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Sent: 16 December 2015 10:23
To: Programme Officer
Cc: Craig Sneddon; Walters, Richard (Bilfinger GVA)
Subject: Sefton Local Plan Examination Document EX33 - comments on behalf of the Craig Sneddon SIPP

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Dear Carmel,

Having reviewed examination document EX33 which was added to the Examination Library today, we would like to make the following comments on behalf of the Craig Sneddon SIPP:

- As confirmed at the hearing session on 4th December 2015, the Port Access road through the Rimrose Valley is not at an advanced stage. It is currently one of two options being considered and a preferred option is unlikely to be finalised before the end of 2017;
- In the event that the Rimrose Valley road is identified as the preferred option for accessing the port, EX33 makes clear that there is a need to ensure comprehensive development is delivered on this edge of Thornton, encompassing MN2.25, MN2.26, Tan House Farm and Land at Edge Lane. This will ensure a positive relationship between the built up area and the road, and reduce the possibility of 'left over' land between the road and the built up area which could become problematic and would not represent positive planning.
- As set out by our written representations to Matter 9, failure to include Land at Edge Lane within allocation MN2.26 at this stage will threaten the ability to layout development on MN2.26 in a way that secures the optimum layout and best relationship with the existing urban area. It will also threaten the ability to provide the most appropriate setting for Tanhouse Farm, particularly in the event that the Rimrose Valley Port Road goes ahead.

I would be grateful if these comments could please be shared with the Inspector and the Council.

Kind regards
Hollie

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