

INDEPENDENT EXAMINATION OF THE MAGHULL NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Angela McIntyre,
Chief Executive and Clerk to Maghull Town Council:

Alison Jones
Sefton Council

Examination Ref:01/PW/MNP

Via email:

17 August 2018

Dear Ms McIntyre and Ms Jones

MAGHULL NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Maghull Neighbourhood Plan for examination, I would like to clarify several initial procedural matters.

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 will undertake a site visit to the neighbourhood plan area during the week commencing Monday 20 August 2018. 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 set out in the Annex to this letter some initial questions seeking further clarification from Maghull Town Council and from Sefton Council. I would be grateful if written responses can be provided within two weeks of receipt of this letter. It is possible that I may have further questions, following my site visit.

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. However, as I have raised some questions, and may have others following my site visit, I must provide the opportunity to reply. Consequently, the examination timetable will be extended. Please be assured that I will seek to 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 the Town Council or Local Planning Authority has 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 is placed on both the Town Council and the Sefton Council websites?

Thank you in advance for your assistance.

Your sincerely

Patrick Whitehead

Examiner

ANNEX

From my initial reading of the Maghull Neighbourhood Plan and the supporting evidence, I have the following preliminary questions for the Town Council and for Sefton Council:

1. Can Sefton Council confirm (with documentation as necessary) that Melling Parish Council was consulted upon and is in agreement with the 'land-swap' referred to in para 1.3 of the Plan and para 2.2 of the Basic Conditions Statement?
2. Did Sefton Council have any comments at the Regulation 16 stage? If so, could these be provided?
3. Please provide a statement to demonstrate that the Plan is compatible with the Human Rights Convention.
4. Has there been a specific consultation with Highways England regarding the intention to define the A59 as a Green Corridor subject to the provisions of policies MAG5 and MAG6?