



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 of the Examination of the Winkfield Parish Neighbourhood Development Plan ("the Plan") by Independent Examiner, Mr Andrew Ashcroft. It was received by the Council on 24 July 2023.

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 Neighbourhood Plan area was originally designated in December 2015 and covered the Parish of Winkfield, as defined at that date. However, during the Examination minor changes were made to the boundary of Winkfield Parish, which took effect from 2 March 2023. As a result, the designated area was amended to remove 3 small areas of land which now fall within an adjoining Parish. Therefore, the Plan relates to the amended area that was designated by the Council as a Neighbourhood Area on 14 July 2023.
- 2.2 Winkfield Parish Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 between 10 March and 29 April 2022.
- 2.3 Following the submission of the Winkfield Parish Neighbourhood Plan, the Council publicised the submitted Plan for a six-week period and representations were invited in accordance with Regulation 16 between 20 October and 2 December 2022.

3.0 INDEPENDENT EXAMINATION

- 3.1 The Council appointed Mr Andrew Ashcroft, with the consent of Winkfield Parish Council, to undertake the examination of the Winkfield Parish Neighbourhood Plan and to prepare a report of the independent examination.
- 3.2 The Examiner's report was received on 24 July 2023. The report concluded 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

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

Planning referendum. The Examiner also recommended that the referendum area be based on the amended Neighbourhood Area that was designated by the Council on 14 July 2023.

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. The Council is satisfied that, subject to those changes/modifications which it considers should be made to the Plan, as set out in the tables below, 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). It is also compatible with the Convention rights and complies with the provision made by or under 61E(2), 61J and 61L of the said Act.
- 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 Winkfield 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. Table 1 sets out the Examiner's recommended modifications.
- 4.3 Table 2 includes the Council's consequential changes as a result of the Examiner's recommendations, and factual updates/corrections agreed by the Council, with the consent of Winkfield Parish Council, in accordance with paragraph 7.71 of the Examiner's report to ensure consistency with the modified policies.
- 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 referendum based on the amended area that was designated by Bracknell Forest Council as a Neighbourhood Area on 14 July 2023. The Council has considered this recommendation and the reasons for it and has decided to accept it. The referendum on the Winkfield Neighbourhood Plan will be based on the designated Winkfield Parish 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. The documents will be made available on the Council's website and on Winkfield Parish Council's website. Hard copies will also be made available for inspection during normal opening hours at:
 - Bracknell Forest Council's Offices, Time Square, Market Street, Bracknell RG12 1JD
 - Winkfield Parish Council, Council Offices, Fernbank Road, North Ascot, SL5 8JW
 - Ascot Heath Library, Fernbank Road, North Ascot, SL5 8LA
 - Bracknell Library, The Avenue, Bracknell, RG12 1BH
 - Whitegrove Library, County Lane, Newell Green, RG42 3JP
- 4.6 Link to the Councils' Winkfield Parish Neighbourhood Plan webpage: www.bracknell-forest.gov.uk/winkfield-plan

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

Changes to policy wording are shown as ~~strike through~~ for deletions and **underlined bold** text for additions.

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
EM1	1.2	Para 7.9	<p><i>At the end of paragraph 1.2 add:</i></p> <p><u>The Plan period is 2022 to 2037.</u></p>	Yes	For completeness and to reinforce the information on the front cover
EM2	1.10	7.73	<p><i>Factual update:</i></p> <p>1.10 Since the publication of this Screening Opinion the NDP is no longer intending to allocate any housing. However, as a proposal to abandon the appraisal would have required a rescreening and consultation with the statutory bodies, it was considered more appropriate to complete the process, even though it is no longer necessary <u>an SEA is still required as the NDP supports development outside the settlement boundary, including in the Green Belt, in certain circumstances, going beyond the support provided for such development by other applicable policies. As such, the outcome of the Screening Opinion is considered to remain valid.</u> Furthermore, a SEA is an extremely useful mechanism to assess the sustainability of the plan and the potential socio-economic and environmental effects of any proposed policies. A draft SEA Report has was therefore been published alongside this <u>the</u> Pre-Submission Plan.</p>	Yes	Factual update to reflect that SEA is still required despite the Plan not allocating sites
EM3	2.4	7.73	<p><i>Factual update:</i></p>	Yes	Factual update to include Bracknell Town

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<p>2.4 To the north and east of Winkfield Parish is the administrative area of the Royal Borough of Windsor and Maidenhead (RBWM) and the extensive area of Windsor Forest. Situated within the RBWM, adjoining the boundary of our Parish are the parishes of Sunninghill & Ascot and Sunningdale whose NDPs, were among the first tranche to be adopted in April 2014. To the west of Winkfield Parish is the Parish of Warfield and Bracknell Town. The Warfield NDP has progressed to examination stage. To the south of the Parish lies the Borough of Surrey Heath and the village of Bagshot.</p> <p><i>N/B See Table 2 for other changes to this paragraph</i></p>		
EM4	2.34	7.73	<p><i>Factual update:</i></p> <p>...these areas are called Nature 2000 sites part of the national site network and are internationally important for threatened habitats and species.</p>	Yes	Since leaving the European Union, Special Protection Areas and Special Areas of Conservation in the UK are no longer part of the Natura 2000 network of sites. These now form part of the national site network..
EM5	2.35	7.73	<p><i>Factual update:</i></p> <p>Nearly the entire Parish is considered a 'Nitrate Vulnerable Zone' for surface water flooding.</p>	Yes	Nitrate Vulnerable Zones are areas designated as being at risk from agricultural nitrate pollution and whilst surface water flooding of farmland may cause increased nitrate run-off, surface water flood risk is a separate issue.

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason									
EM6	2.41	7.73	<p><i>Factual update:</i></p> <p>2.41 Green Belt located within Winkfield Parish contains several settlements / villages, agricultural / horticulture small holdings, equestrian facilities and recreation / play areas. Defined settlements within the Green Belt are: North Ascot and South Ascot (part). Green Belt Villages are Brock Hill; Maidens Green / Winkfield Street; Church Road, Winkfield; North Street, Cranbourne; Cranbourne, Lovell Road; Woodside and Prince Consort Drive.</p>	Yes	The defined settlement of North Ascot is not in the Green Belt, it is classed as an excluded settlement.									
EM7	Table 3.1	7.73	<p><i>Factual Update:</i></p> <p>Table 3.1: Winkfield site allocations in the Bracknell Forest Council Pre-Submission Local Plan, March 2021 (<u>reflecting proposed modifications to the Local Plan</u>)</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Location</th> <th>Proposed Units (net)</th> </tr> </thead> <tbody> <tr> <td>WINK15</td> <td>Whitegates, Mushroom Castle, Winkfield Row</td> <td>42</td> </tr> <tr> <td>WINK34</td> <td>Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site previously allocated)</td> <td>6</td> </tr> </tbody> </table>	Site Reference	Location	Proposed Units (net)	WINK15	Whitegates, Mushroom Castle, Winkfield Row	42	WINK34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site previously allocated)	6	Yes	Site WINK34 is now a commitment and is therefore no longer proposed for allocation. There is a proposed Main Modification to delete the site from Policy LP4 of the Pre-Submission Bracknell Forest Local Plan (BFLP)
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Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
EM8	5.12	7.73	<i>Factual update:</i> Other relevant policies include those set out in the Bracknell Forest Borough Local Plan and emerging Local Plan..."	Yes	Factual update to reflect correct title
EM9	Policy W1 B	Para 7.18	<i>In part B of the policy replace 'our' with 'the':</i> B. The Parish's green infrastructure network, strategic and local gaps and other open spaces within the settlement areas will continue to play a key role in shaping settlements and development patterns over the plan period. The multi-functional role of our the green network will continue to be protected and its enhancement will be supported.	Yes	Factual correction
EM10	Policy W1 C2	Para 7.18	<i>Delete and replace part C2 as follows:</i> C2. The use of suitable brownfield sites is encouraged. Development on greenfield land is expected to demonstrate how it is addressing otherwise unmet needs and objectives identified in the Local Plan or Neighbourhood Plan. <u>Development on brownfield land will be supported where it delivers the objectives of the Neighbourhood Plan.</u>	Yes	A simplification of Part C2 of the policy so that its focus is simply on supporting the use of brownfield land
EM11	Policy W1 C3	Para 7.18	<i>Delete text from last sentence of C3 as follows:</i> 3. Within the Green Belt villages of Cheapside; Cranbourne; Church Road, Winkfield; North Street; Cranbourne and Maidens Green/Winkfield Street, development will be restricted to limited infilling within their village boundaries, as shown on the Policy Map. Infill development should be appropriate to the scale of the locality and not have an adverse impact on the character of the countryside or the openness of the Green Belt.	Yes	For clarity and to reflect paragraph 149e of the NPPF.

