> <ol style="list-style-type: none"> 1. a detailed access and movement strategy showing footpath and cycleway connectivity to existing facilities in the area and what provision is to be made to encourage residents to walk and cycle to facilities and services in County Lane; 2. an Infrastructure Delivery Plan; 		

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		<ol style="list-style-type: none"> 3. a mix of 1, 2 and 3 bedroom homes as well as homes suitable for older people and those with long term health issues or physical disabilities; 4. a landscape strategy; 5. a heritage statement which addresses the conservation and enhancement of nearby heritage assets; 6. an ecology, green infrastructure and boundary treatment strategy setting out how the existing environmental assets will be protected and how environmental enhancements will be integrated into the built development to create new ecological habitats, including green corridors; 7. a flood risk assessment and sustainable drainage strategy to provide for the remediation of areas susceptible to surface water flooding and to demonstrate that there will be no increase in surface water flood risk to any land on or off site and no detriment to the quality of water in the River Cut; 8. a transport strategy to demonstrate how the scheme will manage traffic generation and its effects on the local highway network; 9. an archaeological assessment and evaluation including details of any necessary mitigation; and 10. measures to avoid and mitigate the impact of residential development 		

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		upon designated habitat sites, in line with policy WNP6 and the TBHSPA SPD or any successor mitigation strategy.		
PM26	Para. 5.18	Delete the 3rd and 4th sentences.	Agree. Sentences deleted.	Because it is not intended for the public open green space to be formally designated as Local Green Space.
PM27	Para. 5.20	In g. delete the words 'a designated Local Green Space to form'.	Agree. Words deleted.	Because it is not intended for the public open green space to be formally designated as Local Green Space.
PM28	Inset Map 2	Replace 'Designated Local Green Space' with 'public open space'.	Agree. Map amended.	Because it is not intended for the public open green space to be formally designated as Local Green Space.
PM29	Para. 5.42	Delete paragraph	Agree. Paragraph deleted.	Factual modification. Strategic gap policies in the Core Strategy and emerging Local Plan did not establish the principle of protecting gaps through the use of gap designations in locations proposed in policy WNP7.
PM30	Policy WNP7	Delete the last sentence of policy WNP7.	Agree. Sentence deleted.	To align with planning policy guidance that requires policies to be drafted clearly and without ambiguity,
PM31	Para. 5.40	Delete the last sentence.	Agree. Sentence deleted.	Due to policy WNP1 modifications, this sentence is no longer relevant.
PM32	Inset Map 1	Amend the Inset Map 1 to exclude Warfield Park from the Local Gap designation.	Agree. Inset Map 1 amended accordingly.	To align with the policy's objectives of preventing coalescence and retaining

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
				the separate identity of Hayley Green.
PM33	Page 33	Add a new paragraph after 5.25 to confirm that the Character Areas for Newell Green, Warfield Street and Hayley Green are contiguous with the defined settlement boundaries and are shown on the Policies Map.	Agree. The following paragraph has been added after paragraph 5.25: <u>'The character areas for Newell Green, Warfield Street and Hayley Green are contiguous with the defined settlement boundaries and are shown on the policies map.'</u>	For clarity.
PM34	Page 50	Correct the key to Inset Map 1 in respect of policies WNP2 and WNP5.	Agree. The map is amended accordingly.	Correction.
PM35	Policy WNP3	Delete the first paragraph of policy WNP3 and replace with the following: Development proposals in the Newell Green Character Area, as shown on the Policies Map, should have regard to the following design principles: In I, delete the words 'and the retention of their open character'. Add as a new VI the first sentence of the last part of the policy that begins 'Infill development ...'. Delete the final sentence that begins 'In all other respects ...' and replace with: Regard should also be had to the National Design Guide and the National Model Design Code.	Agree. Text amended accordingly.	In the interests of clarity and to avoid ambiguity, and to clarify the role of the recently published National Design Guide and National Model Design Code.
PM36	Policy WNP4	Delete the first paragraph of policy WNP4 and replace with the following: Development proposals in the Warfield Street Character	Agree. Text amended accordingly.	In the interests of clarity and to avoid ambiguity, and to clarify the role of the recently

