

Mr Derek Stebbing
c/o Intelligent Plans and Examinations
(IPE) Ltd
Regency Offices
37 Gay Street
Bath
BA1 2NT

Sent via email

cc: Iain Lynch, Farnham Town Council Clerk

Alice Knowles

Planning Policy Officer

Planning and Economic Development

When calling please ask for:

Alice Knowles

E-mail: alice.knowles@waverley.gov.uk

Direct line: 01483 523527

Date: 8 April 2019

Dear Mr Stebbing,

**RE: Farnham Neighbourhood Plan Review (Modification Proposal)
Examination Ref: 01/DAS/FNPR**

Thank you for your procedural letter dated 2 April 2019.

Please find attached to this letter the Regulation 17(e)(ii) statement setting out that Waverley Borough Council do not consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the Farnham Neighbourhood Plan which the modification proposal would modify and the reasons for this opinion.

As requested, I will ensure that a copy of your letter, the letter in response from Farnham Town Council and this letter are made available on the Waverley Borough Council website.

If you require any additional information, please let me know.

Yours sincerely,

Alice Knowles
Planning Policy Officer

Regulation 17(e)(ii) Statement – Modification Proposal to the Farnham Neighbourhood Plan

1. Under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), the local authority must submit to the examiner a statement setting out whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion.
2. Farnham Town Council have stated as part of their submission that the Town Council *“determined prior to the Regulation 14 Consultation that the changes proposed were minor and non-material and did not change the nature of the Plan. The changes which have been made since the Regulation 14 Neighbourhood Plan (including the deletion of two potential housing site options) has not changed this view”*.
3. Waverley Borough Council do not consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the Farnham Neighbourhood Plan which the modification proposal would modify.
4. In coming to this view, the Council has given consideration to NPPG Paragraph 086 (Reference ID: 41-086-20180222) which states that *“if the original plan primarily directs growth, for example through allocating sites for development, then allocating new sites for development would unlikely change the nature of the plan - If the original plan primarily shapes growth, for example through design policies, then modifications seeking to take forward these policies through design codes would unlikely change the nature of the plan”*.
5. The reasons why the Council is of the opinion that the modifications are not so significant or substantial as to change the nature of the Farnham Neighbourhood Plan are as follows:
 - a. Farnham Town Council has confirmed that the review contains no new policies and none have been deleted.
 - b. The planning strategy remains the same and only minor text and boundary updates have been made to reflect the current position since the Neighbourhood Plan was made.
 - c. The principle reason for updating the plan is to allocate sites capable of meeting the additional 450 homes required by the Local Plan.
 - d. The Neighbourhood Plan already directs growth by allocating sites for development and the guidance provides that, under such circumstances, allocating new sites for development is unlikely to change the nature of the plan.

Sign off under delegated authority to the Head of Planning and Economic Development

Under 42 (xviii) of the Waverley Borough Council Scheme of Delegation dated March 2018, the Head of Planning has authority to make all decisions, take all actions and exercise all powers in respect of planning policy in accordance with the Localism Act 2011.

Paul McKim, Head of Planning and Economic Development

Signed  _____

Date 9-4-19