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
EM12	Policy W1 C4	Para 7.18	<p><i>Delete and replace beginning of 1st sentence of part C4 and delete and replace final sentence as follows:</i></p> <p>4. Within the countryside (land outside the defined settlements, village boundaries and the Green Belt), <u>Within the countryside (land outside the defined settlements, outside village boundaries and outside the Green Belt),</u> development proposals will be permitted where they are consistent with national planning policy and the relevant policies in the development plan. All development proposals will be expected to demonstrably protect and ideally enhance the intrinsic character and beauty of the countryside and quality of the Landscape Character Area within which they are situated (see Policy W2). <u>As appropriate to their scale, nature and location development proposals should protect and where practicable enhance the intrinsic character and beauty of the countryside and quality of the Landscape Character Area within which they are located.</u></p>	Yes	Clarifying the remit of part C4 of the policy and ensuring that part C5 of the policy applies in a general way. This acknowledges that the proposed Winkfield Row North/Winkfield Row South Local Gap is separately addressed in Policy W9 of the Plan.
EM13	Policy W1 C5	Para 7.18	<p><i>Delete and replace part C5 as follows:</i></p> <p>5. Development proposals must maintain the Bracknell — North Ascot Strategic Gap and the Winkfield Row North — Winkfield Row South Local Gap (see Policy W9). Proposals must demonstrate how the character of the area has been taken into consideration (see Policy W2), and that valued landscape functions relating to the separation of settlements will not be compromised, including on a cumulative basis. <u>Development proposals should demonstrate how the character of the area has been taken into consideration, and that valued</u></p>	Yes	The strategic gap between Bracknell and North Ascot is proposed in Policy LP19 Strategic Gaps and Green Wedge of the emerging Local Plan. The Local Plan Inspectors' Post Hearing letter (January 2023) includes a main modification to delete LP19 as the modified Policy

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<u>landscape functions relating to the separation of settlements will not be compromised, including on a cumulative basis.</u>		LP37 Landscape Character and LP35 Development in the Countryside will provide clarity and adequate protection to ensure that the distinctive character of the setting of settlements is not eroded.
EM14	Para 6.4	Para 7.18	<p><i>Delete and replace the final sentence as follows:</i></p> <p>...Green Belt policy along with the identification of strategic and local gaps (see paragraph 6.7) further protects these areas.</p> <p><u>Green Belt policy along with the identification of a Local Gap between Winkfield Row North and Winkfield Row South (in Policy W9) further protects these areas.</u></p>	Yes	
EM15	Para 6.5	Para 7.18	<p><i>In paragraph 6.5 delete text as a consequence of modification EM11 as follows:</i></p> <p>6.5 The Green Belt villages identified in Policy W1 will continue to be washed over by the Green Belt. However, a boundary around the villages has been identified to allow development which is restricted to limited infilling. This reflects the need to protect the openness of the Green Belt. For the purposes of this policy, limited infilling is the development on a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage.</p>	Yes	For clarity and to reflect paragraph 149e of the NPPF (consequence of modification to W1 C3).
EM16	Para 6.7	Para 7.18	<p><i>Delete paragraph:</i></p> <p>6.7 Within the WNDP area, Bracknell Forest Council has identified a Strategic Gap between Bracknell and North Ascot. As set out on the Policy Map, the gap consists of open areas of land surrounding the distinct settlements of Bracknell and North Ascot. The core function of the gap is to prevent Bracknell and North Ascot from coalescing, both physically and visually. Being close to/adjoining defined settlement, the area is subject to significant</p>	Yes	The strategic gap between Bracknell and North Ascot is proposed in Policy LP19 Strategic Gaps and Green Wedge of the emerging Local Plan. The Local Plan Inspectors' Post Hearing letter (January 2023) includes a main

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			development pressure. If lost, it could potentially lead to the merging of settlements and the loss of individual settlement identity. Equally, Policy W9 identifies a local gap between Winkfield Row North and Winkfield Row South which seeks to achieve the same objective.		modification to delete LP19 as the modified Policy LP37 Landscape Character and LP35 Development in the Countryside will provide clarity and adequate protection to ensure that the distinctive character of the setting of settlements is not eroded.
EM17	Para 6.8	Para 7.18	<i>Delete and replace paragraph 6.8:</i> 6.8 The designation of the Strategic and Local Gaps will not necessarily prevent development. Proposals will need to demonstrate that the landscape functions relating to the separation of settlements have not been compromised, including on a cumulative basis. <u>The designation of a Local Gap (in Policy W9) will not necessarily prevent development. Proposals within the defined Gap will need to demonstrate that the landscape functions relating to the separation of settlements have not been compromised.</u>	Yes	For clarity
EM18	Policy W2 A	Para 7.23	<i>In part A of the policy replace 'are expected to' with 'should':</i> A. Development proposals are expected to <u>should</u> deliver a high quality of design, use of high quality materials and reflect the character of the surrounding area.	Yes	To strengthen the wording
EM19	Policy W3	Para 7.25	<i>Delete and replace first sentence:</i>	Yes	For clarity required by the NPPF

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			Development proposals that provide parking, garaging or ancillary buildings are expected to integrate these and any EV charging points into the plot and its landscaping by ensuring that: <u>The provision of parking, garaging or ancillary buildings and electric vehicle charging points should be incorporated sensitively within development proposals and their landscaping by ensuring that:</u>		
EM20	Policy W4 A	Para 7.29	<i>Replace part A of the policy with:</i> A. Proposals for new residential development should address local housing needs. On sites of fewer than 10 dwellings, at least 80% of the dwellings should be a mix of 1, 2 and 3-bedroom homes. An alternative mix may be delivered only where clear evidence is presented that there is a need for such a mix. <u>Proposals for new residential development should address the most up to date local housing needs. On sites of five or more dwellings, at least 80% of the dwellings should be a mix of 1, 2 and 3-bedroom homes. Sites delivering two, three or four dwellings should provide at least one home of 1, 2 or 3-beds.</u> <u>Alternative housing mixes will only be supported where there is clear evidence to support such an approach on design, layout, viability, or housing need grounds.</u>	Yes	To ensure a degree of proportionality to part A of the policy
EM21	Policy W4 B	Para 7.29	<i>Delete part B:</i> B. To ensure that the required housing mix is delivered, all rooms provided on the first floor or above which meet nationally described space standards and can provide a bedroom (i.e., excluding bathrooms and toilets) will be counted as such.	Yes	This reflects the circumstances where BFC has not adopted a local plan policy requiring the use of National Described Space Standards.

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
EM22	Policy W4 C	Para 7.29	<i>In part C first bullet point delete 'including Starter Homes':</i> C. Development proposals that provide the following types of residential accommodation will also be encouraged: <ul style="list-style-type: none"> Affordable homes including Starter Homes 	Yes	This reflects the changing nature of affordable housing and the recent significance of First Homes in national policy.
EM23	Policy W5 A	Para 7.37	<i>Delete and replace the first sentence of part A:</i> A. Small scale rural exception housing schemes will be permitted to meet a local housing need. <u>Small-scale rural exception housing schemes which would meet a local housing need will be supported.</u> This need must be identified through a local needs survey for the Parish. Any provision of market housing to support the affordable provision must be accompanied by a robust and clear viability appraisal.	Yes	For clarity, as required by the NPPF and so that it can be applied consistently within the Plan period.
EM24	Policy W5 D	Para 7.37	<i>Delete part D and move to supporting text:</i> D. It is expected that rural exception sites will, in most cases, deliver 100% affordable housing. In some cases, a proportion of market housing may be acceptable where this enables the closing of a funding gap for the delivery of the affordable housing within the scheme. The market homes should be integrated with the affordable homes to form a single scheme. Where market housing is being used to financially support rural exception schemes, the following detailed evidence is required:	Yes	Moved to supporting text as describes the implementation of the policy

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<p>i. a financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing;</p> <p>ii. the measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity;</p> <p>iii. the relationship of open market housing to meeting local needs in terms of location, design, visual character, and type of accommodation.</p>		
EM25	Policy W5 E iii	Para 7.37	<p><i>Delete and replace E iii as follows:</i></p> <p>iii. the layout, massing and height of the buildings are designed in such a way as to avoid compromising the essential openness of a Strategic or Local Gap; and. <u>the layout, massing and height of the buildings are designed in such a way as to avoid compromising the Winkfield Row North/Winkfield Row South Local Gap; and</u></p>	Yes	To ensure consistency with modifications to Policy W9
EM26	Para 8.9	Para 7.37	<p>At the end of paragraph 8.9 add the deleted part D of the policy:</p> <p><u>It is expected that rural exception sites will, in most cases, deliver 100% affordable housing. In some cases, a proportion of market housing may be acceptable where this enables the closing of a funding gap for the delivery of the affordable housing within the scheme. The market homes should be integrated with the affordable homes to form a single scheme. Where market housing is being used to financially support rural exception schemes, the following detailed evidence is required:</u></p>		Moved from Policy W5 as describes the implementation of the policy

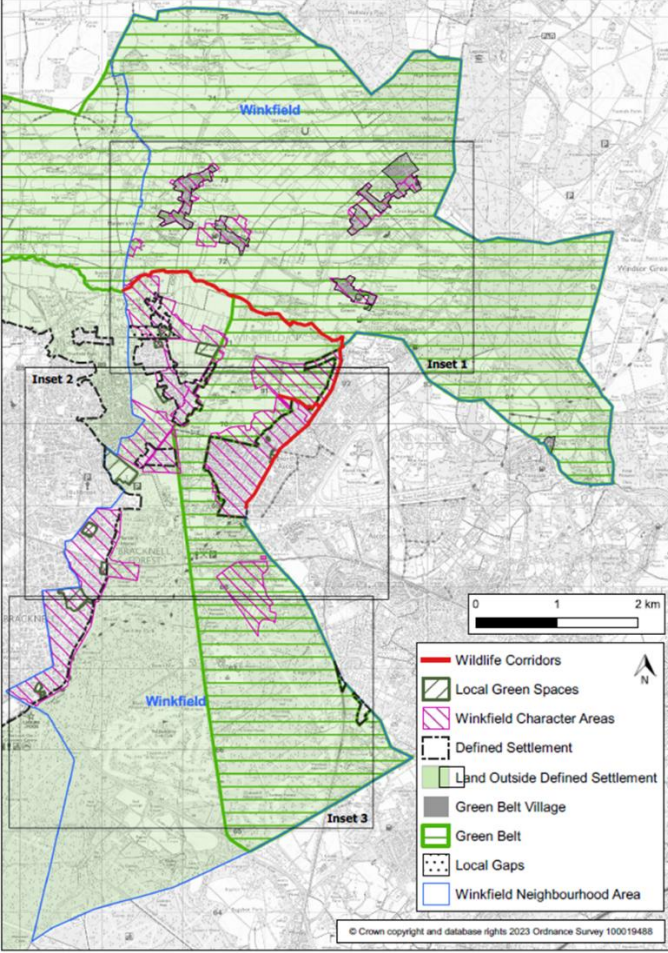
Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<p><u>i. a financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing,</u></p> <p><u>ii. the measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity,</u></p> <p><u>iii. the relationship of open-market housing to meeting local needs in terms of location, design, visual character, and type of accommodation.</u></p>		
EM27	Policy W7 A		<p><i>Delete and replace part A as follows:</i></p> <p>A. Proposals to strengthen the local economy through the development of new small-scale employment and retail uses, including flexible start-up/small scale accommodation, will be supported within settlements provided they: <u>Development proposals for new small-scale employment, including flexible start-up/small scale accommodation, will be supported within settlements provided they:</u></p>		Deletion of reference to retail development as its inclusion involves an assessment of the sequential test
EM28	Policy W7 A	Para 7.44	<p><i>In part A of the policy delete i:</i></p> <p>i. do not lead to a net loss of retail or existing employment floorspace,</p>		Deletion of reference to retail development as its inclusion involves an assessment of the sequential test.
EM29	Policy W7 C	Para 7.44	<p><i>Delete and replace part C as follows:</i></p> <p>C. Proposals that intensify HGV movements on narrow, unsuitable rural roads and their junctions and, which damage</p>	Yes	Simplified to remove matters which are beyond the control of the land use planning system and which

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			verges and risk the safety of pedestrians and cyclists will also be resisted. <u>Proposals which would have an unacceptable impact on the capacity or safety of the local highway network will not be supported.</u>		would be difficult to relate directly to development proposals either as planning applications determined by BFC or as planning conditions are monitored and, where necessary, enforced.
EM30	10.1	Para 7.44	<i>Delete and replace the final two sentences:</i> 10.1 Opportunities to expand retail in the Local Centres is limited so the WNDP seeks a more flexible approach to encourage retail uses within the Parish. These uses should be located within existing settlement boundaries (noting the restrictions on development outside Green Belt villages). <u>Proposals for any new retail units will be assessed against national and local planning policies.</u>	Yes	Deletion of reference to retail development as its inclusion involves an assessment of the sequential test
EM31	10.2	Para 7.44	<i>At the end of paragraph 10.2 add:</i> <u>...For the purpose of Policy W7 a small-scale business use is an activity where the space could reasonably be used to operate a business employing 10 people or less.</u>	Yes	For clarity, to define a small-scale business
EM32	10.4	Para 7.44	<i>Amend paragraph 10.4 as follows:</i> 10.4 Policy W7 therefore seeks to provide a local perspective to employment provision within the area, both for retail and small scale office/commercial space <u>for small scale office/commercial space</u> . The intention of such small scale provision would be to provide local employment opportunities and support the local community.	Yes	Deletion of reference to retail development as its inclusion involves an assessment of the sequential test

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
EM33	Policy W8 A	Para 7.47	<p><i>Amend part A as follows:</i></p> <p>A. All <u>As appropriate to their scale, nature and location</u> development proposals are expected to deliver at least a 10% biodiversity net gain in addition to protecting existing habitats and species...</p>	Yes	Inclusion of a proportionate element, otherwise it would apply to all proposals
EM34	Policy W8 B	Para 7.47	<p><i>Delete and replace part B as follows:</i></p> <p>B. In particular, the incorporation of design features into new development that encourages local wildlife to thrive is strongly encouraged. <u>The incorporation of design features into development proposals that encourage and promote local wildlife will be particularly supported.</u></p>	Yes	Refinement of wording for clarity
EM35	Policy W8 C	Para 7.47	<p><i>Delete and replace the final sentence of part C as follows:</i></p> <p>C...Where this is accompanied by new planting, this should consist of native species of trees, shrubs and grasses acting as stepping stones for wildlife. <u>New planting should consist of native species of trees, shrubs and grasses acting and designed to provide accessibility for wildlife.</u></p>	Yes	Refinement of wording for clarity
EM36	Policy W8 D	Para 7.47	<p><i>Delete and replace part D as follows:</i></p> <p>D. Development is required to take into consideration the principles of Sustainable Urban Drainage (SuDs) and natural flood management techniques, which will enhance biodiversity and ecosystems. <u>Where practicable development proposals</u></p>	Yes	To ensure a sustainable approach to drainage wherever practicable (rather than simply the consideration of the matter as set out in the submitted policy)

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			<u>should incorporate sustainable urban drainage and natural flood management techniques.</u>		
EM37	Policy W9	7.58	<i>Delete and replace the policy title:</i> Local Gaps <u>The Winkfield Row North/Winkfield Row South Local Gap</u>	Yes	For clarity
EM38	Policy W9	7.58	<i>Delete and replace part A as follows:</i> A. Development is expected to maintain the integrity of the Winkfield Row North – Winkfield Row South Local Gap. Proposals that are likely to lead to the coalescence of these settlements or fail to maintain a significant gap between them, both physical and visually, will be resisted. <u>Development proposals should maintain the integrity of the Winkfield Row North/Winkfield Row South Local Gap as shown on the Policies Map. Proposals that would have an unacceptable impact on the integrity of the Local Gap, either physically or visually, will not be supported.</u>	Yes	For clarity and to ensure policy can be applied consistently through the development management process over the Plan period
EM39	Policy W9	7.58	<i>Delete part B of the policy (moved to supporting text):</i> B. In maintaining the visual integrity of the gap, development proposals must demonstrate how the landscape character has been taken into consideration and that valued landscape functions relating to the separation of settlements will not be compromised, on a cumulative or individual basis. Proposals in the local gap will be required to demonstrate how they might reinforce the positive characteristics of the gap.	Yes	Moved to supporting text as it describes how the policy would be applied.

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
EM40	Para 11.8	7.58	<p><i>Delete paragraph:</i></p> <p>11.8 Within the WNDP area, Bracknell Forest Council has identified a Strategic Gap between Bracknell and North Ascot. The purpose of this policy is to define areas of land on the edge of villages and hamlets that plays an especially important role in preventing development that will undermine visual integrity of the gaps to the point where settlements start to coalesce. Specifically, the policy aims to prevent the merging of North Ascot, Chavey Down and Winkfield (and the areas in between) with one another and, with the neighbouring areas of Bracknell and Warfield. The full extent of the strategic gap is shown on the Policy Map.</p>	Yes	
EM41	Para 11.10	7.58	<p><i>At the end of paragraph 11.10 add:</i></p> <p><u>... In maintaining the visual integrity of the gap, development proposals should demonstrate how the landscape character has been taken into consideration and that valued landscape functions relating to the separation of settlements will not be compromised on a cumulative or individual basis. Wherever practicable proposals in the Local Gap should demonstrate how they would reinforce its positive characteristics.</u></p>	Yes	Moved from Policy W9 B as it describes how the policy would be applied.
EM42	Figure 11.2 and Policies Map	7.58	<p><i>Delete any references to the Strategic Gap on the Policies Maps as a consequence of modification EM13. N/B changes to figure and Policies Map also reflects the amended designated Neighbourhood Area.</i></p>	Yes	As a consequence of the modification to Policy W1 (EM13).

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			 <p data-bbox="696 1262 1041 1289"><i>N/B Insets not shown here</i></p>		
EM43	Policy W10	7.61	<i>Delete and replace as follows:</i>	Yes	To ensure policy is clear and to enable it to be applied with clarity and

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<p>A. While ensuring new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting systems that emit unnecessarily high levels of light. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife. Low energy lighting technologies should reduce consumption and minimise glare in order to keep night-time skies dark.</p> <p>B. External lighting designs shall comply with guidance and recommendations issued by the Institution of Lighting Professionals (ILP).</p> <p><u>While ensuring new developments are secure in terms of occupier and vehicle safety, outdoor lighting systems should be designed to limit their impact on the environment, including light pollution and its associated effects on wildlife. Wherever practicable, low energy lighting technologies should be used to reduce consumption and minimise glare in order to keep night-time skies dark.</u></p>		consistency through the development management process. Deletion of part B - moved to supporting text as it describes how the policy would be applied.
EM44	Para 11.5	7.61	<p><i>At the end of paragraph 11.15 add:</i></p> <p><u>...External lighting designs shall comply with guidance and recommendations issued by the Institution of Lighting Professionals.</u></p>	Yes	Moved from Policy W10 B as explains how the policy should be applied.
EM45	Policy W12 C		<p><i>Delete and replace part C as follows:</i></p> <p>C. To help ensure that residents can walk and cycle safely to local facilities serving the community, new developments must seek to ensure safe access to link up with existing</p>	Yes	To ensure clarity and to allow the policy to be applied proportionately. Deletion of final sentence of part C and moved to

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<p>footways and cycle routes, where possible. This is particularly important where existing access is limited but is capable of improvement.</p> <p>C. <u>As appropriate to their scale, nature and location, development proposals should seek to ensure that they incorporate safe access points to link up with existing footways and cycle routes wherever practicable.</u></p>		supporting text as it describes how the policy should be applied.
EM46	12.7		<p><i>At the end of para 12.7 add:</i></p> <p><u>Part C of Policy W12 addresses this matter. To help ensure that residents can walk and cycle safely to local facilities serving the community, development proposals should seek to ensure safe access to link up with existing footways and cycle routes, wherever practicable. This is particularly important where existing access is limited but is capable of improvement.</u></p>	Yes	Moved from Policy W12 C as explains how the policy should be applied
EM47	Policy W13		<p>Delete and replace Part B as follows:</p> <p>B. Proposals that result in a reduction in the total amount of cycle racks and car parking spaces or will further harm the existing highways safety standards or accessibility for pedestrians and cyclists will not be supported. Proposals to provide more car and cycle parking will be supported.</p> <p><u>B. Proposals to provide more car and cycle parking at the Station will be supported.</u></p>	Yes	Split into separate elements for clarity

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason						
			C. <u>Proposals that result in a reduction in the total amount of cycle racks and car parking spaces at the Station or will further harm the existing highways safety standards or accessibility for pedestrians and cyclists will not be supported.</u>								
EM48	Glossary	7.73	<p><i>Factual update:</i></p> <table border="1"> <tr> <td>Evidence Base</td> <td>Development Plan Documents including the core strategy and, where needed, area action plans. <u>The information and analysis that is the basis of evidence for the development of the NDP.</u></td> </tr> <tr> <td>Strategic Housing Market Assessment (SHMA)</td> <td>A study that provides information on housing land supply.</td> </tr> <tr> <td>Supplementary Planning Documents (SPD)</td> <td>Assessment of the local housing market, which studies the supply and demand of housing, housing, planning policies, the need for affordable housing and the affordability of the local housing market. <u>A document which adds further detail to the policies in the development plan. SPDs can be used to provide further guidance for</u></td> </tr> </table>	Evidence Base	Development Plan Documents including the core strategy and, where needed, area action plans. <u>The information and analysis that is the basis of evidence for the development of the NDP.</u>	Strategic Housing Market Assessment (SHMA)	A study that provides information on housing land supply.	Supplementary Planning Documents (SPD)	Assessment of the local housing market, which studies the supply and demand of housing, housing, planning policies, the need for affordable housing and the affordability of the local housing market. <u>A document which adds further detail to the policies in the development plan. SPDs can be used to provide further guidance for</u>	Yes	<ul style="list-style-type: none"> • Evidence base definition incorrect • SHMA definition incorrect and there is another correct entry for SHMA • SPD definition incorrect
Evidence Base	Development Plan Documents including the core strategy and, where needed, area action plans. <u>The information and analysis that is the basis of evidence for the development of the NDP.</u>										
Strategic Housing Market Assessment (SHMA)	A study that provides information on housing land supply.										
Supplementary Planning Documents (SPD)	Assessment of the local housing market, which studies the supply and demand of housing, housing, planning policies, the need for affordable housing and the affordability of the local housing market. <u>A document which adds further detail to the policies in the development plan. SPDs can be used to provide further guidance for</u>										

Ref.	Policy/ Para. in Plan	Examiner's Report ref	Examiner's recommendation	Council's decision	Justification/reason
			<p><u>development on specific sites, or on particular issues, such as design. They are capable of being a material consideration in planning decisions but are not part of the development plan.</u></p>		
EM49	Appendix B Evidence Base	7.73	<p><i>Factual update:</i></p> <p><u>Strategic Environmental Assessment (SEA) of the Winkfield Neighbourhood Plan Environmental Report (2022)</u></p>	Yes	Does not list the latest Strategic Environmental Assessment (SEA) of the Winkfield Neighbourhood Plan Environmental Report (2022).

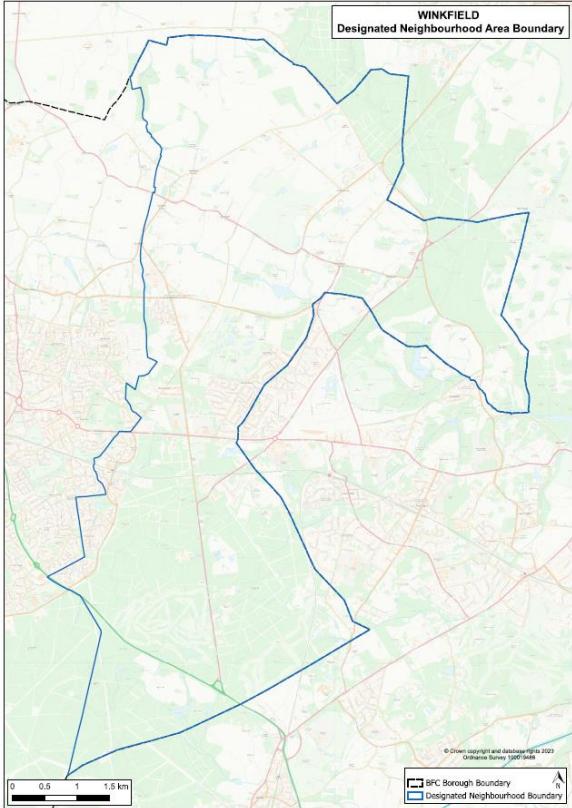
Table 2: Schedule of the Council's modifications in accordance with paragraph 7.71 of the Examiner's report and any factual updates required (included those related to the amended Neighbourhood Area) together with the justification/reason for these

Changes to policy wording are shown as ~~strike through~~ for deletions and **underlined bold** text for additions.

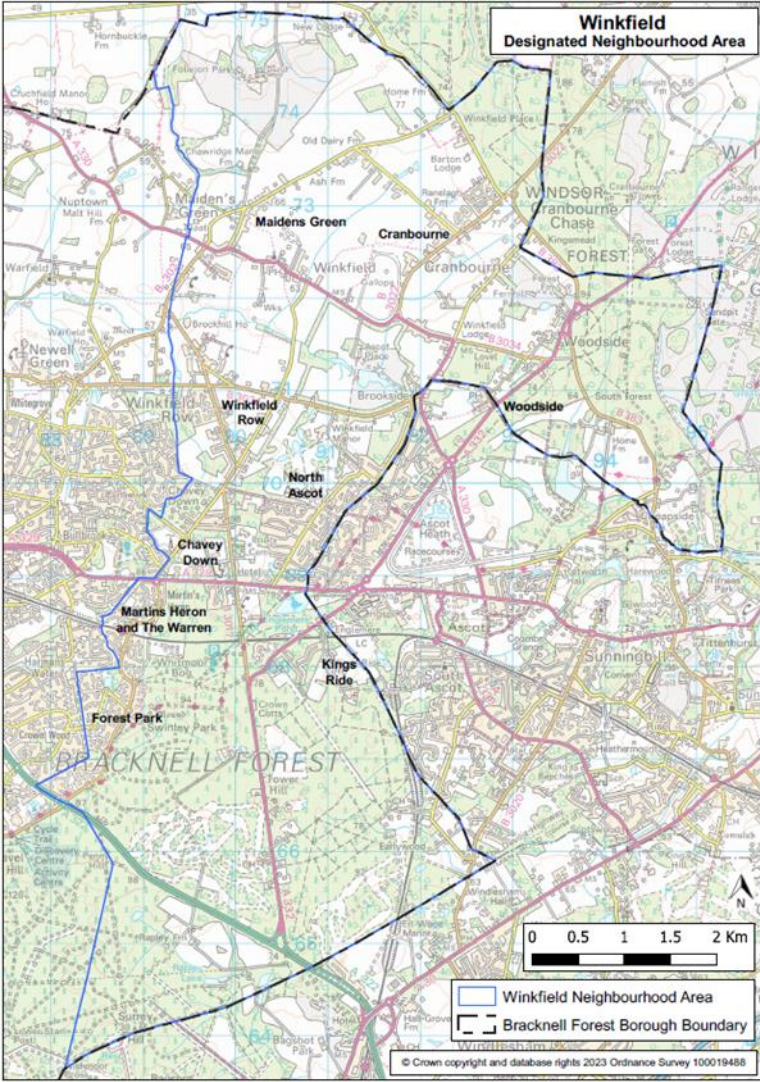
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
BM1	Title page	<p><i>Update as follows:</i></p> <p>Winkfield Parish Neighbourhood Plan 2022-2037</p> <p>Submission (Regulation 16) Plan <u>Referendum Version</u></p> <p>July 2022 <u>November 2023</u></p>	To reflect stage of process