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
		<p>Area, as shown on the Policies Map, should have regard to the following design principles:</p> <p>In I line 1 replace 'rural' with 'semi-rural' and delete 'Newell Hall'.</p> <p>In III line 1 add 'supplement' after retain.</p> <p>Add as a new V the first sentence of the last part of the policy that begins 'Infill development ...'.</p> <p>Delete the final sentence that begins 'In all other respects ...' and replace with: Regard should also be had to the National Design Guide and the National Model Design Code.</p>		published National Design Guide and National Model Design Code.
PM37	Policy WNP5	<p>Delete the first paragraph of policy WNP5 and replace with the following: Development proposals in the Hayley Green Character Area, as shown on the Policies Map, should have regard to the following design principles:</p> <p>In I line 1 replace 'rural' with 'semi-rural'.</p> <p>Add as a new V the first sentence of the last part of the policy that begins 'Infill development ...'.</p> <p>Add as a new VI the second sentence of the last part of the policy that begins 'New development to the north'.</p>	Agree. Text amended accordingly.	In the interests of clarity and to avoid ambiguity, and to clarify the role of the recently published National Design Guide and National Model Design Code.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
		Delete the final sentence that begins 'In all other respects ...' and replace with: Regard should also be had to the National Design Guide and the National Model Design Code.		
PM38	Para. 5.35	Delete the reference to area of local landscape importance.	Agree. Text amended accordingly.	Factual modification.
PM39	Policy WNP6	In policy WNP6 line 1 add after the words 'Development proposals' the words 'that would have a significant impact on the integrity of the site, either alone or in combination with other proposals,'....	Agree. Text amended accordingly.	For clarity.
PM40	Policy WNP6	In policy WNP6 line 4 after 'bespoke SANG' add the words 'or other alternative SANG provision'.	Agree. Text amended accordingly.	To bring text into line with the HRA's conclusions and recommendations.
PM41	Page 63	Clarify in the Glossary that Green Infrastructure also includes blue infrastructure and access routes like footpaths, cycleways, bridleways, etc	Agree. Text amended as follows: 'Green and Blue Infrastructure (GBI) A strategically planned and delivered network of high quality green spaces, blue infrastructure and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green and Blue Infrastructure includes parks, open spaces, playing fields, woodlands, waterbodies , allotments and private gardens. It also includes access routes such as footpaths, cycleways, bridleways etc.'	For clarity.
PM42	Green Infrastructure Policies Map	Redraw the Green Infrastructure Policies Map to comprehensively and clearly identify the location and types of existing green and blue infrastructure and where opportunities	Agree. The map has been amended accordingly.	For clarity.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
		have been identified to create new green and blue infrastructure.		
PM43	Policy WNP8	<p>Delete the first part of policy WNP8 and redraft as follows: The Parish's green and blue infrastructure will be protected and enhanced. The Warfield Green Infrastructure Network will be established and will include, but is not limited to, the features shown on the Green Infrastructure Policies Map.</p> <p>Redraft the second part of policy WNP8 as follows: Development proposals on land that adjoins the network should enhance its visual character and biodiversity and contribute to the maintenance and improvement of the network, including the ecological value of The Cut and Bull Brook. Opportunity to create a new Bridle Circuit, as shown on the Policies Map, will be supported.</p> <p>In the last part of the policy replace 'will be required to demonstrate that such loss is unavoidable' with 'will not be supported'.</p>	Agree. Text amended accordingly. 'Bridle' has been amended to 'Bridleway'.	For clarity and consistency.
PM44	Para. 5.46 & 5.48	<p>In paragraph 5.46 delete 'The network proposes' and replace with 'It is proposed'.</p> <p>In paragraph 5.48, replace 'The network also' with 'The Plan'.</p>	Agree. Text amended accordingly.	For clarity.
PM45	Policy WNP9	Modify policy WNP9 by deleting '2. Warfield Memorial Ground'.	Agree. Text amended accordingly.	To make consistent with the local planning of sustainable development, and the NPPF. Also, given that development

