

INDEPENDENT EXAMINATION OF FARNHAM NEIGHBOURHOOD PLAN

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

Alice Knowles
Waverley Borough Council

Iain Lynch
Farnham Town Council

Via email

Examination Ref: 02/DAS/FNPR

26 April 2019

Dear Ms Knowles and Mr Lynch

FARNHAM NEIGHBOURHOOD PLAN REVIEW (MODIFICATION PROPOSAL)

Thank you for Farnham Town Council's (FTC) letter of 4 April 2019 and Waverley Borough Council's (WBC) letter of 8 April, in response to my procedural letter dated 2 April 2019. I acknowledge WBC's letter enclosed the requisite statement under Regulation 17 e) (ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), which was previously omitted from the submission documentation.

I have given very careful consideration to the points made in FTC's letter and in WBC's Regulation 17 e) (ii) statement. I have also considered the 233 representations that were made at the Regulation 16 consultation stage held in February/March 2019.

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". Taking account of the Town Council's response dated 4 April 2019, 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.

Prior to reaching my determination on this matter, I therefore consider that it will be necessary to hold a Procedural Exploratory Meeting to enable me to hear further oral submissions on whether or not the modifications contained in the Neighbourhood Plan Review are so significant or substantial as to change the nature of the Farnham Neighbourhood Plan. I should point out that I was minded to hold the meeting prior to receiving the letter from GL Hearn, dated 18 April, which essentially simply reiterates their Regulation 16 consultation response (Ref. FNP9). Please note I am not inviting further written submissions from any party.

This will be the sole matter to be considered at the Procedural Exploratory Meeting, and there will be no consideration of any other matters relating to the Examination of the Plan Review, including other matters raised in representations to the Plan Review.

I shall not make my determination under paragraph 10 (1) of Schedule A2 until after the Procedural Exploratory Meeting has been held and I have considered the views expressed by those parties who were present at the meeting.

I therefore request that the Town Council make arrangements for the afore-mentioned Procedural Exploratory Meeting in Public to be held at the Council Offices, Farnham at the earliest available opportunity. I would be grateful if you can please liaise with the IPe office team to ascertain my availability. Formal notice of the meeting should be advertised at least 14 days in advance of the date for the meeting, having regard to the advice contained in paragraph 2.13.5 of the sector led guidance on neighbourhood plan examinations¹.

I consider that in addition to the Town Council and Waverley Borough Council, the parties who have made representations raising points specifically on the Plan Review procedure at the Regulation 16 consultation stage should also be invited to attend the public meeting. Accordingly, I am copying this letter to the following representors:

Ref: FNP 2 and FNP 3 – Bell Cornwell

Ref: FNP4 – Pegasus Planning

Ref: FNP9 – GL Hearn

I thank you in advance for your assistance in making the necessary arrangements for this Procedural Exploratory Meeting.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the local authority and Town Council websites.

Thank you in advance for your assistance.

Your sincerely

Derek Stebbing

Examiner

cc. Bell Cornwell; Pegasus Planning and GL Hearn

¹ A link to 'Guidance to service users and examiners' can be found here:
<http://www.intelligentplans.co.uk/news?aid=14282>