

## **Draft Byfleet Neighbourhood Plan**

### **Regulation 18(2) Decision Statement**

#### **1. Summary**

1.1 Following an independent examination of the draft Byfleet Neighbourhood Plan, Woking Borough Council recommends that the draft Byfleet Neighbourhood Plan (Regulation 16 submission version) is modified as set out in Appendix 1 of this statement, and then proceeds to local referendum.

1.2. The Council agrees with the Examiner's recommendation that the referendum area for the Byfleet Neighbourhood Plan (as modified) should be the approved Byfleet Neighbourhood Area which is set out in Appendix 2 of this Decision Statement for convenience.

1.3 The Examiner's Report, and other background documents can be viewed on the Council's website using [this link](#).

#### **2. Background**

2.1 The Byfleet Neighbourhood Area (as shown in Appendix 2 of this statement) was designated by the Council on 13<sup>th</sup> February 2014, in accordance with Section 61G of the Town and Country Planning Act 1990. On the same date, the Byfleet Residents' Neighbourhood Forum were designated as the Neighbourhood Forum for the Byfleet Neighbourhood Area, and subsequently began preparing a draft Byfleet Neighbourhood Plan. The Neighbourhood Forum was re-designated for a further five years on 2 December 2021.

2.2 The Byfleet Residents' Neighbourhood Forum published a draft plan for Regulation 14 pre-submission consultation from November 2023 to January 2024. It was subsequently revised in light of comments received, before submission to the Council in July 2025. Regulation 16 consultation on the draft plan was then carried out by the Council from August to September 2025.

2.3 In October 2025, the Council, in consultation with the Byfleet Neighbourhood Forum, appointed Derek Stebbing BA (Hons) DipEP MRTPI (of Intelligent Plans and Examinations Ltd) as independent Examiner. The purpose of the examination of the draft plan was to determine if it met the 'basic conditions' required by legislation, other legal requirements, and if it should proceed to referendum.

2.4 The Examiner considered that a public hearing into the plan was not required and the examination was conducted through written representations. The Examiner's Report concludes that, subject to making the modifications recommended in the Examiner's Report, the draft plan meets the 'basic conditions' set out in legislation, and should proceed to a local referendum. The Examiner's Report also recommends that the area for the referendum should be the Byfleet Neighbourhood Area.

#### **3. Decision**

3.1 The Neighbourhood Planning (General) Regulations 2012 require that the local planning authority outline how it intends to respond to the Examiner's recommendations.

3.2 Having considered each of the recommendations made in the Examiner's report, and the reasons for them, the Council has decided to make the modifications to the draft plan as recommended by the Examiner (refer to Appendix 1). Considering the objections raised by

stakeholders at consultation, these changes are considered necessary to remove errors and to ensure that the draft plan meets the 'basic conditions' and other legal requirements.

3.3 The submitted plan was accompanied by a Strategic Environmental Assessment Screening Report and a Habitats Regulations Assessment Screening Report. None of the modifications set out in Appendix 1 are considered to necessitate revisiting any of these assessments.

3.4 Woking Borough Council agrees:

- i. That the recommendations to modify the draft plan as set out in Appendix 1 and the Examiner's Report be accepted.
- ii. That the Examiner's recommendation that the Byfleet Neighbourhood Plan, as modified, proceeds to referendum on the basis that the draft plan meets the 'basic conditions,' is compatible with the European Convention on Human Rights, complies with the statutory definition of a neighbourhood development plan, and comprises provisions that can be made by such a document.
- iii. That, in accordance with the Examiner's recommendation, the referendum area be the Byfleet Neighbourhood Area as designated by the Council on 13<sup>th</sup> February 2014.

Signed

A handwritten signature in black ink, appearing to read "Louise Morales", with a large, sweeping flourish underneath.

**CLlr Louise Morales**

**Portfolio Holder for Planning Policy**

*3<sup>rd</sup> March 2026*