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
		Delete the last paragraph of the policy and replace with: Policies for managing development on the designated Local Green Spaces will be consistent with those applied to Green Belt.		is planned for the Warfield Memorial Ground (open space enhancements), there is uncertainty as to whether the designation would be capable of enduring beyond the end of the plan period.
PM46	Para 5.50	Delete the last sentence	Agree. Sentence deleted.	To bring text into line with national planning policy concerning the application of Green Belt policy in Local Green Space.
PM47	Policy WNP12	Redraft policy WNP12 into two parts as follows: A. Development proposals must seek to avoid harm to the significance of heritage assets, including the Warfield Conservation Area, and will be assessed against paragraphs 194-208 of the NPPF. B. Developments should provide net gains for biodiversity. Where effects are unavoidable then the proposals must show how these effects will be mitigated. Development proposals should contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows, woodland, the network of Local Nature Reserves in the south of the Parish and the provision of additional habitat for wildlife and green spaces for the community.	Agree. Amendments made accordingly: A. Development proposals must seek to avoid having any significant adverse effects on designated environmental, landscape and heritage assets, including the Warfield Conservation Area and the network of Local Nature Reserves in the south of the Parish. harm to the significance of heritage assets, including the Warfield Conservation Area, and will be assessed against paragraphs 194-208 of the NPPF. B. Developments should must deliver no net loss to biodiversity or heritage value and wherever possible deliver a net gain provide net gains for biodiversity. should must deliver no net loss to biodiversity or heritage value and wherever possible deliver a net gain provide net gains for biodiversity. Where effects are unavoidable then the proposals must show how these effects will be mitigated, to the satisfaction of the Parish Council and	To accord with national and strategic policy in seeking to protect and enhance heritage and biodiversity in the parish, and for clarity.

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<p>local planning authority. Development proposals mustshould contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows, and woodland, the network of Local Nature Reserves in the south of the Parish and the provision of additional habitat for wildlife and green spaces for the community.</p> <p>Development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows and woodland, and the provision of additional habitat for wildlife and green spaces for the community.</p>	
PM48	Para 5.61	Update the text to refer to the Biodiversity Net Gain provisions of the Environment Act 2021.	<p>Agree. Para amended as follows:</p> <p>'Proposals will be assessed <u>in line with the Environment Act 2021</u> using the <u>most recent version of Natural England's Biodiversity offsetting Net Gain m</u>Metric created by DEFRA and where required <u>will</u> adhere to the mitigation hierarchy in response to the expectations set out in Section 40 of the Natural Environment and Rural Communities Act 2006 <u>and Paragraphs 109 and 118 of the National Planning Policy Framework</u>. If significant...'</p>	To reference the Environment Act 2021 and its requirement for Biodiversity Net Gain, as required by policy WNP11.
PM49	Policy WNP10	Delete the first part of policy WNP10 and replace with the following:	Agree. Text amended accordingly:	To make clear that proposals that would result in the loss of local community facilities