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		Published by Winkfield Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended) and in accordance with EU Directive 2001/42.	
BM2	Headers/footers	<i>Update as follows:</i> WINKFIELD PARISH NEIGHBOURHOOD PLAN: SUBMISSION (REG 16) PLAN — July 2022 <u>REFERENDUM VERSION November 2023</u>	To reflect stage of process
BM3	Contents page	<i>Update title:</i> Winkfield Parish Neighbourhood Plan 2022-2037 Submission (Regulation 16) Plan, July 2022 <u>Referendum Version November 2023</u>	To reflect stage of process
BM4	Paragraph and policy numbering	<i>Update paragraph/policy numbering following deletion of paragraphs/policies</i>	To reflect the modified referendum version of the NDP paragraph numbering
BM5	Foreword	<i>Update Policy W9 title as a consequence of modification EM13 and update Policy W7 title as a consequence of modification EM27:</i> Policy W7 - Employment & Retail Policy W9 - Local Gaps <u>The Winkfield Row North/Winkfield Row South Local Gap</u>	A consequence of EM13 and EM27
BM6	List of land use policies	<i>Update Policy W7 title as a consequence of modification EM27:</i> Employment & Retail	A consequence of modification EM27
BM7	List of land use policies	<i>Update Policy W9 title as a consequence of modification EM13:</i>	A consequence of modification EM13

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		W9 Local Gaps <u>The Winkfield Row North/Winkfield Row South Local Gap</u>	
BM8	Para 1.1	<p><i>Update to reflect amended designated Neighbourhood Area (July 2023) as below:</i></p> <p>1.1 Winkfield Parish Council (WPC) is preparing has prepared a Neighbourhood Development Plan (NDP) for the area designated by the local planning authority, Bracknell Forest Council (BFC) in July 2023, under the provisions of the Localism Act 2011 and of the WNDP Neighbourhood Planning (General) Regulations 2012 (as amended). The designated area shares a common boundary with the Parish boundary as shown in figure 1.1 below. <u>The Neighbourhood Plan area was originally designated in December 2015 and covered the Parish of Winkfield, as defined at that date. However, during the Examination, minor changes were made to the boundary of Winkfield Parish, which took effect from 2 March 2023. As a result, Winkfield Parish Council applied to the Council to amend the designated area to remove three small areas of land which now fall within an adjoining parish. The amended area was designated by the Council as a Neighbourhood Area on 14 July 2023. Therefore, the Plan relates to the amended designated Neighbourhood Area shown in Figure 1.1 below.</u></p>	To reflect the modified referendum version of the Plan, the amended designated Neighbourhood Area (July 2023) and correction to name of the regulation.
BM9	Figure 1.1	<i>Update to reflect amended designated Neighbourhood Area (July 2023) as below:</i>	To reflect amended designated Neighbourhood Area (July 2023)

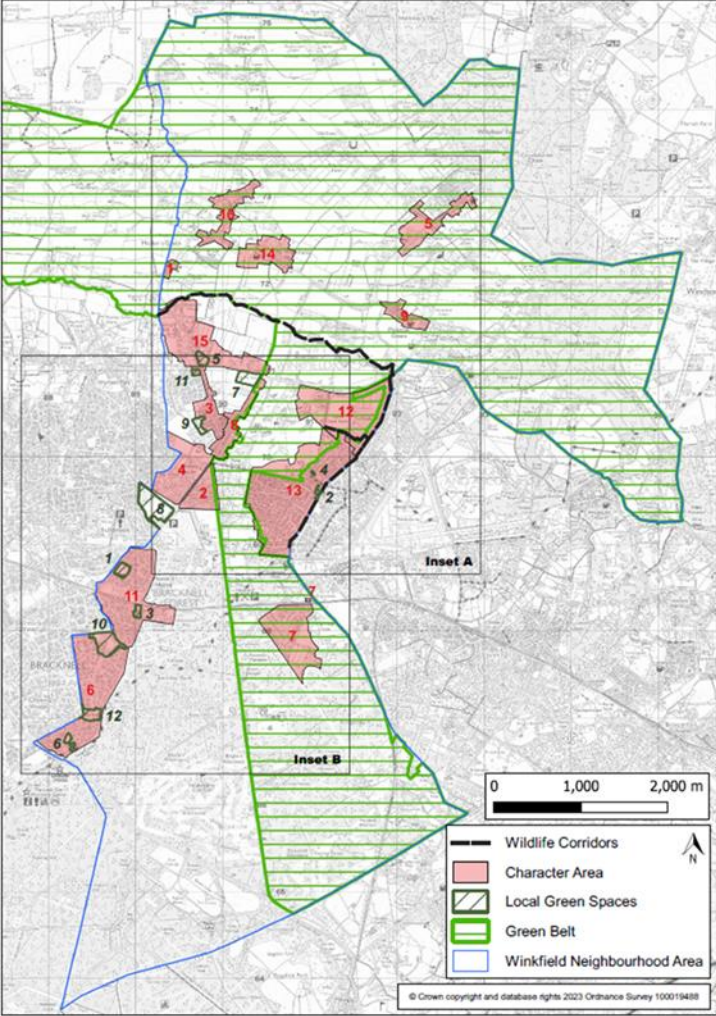
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		 <p>The map shows the Winkfield Designated Neighbourhood Area Boundary in blue. It covers a large area including residential and green spaces. A legend at the bottom right identifies the 'BFC Borough Boundary' (black dashed line) and the 'Designated Neighbourhood Boundary' (blue solid line). A scale bar at the bottom left shows 0, 0.5, 1, and 1.5 km. Text at the top of the map reads 'WINKFIELD Designated Neighbourhood Area Boundary'. Copyright information at the bottom right reads '© Crown copyright and database right 2023 Ordnance Survey 100034488'.</p>	
BM10	Para 1.7	<p><i>Factual update to reflect latest stage:</i></p> <p>1.7 These requirements will be tested by have been tested by an independent examiner once following the Winkfield NDP submission (Regulation 16) consultation is finalised. If satisfied, the The examiner will recommend has recommended to Bracknell Forest Council, that subject to modifications set out in the final report, the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it is adopted as formal will be planning policy for the area. If the referendum</p>	Factual update to reflect the plan has been examined and the final report issued.

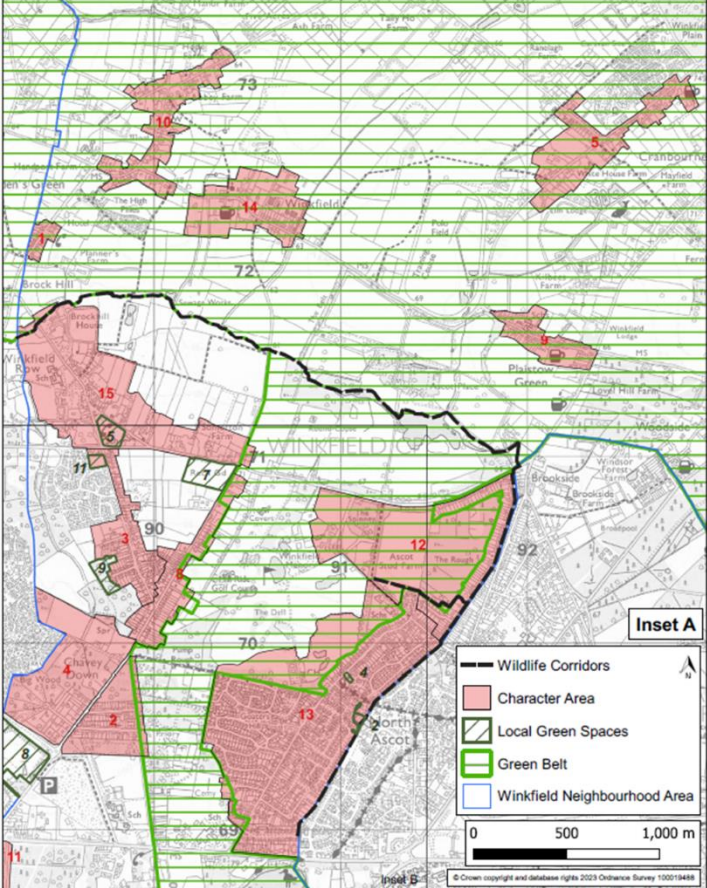
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		<u>is successful (which requires a simple majority of those voting), the WNDP will form part of the Bracknell Forest Development Plan and will be used in the determination of planning applications relating to land in the Winkfield neighbourhood area.</u>	
BM11	Para 1.8	<p><i>Factual update:</i></p> <p>The Pre-Submission Plan (Regulation 14)</p> <p>1.8 — The Pre-Submission (Regulation 14) Plan is the opportunity for Winkfield Parish Council to consider the proposed policies of the NDP. The policies have been drafted having reviewed existing national and local planning policies and how they may affect this area. The policies have also been shaped from research into several key issues and importantly, the opinions of the local community when views were sought on local planning issues that the NDP might help address.</p>	Factual update to reflect the Regulation 14 consultation has been held
BM12	Para 1.9	<p><i>Factual update:</i></p> <p>1.9 The Parish Council has requested a screening opinion from Bracknell Forest Council in respect of the need for a Strategic Environmental Assessment (SEA) to be prepared</p>	Factual update
BM13	Para 1.13	<p><i>Factual update to reflect latest stage:</i></p> <p>Next Steps</p> <p>1.13 Following completion of the Regulation 16 'Submission Stage' consultation, the Plan will be submitted for independent examination. If the Examiner determines that the Plan meets the 'Basic Conditions', then it can proceed to referendum.</p>	Factual update to reflect the plan has been examined and the final report issued.
BM14	Figure 2.1	<p><i>Update to reflect amended designated neighbourhood area (July 2023) as below:</i></p>	To reflect amended designated neighbourhood area (July 2023)

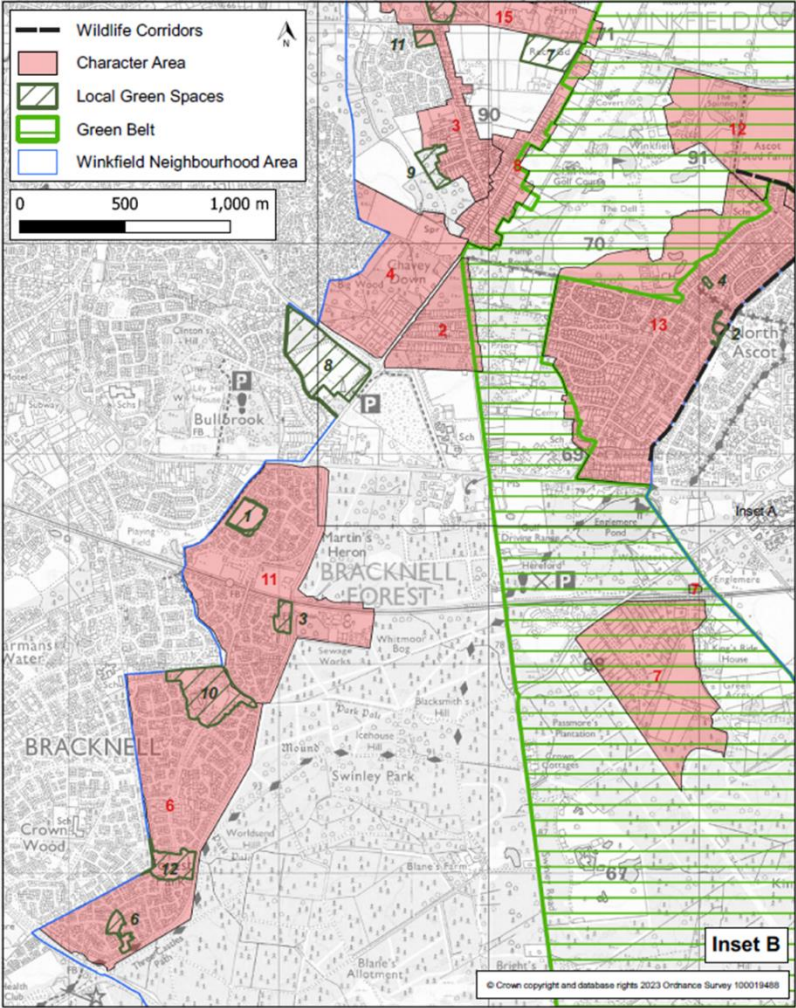
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		 <p>The map displays the Winkfield Designated Neighbourhood Area, outlined in blue. The area includes several sub-locations such as Maiden's Green, Granbourne, Woodside, North Ascot, Chavey Down, Martins Heaton and The Warren, and Forest Park. The map also shows the Bracknell Forest Borough Boundary, which is indicated by a dashed line. A scale bar at the bottom indicates distances up to 2 km, and a north arrow is present. The map is titled 'Winkfield Designated Neighbourhood Area' and includes a legend for the boundaries.</p>	

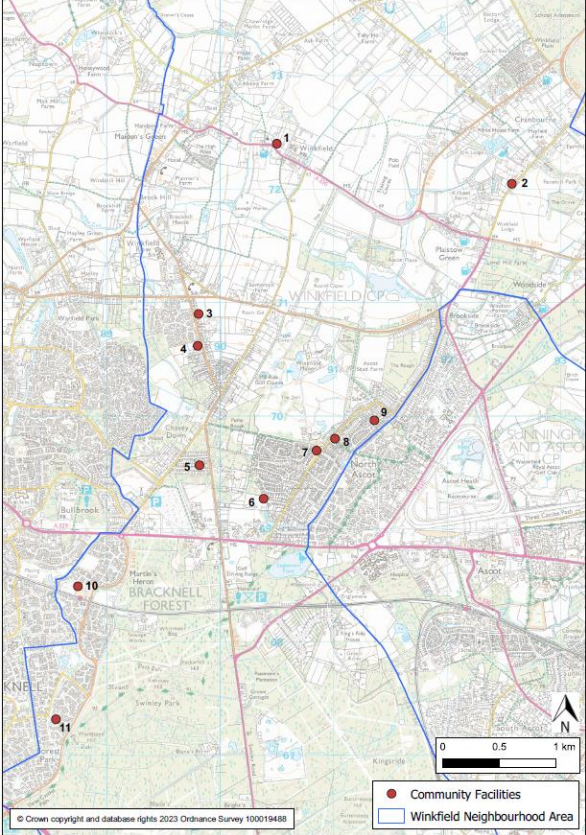
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
BM15	Para 2.4	<p><i>Factual update:</i></p> <p>2.4 To the north and east of Winkfield Parish is the administrative area of the Royal Borough of Windsor and Maidenhead (RBWM) and the extensive area of Windsor Forest. Situated within the RBWM, adjoining the boundary of our Parish are the parishes of Sunninghill & Ascot and Sunningdale whose NDPs, were among the first tranche to be adopted in April 2014. To the west of Winkfield Parish is are the Parishes of Warfield and Bracknell Town. The Warfield NDP and Bracknell Town NDP are both 'made' has progressed to examination stage. To the south of the Parish lies the Borough of Surrey Heath and the village of Bagshot.</p>	Factual update to reflect making of Warfield and Bracknell Town NDP
BM16	Para 2.43	<p><i>Consequential modification due to modifications to Policies W1 (EM13) and W9 (EM40):</i></p> <p>Strategic Gap & Local Gaps</p> <p>2.43 Within the NDP area, Bracknell Forest Council has identified a Strategic Gap between Bracknell and North Ascot in its emerging Local Plan. As set out in the Policy's Map the gap consists of open areas of land surrounding the distinct settlements of Bracknell and North Ascot. The core function of the gap is to prevent Bracknell and North Ascot from coalescing, both physically and visually. Being close to / adjoining defined settlement, the area is subject to significant development pressure. If lost, it could potentially lead to the merging of settlements and the loss of individual settlement identity. <u>However, the Local Plan Inspectors' Post Hearing letter (January 2023) includes a main modification to delete the strategic gaps policy as the modified Policy LP37 Landscape Character and LP35 Development in the Countryside are considered to provide clarity and adequate protection to ensure that the distinctive character of the setting of settlements is not eroded.</u></p>	As a consequential change of the Examiner's recommended modifications to Policies W1 and W9 (EM13, 16, 17 and 25)

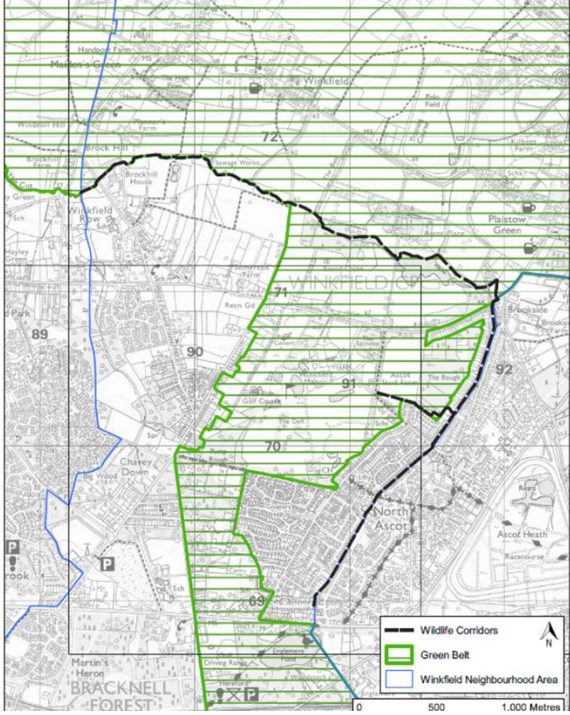
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
BM17	Para 3.7	<p><i>Factual update:</i></p> <p>3.7... BFC then submitted the draft Local Plan for public examination in December 2021. Following Examination, adoption of the Plan is estimated to be in late-2022 2023.</p>	Factual update to reflect latest timetable
BM18	Para 3.8	<p><i>Factual update as a consequence of modification EM7:</i></p> <p>3.8 Within the emerging Local Plan (Pre-Submission Version, March 2021), Bracknell Forest Council has set out its strategic planning policies with which the WNDP must be in conformity with. These have informed the development of the WNDP. Focusing on the development of new homes, the Pre-Submission Local Plan proposes two allocations for the Parish (see Table 3.1). <u>However, one of the sites (WINK34 Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road) is now a commitment and no longer proposed for allocation. There is a proposed main modification to delete the site. See Table 3.1.</u></p>	Site WINK34 is now a commitment and is therefore no longer proposed for allocation. There is a proposed Main Modification to delete the site from Policy LP4 of the Pre-Submission Bracknell Forest Local Plan (BFLP)
BM19	Para 5.10	<p><i>Factual correction:</i></p> <p>5.10. ...The National Planning Policy Framework and the policies of the Bracknell Forest Local Local Development Plan will continue to be used.</p>	Factual correction to reflect correct term
BM20	Figure 7.1	<p><i>Update to reflect amended designated Neighbourhood Area (July 2023):</i></p>	To reflect amended designated neighbourhood area (July 2023)

