

INDEPENDENT EXAMINATION OF THE NO MANS HEATH AND DISTRICT NEIGHBOURHOOD PLAN

EXAMINER: Andy Mead BSc (Hons) MRTPI MIQ

Mr Trevor Parker
No Mans Heath and District Neighbourhood Plan Steering Group

Rosie Morgan
Principal Planning Officer Cheshire West and Chester Council

Examination Ref: 01/AM/NMHNP

Via email:

Rosie.Morgan@cheshirewestandchester.gov.uk
tparker

29 January 2018

Dear Mr Parker and Ms Morgan

NO MANS HEATH AND DISTRICT NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the No Mans Heath and District Neighbourhood Plan, 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 intend to undertake a site visit to the neighbourhood plan area during the week commencing Monday 29th January 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 may have a number of questions seeking clarification on various matters, which I will wish to put to the Qualifying Body and /or Cheshire West and Chester Council. If this is necessary, I will set the questions out in a separate letter.

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.

Subject to there being no necessity to seek clarification, I see no reason at this juncture to consider that I will not meet the anticipated timetable. However, if I do need to seek clarification I must provide the Qualifying Body and /or Cheshire West and Chester Council with sufficient opportunity to reply. Therefore, in this circumstance, the examination timetable would 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 you 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 is placed on the websites of both the Local Authority and Qualifying Body.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner