

INDEPENDENT EXAMINATION OF FARNDON NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Rosie Morgan
Cheshire West and Chester Council

Fiona Henderson

Examination Ref: 01/AM/FNP

Via email:

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Dear Ms Morgan and Ms Henderson

FARNDON NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Farndon Neighbourhood Plan for examination, I would like to clarify several initial procedural matters. I also have a number of preliminary questions for Cheshire West and Chester Council and the Parish Council.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft plan, I have not at this initial stage identified any very significant and obvious flaws in the plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I intend to undertake a site visit to the neighbourhood plan area during the week commencing 18 September 2017. This will assist in my assessment of the draft Plan, including the issues identified in the representations.

The site visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

I have a number of initial questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response by 26 September 2017.

5. Examination Timetable

As you will be aware, the intention is to examine the plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft plan.

As I have raised a number of questions I must provide the Council and the Parish Council with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will seek mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you or the qualifying body have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and any respective responses are placed on both Council's websites.

Thank you in advance for your assistance.

Your sincerely

Andrew Mead

Examiner

Annex – Examiner Questions to Farndon Parish Council and Cheshire West & Chester Council

1. Policy 2.1. The policy proposes that, within the settlement boundary of Farndon, building on previously developed land would be supported ahead of building on undeveloped land. How would that sequence be implemented?
2. Policy 4.1. Reference is made in the text to the industrial area at Monument Place. The representation from Cheshire West and Chester Council states that it is proposed to allocate an extension to it in the emerging Part 2 of the CWAC Local Plan. I shall be grateful for a plan showing the extent of the existing industrial area and any extension proposed in the LP.
3. Policy 6.2. The Plan states in the text that there are no wildlife sites within the parish other than the river bank, a large badger set and two marl pits. The representation from Cheshire West & Chester Council indicates that there are a number of Local Wildlife Sites (LWS) within the Plan area. Although the LWS have protection under the policies of the adopted CWAC LP (Part 1), they are not listed in that plan nor in the emerging Part 2 of the LP. I should be grateful if the LWS in the NP area could be listed and indicated on a map, together with the source of the information.
4. Policy 6.4. The policy refers to the map of local green spaces (LGS) on page 62 of the Plan. I should be grateful if the local green spaces could be delineated on a map rather than an aerial photograph. In order to be of most value for development management purposes, the scale of the map should be sufficient to show the complete area and boundary of each LGS accurately.