

## **INDEPENDENT EXAMINATION OF FARNHAM NEIGHBOURHOOD PLAN**

**EXAMINER: DEREK STEBBING B.A. (Hons), Dip. E.P., MRTPI**

### NOTE TO ACCOMPANY THE AGENDA FOR THE PROCEDURAL EXPLORATORY MEETING

FARNHAM TOWN COUNCIL OFFICES, 2.00PM TUESDAY 4<sup>th</sup> JUNE 2019

1. I have been appointed to undertake the independent Examination of the Farnham Neighbourhood Plan Review which was formally submitted to Waverley Borough Council on 25<sup>th</sup> January 2019.
2. Farnham Town Council has prepared the Farnham Neighbourhood Plan Review under Schedule A2 to the Planning and Compulsory Act 2004 (as amended by the Neighbourhood Planning Act 2017).
3. Both Farnham Town Council and Waverley Borough Council consider that the modifications being proposed to the made Farnham Neighbourhood Plan 2017 are not so significant or substantial as to change the nature of the Plan, and the Borough Council has confirmed that view in the Council's Statement made under Regulation 17 (e) (ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended).
4. A total of 233 representations have been made concerning the Plan at the Regulation 16 consultation stage in February/March 2019.
5. In accordance with paragraph 10 (1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended), I must first determine whether the modifications contained in the Draft Plan "are so significant or substantial as to change the nature of the neighbourhood development plan which the draft plan would replace".
6. Taking account of the Borough Council's Regulation 17 (e) (ii) statement and the representations that have been received, I am not yet able to determine that the modifications are not so significant or substantial to enable the Examination of the Neighbourhood Plan Review to proceed under Schedule A2.
7. Before I reach my determination on this matter, I consider that it is necessary to hear further oral submissions on whether or not the modifications contained in the Farnham Neighbourhood Plan Review are so significant or substantial as to change the nature of the made Farnham Neighbourhood Plan.
8. Accordingly, I have requested that this Procedural Exploratory Meeting be held to enable the relevant parties to make any such oral submissions to me, should they wish to do so.
9. I have invited Farnham Town Council, Waverley Borough Council and those parties (listed under agenda items 5-7) who have specifically raised concerns on this procedural matter in their Regulation 16 representations to attend the Meeting.
10. I shall only wish to receive oral submissions at the Meeting, and I do not wish to receive any further written submissions, as I shall take into account the written representations from the parties that have already been received. I shall give each party identified in paragraph 9 above the opportunity to make their oral submissions to me.
11. I will determine the amount of time that is given for a participant to speak. All participants, including any advocates in attendance, will be treated on an equal basis.

12. I shall also give any other party who may be present at the Meeting to make any oral submissions that they may wish to make.
13. I shall reach my determination on whether or not I consider that the modifications being proposed in the Farnham Neighbourhood Plan Review are so significant or substantial as to change the nature of the made Farnham Neighbourhood Plan as soon as possible following the Meeting, taking account of all the written representations and oral submissions that are made on this matter.
14. In the interests of transparency, this Note will be made publicly available so that all persons interested can follow the process.

Derek Stebbing

Examiner

May 2019