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
		<p>Proposals that would result in the loss of local community facilities and assets will not be supported, unless their current use is no longer viable.</p> <p>Delete the list i. to xxv.</p> <p>In the last part of policy WNP10 delete from 'provided they are ...'.</p>	<p>'Proposals that will lead to the unnecessary loss of the following community facilities and assets will be resisted:Proposals that would result in the loss of local community facilities and assets will not be supported, unless their current use is no longer viable.</p> <p>i. Warfield Memorial Ground and its facilities ii. Westmorland Park and its facilities iii. Larks Hill and the Community Orchard iv. Priory Field and the football pitches v. Piggy Wood vi. Garth Meadow and pond vii. Frost Folly Country Car park viii. Land at Derbyshire Green ix. Land at Warfield Chase x. Whitegrove Copse xi. Priory Lane Copse xii. The Newt Reserve at Flemish Place xiii. Land at Edmunds Green xiv. Land at Edmunds Meadow xv. Edmunds Lane beside The Cut xvi. The Chestnuts xvii. Harvest Hill play area and lake xviii. All Saints Rise Play area xix. Goddard Way Play area, amenity land & meadow xx. Brownlow Hall, Newell Green xxi. Whitegrove Community Centre</p>	<p>and assets will not be supported, unless their current use is no longer viable. The list has been deleted and instead text has been amended to capture all existing and new facilities and assets that might be provided during the life of the Plan.</p>

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
			<p>xxii. — The Cricketers, Plough & Harrow, The Yorkshire Rose, The Shepherds House, The New Leathern Bottle and the Spice Lounge xxiii. — Retail properties at Whitegrove xxiv. — Moss End Garden Village xxv. — Jealotts Hill Community Landshare</p> <p>...Proposals to establish a new doctor's surgery or a new dentist facility will be supported, provided they are located outside the Green Belt and have sufficient off-street car parking spaces.'</p>	
PM50	Para 5.54	Amend to reflect the reworded policy WNP10.	<p>Agree. Text amended as follows:</p> <p>'This policy serves two further purposes. Firstly, it serves to support improvements to the viability of identifies specific community facilities/assets in the Parish. that require protection from harmful development where it cannot be demonstrated that their loss could be avoided or that their current use is no longer viable. And second, it supports proposals for new GP aAnd Dental surgeries...'</p>	To make supporting text consistent with amended Policy WNP10.
PM51	Policy WNP11 and supporting text	Delete policy WNP11 and make consequential amendments to the accompanying text.	Agree. Policy WNP11 and supporting text deleted.	To make WNP consistent with national policy.
PM52	Policy WNP15	In the first part of policy WNP15 line 3 delete from 'and should replicate....' to 'area'.	Agree. Changes to WNP15 are as follows:	To remove unintended detrimental impacts that could potentially arise from

Examiner's Report ref	WNP Policy/ Para.	Examiner's recommendation (bold/underline is amended text, strike through relates to deleted text)	Council's decision and modifications	Justification/reason
		<p>In the second part of policy WNP15, delete 'buildings' in line 1 and replace with 'parking provision'.</p> <p>Delete the last part of policy WNP15 and move to the supporting text.</p>	<p>'...Parking provision should not overly dominate the street scene and should replicate parking solutions in the immediate vicinity to maintain the character of the area.</p> <p>Where planning permission is required, <u>buildings parking provision</u> should...'</p> <p>The last para of policy WNP15 has been moved to the supporting text.</p>	<p>original drafting, so that the policy contributes towards the achievement of sustainable development. Reference to the Bracknell Forest Parking Standards is more suitably located in the supporting text.</p>

Table 2: Schedule of further minor amendments made in accordance with para. 4.65 of the Examiner’s report.

WNP = Warfield Neighbourhood Plan (Submission Version) BFC = Bracknell Forest Council WPC = Warfield Parish Council

NB: Due to the recommended deletion and merging of some policies (in line with the Examiner’s recommendations, set out in Table 1), there has been consequential updates to the policy and map numbering (including consequential changes to policy/plan numbering within the Examiners recommended Policy wording), which is not reflected in Table 2. Further to this, minor grammatical and typographical corrections are not reflected in Table 2.