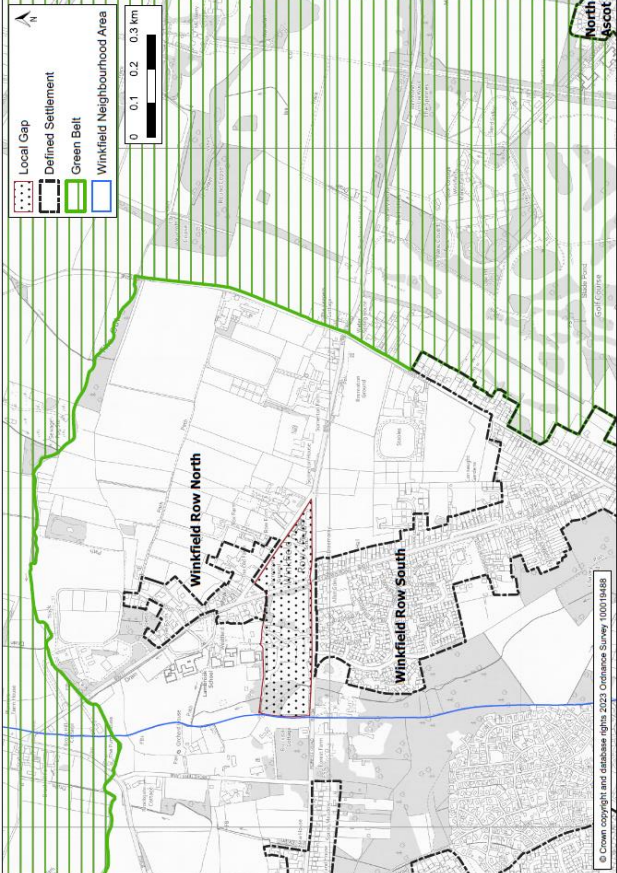
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			
BM21	Figure 7.2	Update to reflect amended designated Neighbourhood Area (July 2023):	To reflect amended designated neighbourhood area (July 2023)

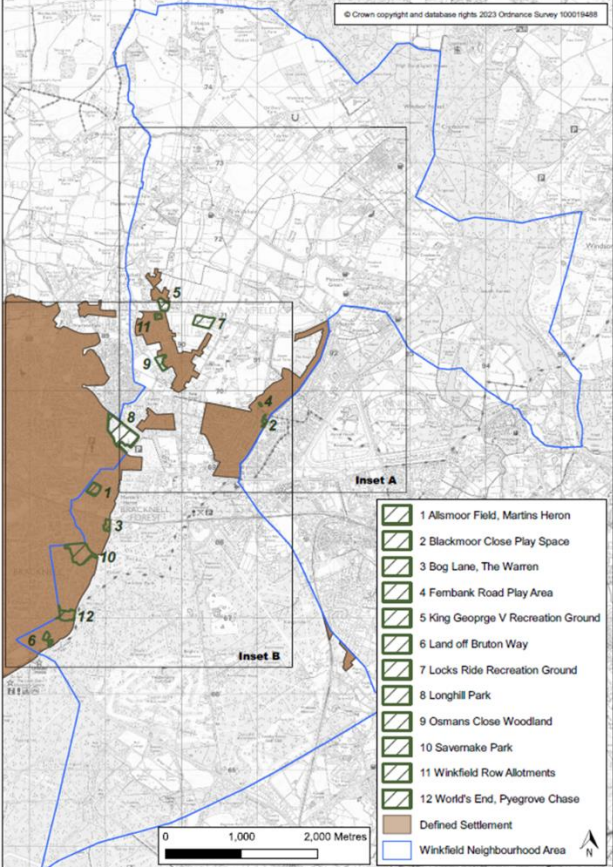
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			
BM22	Figure 7.3	Update to reflect amended designated Neighbourhood Area (July 2023):	To reflect amended designated neighbourhood area (July 2023)

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			

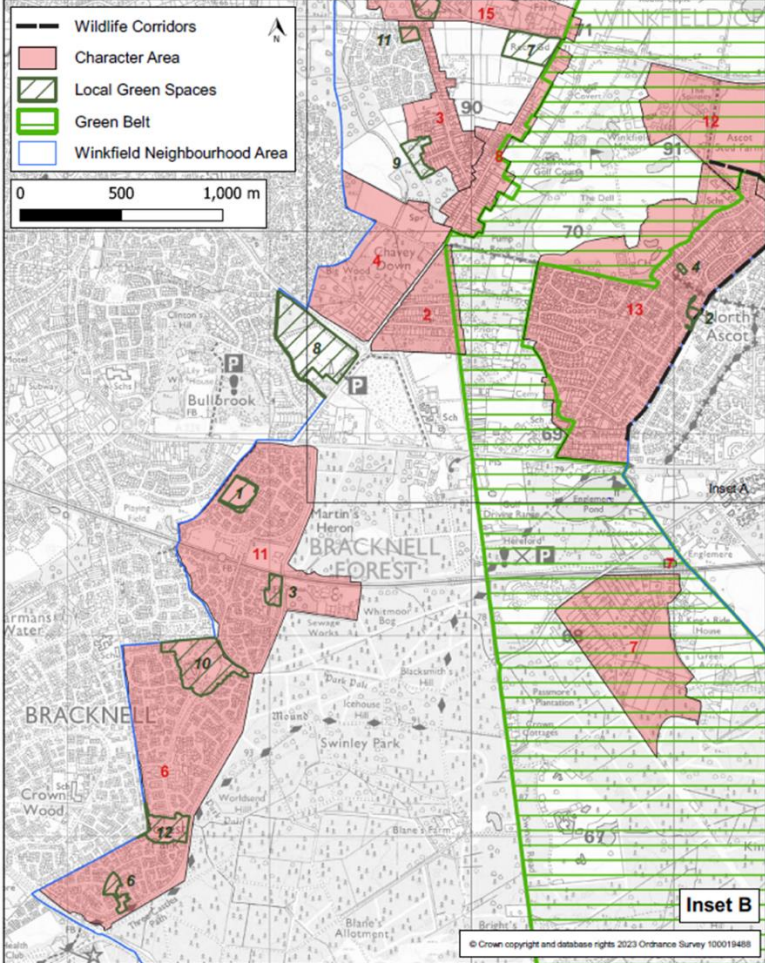
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
BM23	Para 8.3	<p><i>Factual update:</i></p> <p>...With the exception of the proposed site allocation at Whitegates in Winkfield Row (WINK15) for 42 dwellings, all other site allocations and the vast majority of windfall developments are likely to be below this threshold. It is vital therefore that they address the local needs in Winkfield.</p>	Factual update as there are no other proposed site allocations
BM24	Figure 9.1	<p><i>Update to reflect amended designated Neighbourhood Area (July 2023):</i></p>  <p>The map displays the Winkfield Neighbourhood Area, outlined in blue, covering parts of Winkfield, Bracknell Forest, and the surrounding region. Eleven red dots, numbered 1 through 11, indicate the locations of community facilities. The map includes a scale bar (0 to 1 km), a north arrow, and a legend identifying the red dots as 'Community Facilities' and the blue outline as 'Winkfield Neighbourhood Area'. The map also shows various roads, green spaces, and other geographical features.</p>	To reflect amended designated neighbourhood area (July 2023)

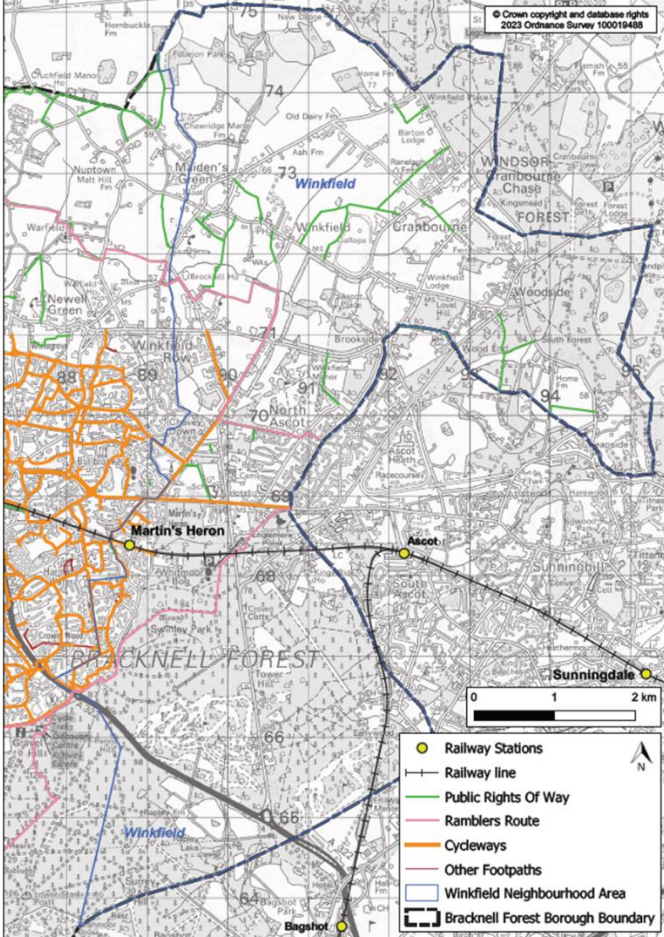
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
BM25	Policy W7	<p><i>Update section title and Policy W7 title as a consequence of modification to Policy W7 A (EM27):</i></p> <p>10. Employment & Retail</p> <p>Policy W7: Employment & Retail</p>	Amend as a consequence of modification to Policy W7 A (EM27 and EM28)
BM26	Figure 11.1	<p><i>Update to reflect amended designated Neighbourhood Area (July 2023):</i></p> 	To reflect amended designated neighbourhood area (July 2023)
BM27	Figure 11.2	<p><i>Update to reflect amended designated Neighbourhood Area (July 2023) and deletion of strategic gap:</i></p>	To reflect amended designated neighbourhood area (July 2023)

