

Cheshire West and Chester Council

Making of Farndon Neighbourhood Plan

Decision Statement published pursuant to the Localism Act 2011 Schedule 38A (9) and Regulation 19 of the Neighbourhood Planning (General) Regulations 2012

Farndon Neighbourhood Plan

- 1.1 Work on the Farndon Neighbourhood Plan began in 2012, led by a Steering Group on behalf of the Parish Council. Preparation of the Neighbourhood Plan has involved extensive community consultation throughout, with support provided by Cheshire West and Chester Council.
- 1.2 The Farndon Neighbourhood Area is the same as the parish boundary, as revised in 2015.
- 1.3 The Plan includes policies relating to six themes – Economy, Housing, Built Environment, Facilities, Communication and Environment. The plan aims to protect the character and distinctiveness of the area, with policies to ensure that development respects existing features and qualities of the built and natural environment including views and vistas and the river bank area. Policies are included which protect and promote employment opportunities, support proposals for new local services and encourage housing in appropriate locations which meet local needs.
- 1.4 The draft Neighbourhood Plan and its supporting documents were formally submitted to Cheshire West and Chester Council in June 2017. Following a six week period of publicity, an examiner was appointed with the agreement of the qualifying body (Farndon Parish Council). The plan was then subject to examination and the independent examiner's report was received in October 2017. The report concluded that, subject to a number of (relatively minor) modifications, the plan met the required 'basic conditions' and could proceed to referendum.
- 1.5 On 2 January 2018, the Council's Cabinet Member agreed to accept the examiner's recommendations and confirmed that the plan should proceed to referendum.
- 1.6 At the referendum held on 22 February 2018, voters were asked to say 'yes' or 'no' to the prescribed question:

“Do you want Cheshire West and Chester Borough Council to use the Neighbourhood Plan for Farndon to help it decide planning applications in the neighbourhood area?”

- 1.7 94.5% of those who voted said 'yes' to the plan. The outcome was as follows:

Response	Votes
Yes	361
No	20
Rejected (unmarked)	1
Turnout	24.6%

Making of the Plan

- 2.1 Preparation of the Farndon Neighbourhood Plan has now progressed through the prescribed stages set out in the regulations with a positive outcome at both independent examination and referendum. The plan now forms part of the statutory development plan for the area. The Parish Council and Neighbourhood Plan Steering Group are to be congratulated on a significant achievement in reaching this stage, which would not have been possible without their hard work and dedication.
- 2.2 The final stage of the preparation process is for the Council to 'make' the Plan. At the meeting of the Council's Cabinet on 11 October 2017 it was agreed that the decision to make a neighbourhood plan be discharged to the Senior Manager – Planning and Strategic Transport. The full report and minute can be read at <http://cmttpublic.cheshirewestandchester.gov.uk/ieListDocuments.aspx?Clid=983&MId=5184&Ver=4>

Decision

- 3.1 That the Farndon Neighbourhood Plan be formally made.
- 3.2 The reason for this decision is that the Farndon Neighbourhood Plan has progressed through the prescribed stages set out in the regulations with a positive outcome at both independent examination and referendum. The Council is now required to make the plan and no reasons exist as to why this should not happen.
- 3.3 The Senior Manager - Planning and Strategic Transport hereby exercises their delegated authority to make the plan.
- 3.4 A copy of this note will be sent to Farndon Parish Council and anyone who asked to be notified of the decision. The note will also be sent to the Cabinet Member for Economic Development and Infrastructure and the local ward councillor.
- 3.5 In accordance with Regulation 26 of the 2012 Regulations, the Council has published the following on its website at: www.cheshirewestandchester.gov.uk/neighbourhoodplanning

- This statement which sets out the decision to make the plan and reasons for it;
 - Details of where the decision document can be inspected.
- 3.6 The final version of the plan and associated documents has also been published on the website.
- 3.7 The documents can be viewed online on computer screens in the following Customer Service Centres during opening hours – please check the Council's website for details:
- The Forum, Chester, CH1 2HS;
 - Wyvern House, The Drummer, Winsford, CW7 1AH;
 - Northwich Customer Service Centre, 1 The Arcade, Northwich, CW9 5AS;
 - Neston Library, Parkgate Road, Neston, CH64 6QE;
 - Ellesmere Port Customer Service Centre, First Floor, Ellesmere Port Library, CH65 0BG; and
 - Frodsham Library and Integrated Services, Princeway, Frodsham, WA6 6RX;
- 3.8 A paper copy of the Neighbourhood Plan is also available to view at:
- The Forum Office, Chester, CH1 2HS.



Fiona Hore
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