WNP Policy/ Para.	Council’s modification (bold/underline is amended text, strike through relates to deleted text)	Justification/reason
Front cover	Submission Plan Published by Warfield Parish Council for Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended) in accordance with EU Directive 2001/42. Referendum Version August 2022 October 2018	Factual update.
Throughout the plan	<ul style="list-style-type: none"> • Update table of contents • Update paragraph numbering • Update figure numbering • Update table of policies • Update plan/appendices labelling and sources • Update plan/appendix references 	Factual updates.
Foreword	Updated.	Factual updates and clarification. Amendments do not relate to the main content of the Plan, therefore no implications.
Policies of the Warfield Neighbourhood Plan	Relocate from after Foreword to after Contents.	For clarity.
Para 1.1	Warfield Parish Council (WPC) has prepared is preparing a Neighbourhood Plan...	Factual update.
Para 1.6	...WPC must be able to show that had to demonstrate that it has properly consulted...	Factual update.

WNP Policy/ Para.	Council's modification (bold/underline is amended text, strike through relates to deleted text)	Justification/reason
Para 1.7	Deleted and replaced with: <u>The Warfield Neighbourhood Plan was subject to to an independent examination, with the examiner's report being issued to Bracknell Forest Council on Monday 17 January 2022. The report recommended modifications that have been incorporated into this final version of the plan.</u>	Factual update.
Para 1.8	Deleted.	Factual update.
Para 1.13	Deleted.	Factual update.
Para 2.1	<u>The Borough of</u> Bracknell Forest...	For clarity.
Para 2.2	...Belt (<u>see Plan B</u>).	For clarity.
Para 2.3	...served by several bus routes 53, 157, 158, 162, 299 all <u>of which are</u> operated by Courtney Coaches <u>Thames Valley Buses</u> and <u>are</u> BFC supported.	Factual update.
Para 2.7	...may come forward. <u>The chapter titled the 'The Northern Villages Study area'</u> , which covers Newell Green...	For clarity.
Para 2.8	...Quelm Park, and Lawrence Hill <u>and latterly, Woodhurst.</u>	Factual update.
Para 2.11	...the parish (<u>see Plan B</u>) and eventually...	For clarity.
Para 2.21	In spatial terms, the parish is characterised by four broad areas (Plan C); a. the built-up area of <u>Warfield parish Bracknell Town</u> to the south; b. the emerging new built- up area of the Warfield extension (SA9); c. defined settlements of West End, Newell Green, Warfield Street and Hayley Green; and countryside , d. the Metropolitan Green Belt <u>and countryside.</u>	Factual update.
Para 3.4	...the Bracknell Forest <u>Borough</u> Local Plan (2002), Bracknell Forest Core Strategy (2008) and the Site Allocations Local Plan (2013)...	Factual modifications
Para 4.1	...the Warfield <u>extension allocation</u> , north of...	For clarity.
Para 4.2	...of work over the last 3 years to get the plan to its current stage to deliver the plan. Public consultation...	For clarity.
Para 4.4	...settlements. Younger Some respondents in particular are were concerned...	For clarity.
Title before Para 4.13	Transport <u>and other</u> Infrastructure	Factual modifications
Para 5.2	e. Improve community facilities and services to be able to <u>properly better</u> serve existing and new residents f. Manage traffic <u>by not making flows so that</u> existing congestion <u>problems does not become</u> significantly worse	For clarity.