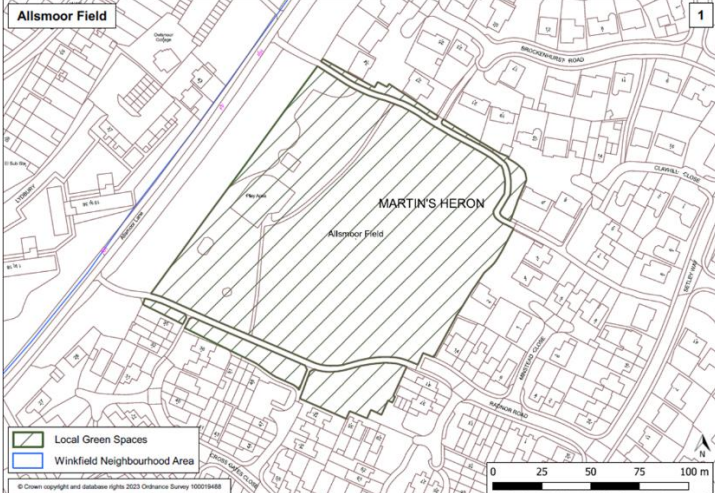
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			
BM28	Figure 11.3	<i>Update to reflect amended designated Neighbourhood Area (July 2023):</i>	To reflect amended designated neighbourhood area (July 2023)

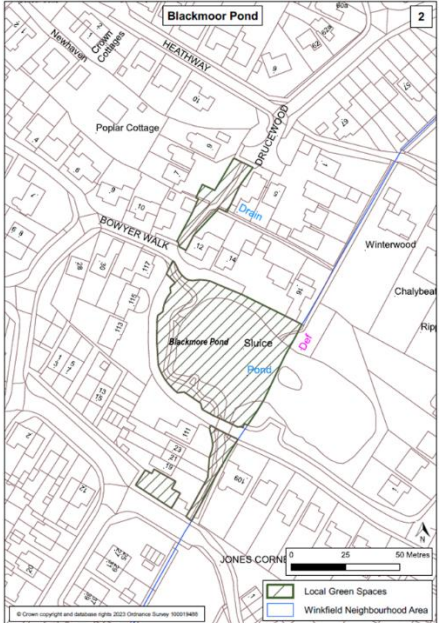
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			
BM29	Figure 11.4	Update to reflect amended designated Neighbourhood Area (July 2023):	To reflect amended designated neighbourhood area (July 2023)

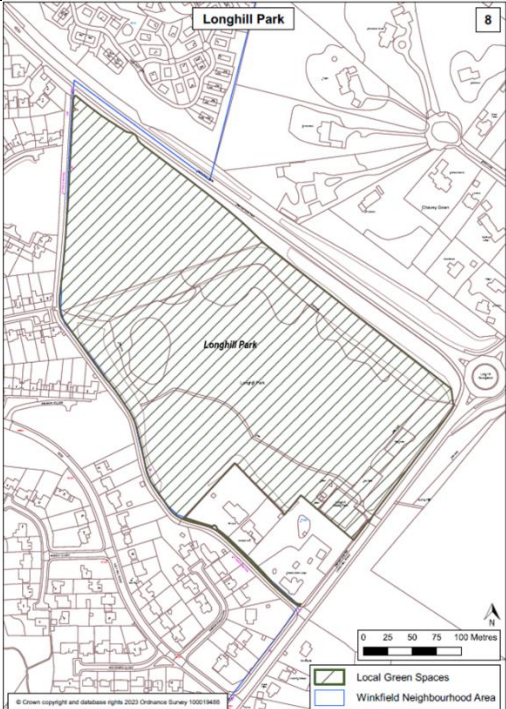
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		<p>The map displays the Winkfield Neighbourhood Area with several designations. A blue outline indicates the Winkfield Neighbourhood Area. A green outline represents the Green Belt. Pink shaded regions denote Character Areas, numbered 1 through 15. Black dashed lines show Wildlife Corridors. Hatched areas represent Local Green Spaces. The map also includes a legend, a scale bar (0 to 1,000 meters), and a north arrow. The map is labeled 'Inset A' and 'Inset B'.</p>	
BM30	Figure 11.5	Update to reflect amended designated Neighbourhood Area (July 2023):	To reflect amended designated neighbourhood area (July 2023)

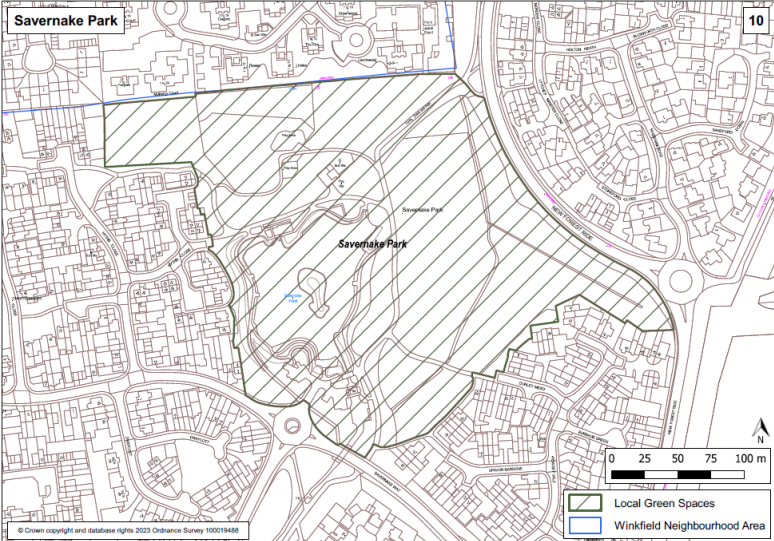
Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			
BM31	Figure 12.1	Update to reflect amended designated Neighbourhood Area (July 2023):	To reflect amended designated neighbourhood area (July 2023)

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			
BM32	Appendix A: Local Green Space Maps	Update to reflect amended designated Neighbourhood Area (July 2023):	To reflect amended designated neighbourhood area (July 2023)

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		 <p>The map shows a residential area with a central green space labeled 'Allsmoor Field' and 'MARTIN'S HERON'. A legend in the bottom left corner identifies 'Local Green Spaces' with a green hatched pattern and 'Winkfield Neighbourhood Area' with a blue outline. A scale bar at the bottom right indicates distances of 0, 25, 50, 75, and 100 meters. A north arrow is also present. The map includes street names such as 'MURPHY ROAD', 'CLARK ROAD', and 'WINKFIELD ROAD'. A small box with the number '1' is located in the top right corner of the map area.</p>	

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
			

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason
		 <p>The map displays the Longhill Park area, which is designated as a Local Green Space (indicated by diagonal hatching). A larger area surrounding it is designated as the Winkfield Neighbourhood Area (indicated by a blue outline). The map includes a scale bar from 0 to 100 metres, a north arrow, and a legend. A small box with the number '8' is located in the top right corner of the map area. The map also shows residential streets, a primary school, and other local features.</p>	

Ref.	Policy/ Para. in Plan	Council's modification	Justification/reason		
		 <p>The map shows the Winkfield Neighbourhood Area with Severnake Park highlighted in green. A legend indicates that green areas are Local Green Spaces and blue areas are Winkfield Neighbourhood Area. A scale bar shows 0, 25, 50, 75, and 100 meters. A north arrow is also present. The map is labeled '10' in the top right corner.</p>			
BM33	Glossary and abbreviations	<p>Consequential modification as a result of modification to para 2.35 (EM5):</p> <table border="1" data-bbox="613 884 1608 1088"> <tr> <td data-bbox="613 884 1111 1088">Nitrate Vulnerable Zone —for surface water flooding</td> <td data-bbox="1111 884 1608 1088">A nitrate vulnerable zone is a conservation designation of the Environment Agency for areas of land that drain into nitrate polluted waters, or waters which could become polluted by nitrates.</td> </tr> </table>	Nitrate Vulnerable Zone — for surface water flooding	A nitrate vulnerable zone is a conservation designation of the Environment Agency for areas of land that drain into nitrate polluted waters, or waters which could become polluted by nitrates.	As a consequential change of the Examiners recommended modifications to para 2.35 (EM5)
Nitrate Vulnerable Zone — for surface water flooding	A nitrate vulnerable zone is a conservation designation of the Environment Agency for areas of land that drain into nitrate polluted waters, or waters which could become polluted by nitrates.				