WNP Policy/ Para.	Council's modification (bold/underline is amended text, strike through relates to deleted text)	Justification/reason
	g. Grow the Parish incrementally in a way that to best absorbs the impacts of change on the character of the Parish, preserves its values sed, and rural environment, (including dark skies, community spirit and overall local infrastructure.	
Para 5.3	... the WNP will be formerly formally reviewed by WPC on a five-year cycle or to coincide with the shortened plan period and emerging Comprehensive Bracknell Forest Local Plan.	Factual modifications, including to reflect the modified plan period.
Para 5.4	Delete.	No longer needed.
Para 5.7	...focus on the key development issues, in the area as expressed by the community. For all other planning matters, the national...	Factual modification.
Para 5.7	... the Bracknell Forest District Local Development Plan will continue to be used.	Factual modification.
Para 5.18	...The intention however, is that the final public open space boundaries will reflect...	For clarity, necessary following deletion of two previous sentences.
Para 5.36	... Bracknell Road, although unlike land to the south it has no local landscape designation. The...	Deletes reference to landscape designation as a consequence of PM38.
Para 5.45	... a network of green and blue infrastructure assets... the green and blue infrastructure...	As a consequence of PM43.
Para 5.48	...a new 'Bridle way Circuit' to...	As a consequence of PM43.
Para 5.49	... to green and blue infrastructure...	As a consequence of PM43.
New para after 5.49	Add new para: <u>To avoid conflict with WNP8, the Warfield Memorial Ground and Priory Field have been excluded from the Green Infrastructure Policies Map. Both sites are important areas of green infrastructure as open green spaces but are subject to development to enhance visitor experience in the form of a new sports pavilion and community hub building.</u>	For clarity.
Para 5.56	...employing over 800 people. <u>Aside from the Syngenta research site at Jealott's Hill, economic activity in rural areas is diverse but increasingly focused on hobby farming and 'horsiculture' but there may be opportunities to complement existing clusters of economic activity at Moss End, Jealott's Hill and Whitegrove. There may also be special circumstances, such as through small scale social enterprise that meet local needs, where development could enable further economic diversification through the appropriate re-use of redundant or disused building and lead to an enhancement to the immediate setting.</u> There also	Context retained. Para 5.56 supporting text from now deleted policy WNP11 added to para 2.6 and amended as shown to align with the NPPF.

WNP Policy/ Para.	Council's modification (bold/underline is amended text, strike through relates to deleted text)	Justification/reason
	<u>might be circumstances where development in the Metropolitan Green Belt is considered appropriate (NPPF paras 149 & 150).</u>	
Para 5.60	This policy establishes the importance of development proposals not conflicting with protecting the natural environment or heritage value of the Parish and especially the local presence of protected, priority and endangered species and habitats. Alongside Policy WNP9 it is in accordance with the Government strategy (2020) to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people' <u>Environment Act 2021 which sets clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste, and includes an important new target to reverse the decline in species abundance by the end of 2030.</u>	Factual modification.
Para 5.52	This policy identifies protects community facilities that will be protected from unnecessary loss or harm and extends the provisions of Policy CS8 of the Core Strategy (2008).	As a consequence of PM49.
Para 5.67	..This has undertaken undertook an assessment....	Factual modification.
Para 5.68	...planning conditions. This is endorsed by the NPPF core planning principles.	Factual modification.
Para 5.69	...adoption of the BFC Comprehensive new Local plan . On...	Factual modification.
Para 5.72	... evident in the Forest Park Warfield Street Character Area ...	Factual modification.
Para 6.3	...will be reasonable responsible for the development management, the Parish will use the WNP to frame its representations on submitted applications, it will also work with Bracknell Forest Council to monitor...	Factual modification.
Para 6.5	This Transport and green and blue Infrastructure proposals will be prioritised for investment from section 106 agreements and, if implemented, the BFC Community Infrastructure Levy (CIL). ... these, and other, proposals.	Clarification.
Para 6.6	In addition, o Other policies of in the Neighbourhood Plan may require...	Clarification.
Policies Map	Renamed: "Warfield Neighbourhood Plan Policies Map – Overview"	Clarification.
Inset Map 1	Updated and renamed: "Inset 1: Policies Map"	Clarification, factual modification and for consistency with Policies Map.
Inset Map 2	Updated and renamed: "Inset 2: Hayley Green Concept Plan"	Clarification, factual modification and for consistency with Policies Map.
Appendix C	Tree Preservation Orders in Warfield Parish Map Map replaced by a webpage link.	Factual modification.
Appendix D	Open Spaces and Rights of Way Map deleted.	Clarification.

WNP Policy/ Para.	Council's modification (bold/underline is amended text, strike through relates to deleted text)	Justification/reason
Appendices E &F	Plans deleted and replaced with a single webpage link.	Clarification.
Appendix G	Relabelled: Dark Skies Map – North of Bracknell	Clarification.