

Marlon Moss

Neighbourhood Planning Approach

Consultation Statement

January 2018

Blackpool Council

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1. Introduction

This document sets out the findings of a consultation exercise held by Blackpool Council between 3rd November and 11th December 2017 with residents and business owners of Marton Moss in order to canvass their views on two options for carrying out a neighbourhood planning approach for their area.

2. Why did we consult?

The Blackpool Core Strategy (Part 1 of the Local Plan) which was adopted in January 2016 identifies the remaining lands at Marton Moss as being **integral to the local distinctiveness of Blackpool and is highly valued by the local community.**

The Council committed in Policy CS26 of this document to identify detailed policies and land allocations for Marton Moss through a neighbourhood planning approach. This means getting the community more involved in deciding what they want for their area.

The Council is now preparing Part 2 of the Local Plan which will set out detailed development management policies and identify land allocations for the Town. In accordance with Policy C26 the Council needs to know what kind of neighbourhood planning approach should be followed for Marton Moss so that it can complete Part 2 of the Local Plan.

In order to inform the Council's decision on how to undertake a neighbourhood planning approach it consulted local residents and businesses within the Marton Moss area (plus other people who previously commented on this aspect of the Core Strategy) on two alternative approaches to neighbourhood planning in the area.

The options consulted on were:

- A. For the local community to produce a separate Neighbourhood Plan
- B. For Blackpool Council to take the lead and closely involve local people along with community based groups and other organisations to produce neighbourhood planning style development proposals and policies specific to Marton Moss.

3. How did we Consult?

In order to ensure that all residents and businesses were consulted and had the opportunity to find out more information, the following comprehensive consultation approach was taken:

- Letters and leaflets were sent to all addresses in the area (See Appendix A).
- Two walk-in events were held at St Nicholas C of E Primary School Hall, School Road FY4 5DS on Saturday 18th November 2017, 10am-1pm, and Monday 20th November 2017, 5pm-8pm. People attending the events were able to view further displayed information (see appendix A) and ask questions of consultants working on behalf of the Council;
- The letter and leaflet asked people to complete a simple online questionnaire (see Appendix B) (hard copies of the questionnaire were also available at the events or could be requested).
- Letters and leaflets were also sent to all consultees on the Council's Local Plan database that had responded to previous Core Strategy consultations regarding Marton Moss
- Information about the consultation was also placed on the Council's planning web page www.blackpool.gov.uk/martonmoss

The Consultation period was between 3rd November and 11th December 2017.

Key consultation facts:

- In total, 589 letters were sent out
- The consultation event on Saturday the 18th November was attended by 63 people
- The consultation event on Monday the 20th November was attended by 59 people

Three people attended both events



Fig 1: Consultation walk in event held at St Nicholas C of E Primary School Hall

4. Consultation Outcome

There were 83 responses to the questionnaire from 82 people at 70 addresses. As of 14th December 2017, the webpage has been viewed 791 times.

The detailed findings of the online questionnaire are set out in Appendix B and summarised below:

- 74% of respondents live on the Moss and 63% own land on the Moss
- 55% of respondents (44 people) think the community should prepare their own neighbourhood plan, with 29 people willing to contribute time in the establishment of a forum. 34 people stated they would like to be considered for membership of the forum¹.
- 45% of respondents (37 people) believe that the Council should set out detailed plans for Marton Moss as part of the Council's Local Plan Part 2 involving specific consultation with the local community, with 39% of these respondents interested in being involved in a formal local group which the Council may establish to develop planning proposals for the Marton Moss neighbourhood.
- The vast majority of respondents (69%) are over 55

5. Council response to the Consultation

The level of response to the questionnaire survey has been limited (21%) despite the efforts made to directly contact all members of the local community and provide information on the topic being consulted on. Therefore, the key result of the consultation, a small majority of respondents in favour of a Neighbourhood Plan approach, needs to be treated with some caution.

Nevertheless, on the basis of the limited weight of the consultation findings the Council wishes to give the maximum opportunity for the local community to pursue Option A: to prepare a Neighbourhood Development Plan.

¹ It is worth noting that most of the respondents who selected to establish the forum also wished to be considered for membership of the forum. Only 5 respondents would only like to be considered for membership of the forum.

6. Conclusion and Next Steps

The Council acknowledges the majority support for a Neighbourhood Plan being produced. To aid the initial establishment of the forum, the Council will contact all those persons (that live and/or work in Marton Moss²) who expressed an interest in establishing a Forum and invite them to an information event.

Key actions now required by the local community

Step 1: Establishing a provisional Forum

The local community must notify the Council that it has formed a Neighbourhood Forum. This would mean that at least 21 people living and/or working in the Marton Moss area (within the boundary set out in the Core Strategy) have formally volunteered to become Neighbourhood Forum members.

If no such notification is received then the Council will adopt Option B whereby it takes the lead in a neighbourhood approach to developing planning policies for Marton Moss in a separate Development Plan Document.

Step 2. Submitting application for Forum and Neighbourhood Area designation

The provisional Forum must prepare and agree a constitution and submit applications to Blackpool Council for formal designation of the Neighbourhood Forum and the Neighbourhood Area.¹

If no such notification is received, then the Council will adopt Option B whereby it takes the lead in a neighbourhood approach to developing planning policies for Marton Moss in a separate Development Plan Document.

Step 3. Preparing the Neighbourhood Plan

If approved by the Council, the Neighbourhood Forum prepares a Neighbourhood Plan.

² Those persons interested in establishing and/or joining a Forum who do not live and/or work at Marton Moss will be excluded at least from this initial notification and meeting as they are not automatically eligible to become Forum members. It may be that the constitution of the Forum allows for some future role for other parties but this role will need to be limited to avoid undue outside influence. It should be remembered that Ward Councillors are also eligible to become Forum members.

Further information on preparing a Neighbourhood Development Plan and potential financial support can be found at <http://locality.org.uk/projects/building-community/>

Current Grant Regime for Neighbourhood Plan Preparation

Under the 2015-2018 support programme for providing grants to Neighbourhood Plan groups a total of £15,000 can be paid to a Neighbourhood Forum or Parish Council preparing a Neighbourhood Plan. This programme comes to an end on 31 March 2018. The Government has announced that a similar level of overall funding for a further four years will be made available but no details have yet been released of how this will be broken down into individual grants.

Under the current programme two types of support (which can be added together) are available – grants of up to £9,000 and ‘technical support packages’ provided by consultants AECOM paid for with an additional grant of £6,000. To qualify for the additional grant the Plan in preparation has to be considered to be dealing with ‘complex’ issues; however Plans being prepared by Neighbourhood Forums automatically fall in to that category.

What will the Council do to help with achieving designation?

To help enable designation, the Council will notify all those persons (that live and/or work in Marton Moss) who expressed an interest in establishing a Forum and invite them to an information event. It is important to note that other local people may later come forward to join the Forum. In fact such recruitment should be positively pursued, particularly targeted at a wider cross-section of local people so that the Forum can be as representative of the local community as possible.

The Council is unable to commit further financial support for the Neighbourhood Plan process and any Forum would need to identify potential sources of funding including applying for available Government grants.

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Appendix A:

Consultation media

The information boards used at the walk-in events can be viewed here:

<https://www.blackpool.gov.uk/Residents/Planning-environment-and-community/Documents/Boards.pdf>

Similar information was produced in leaflet form and sent with the consultation notification letter. The leaflet is reproduced over the next four pages.

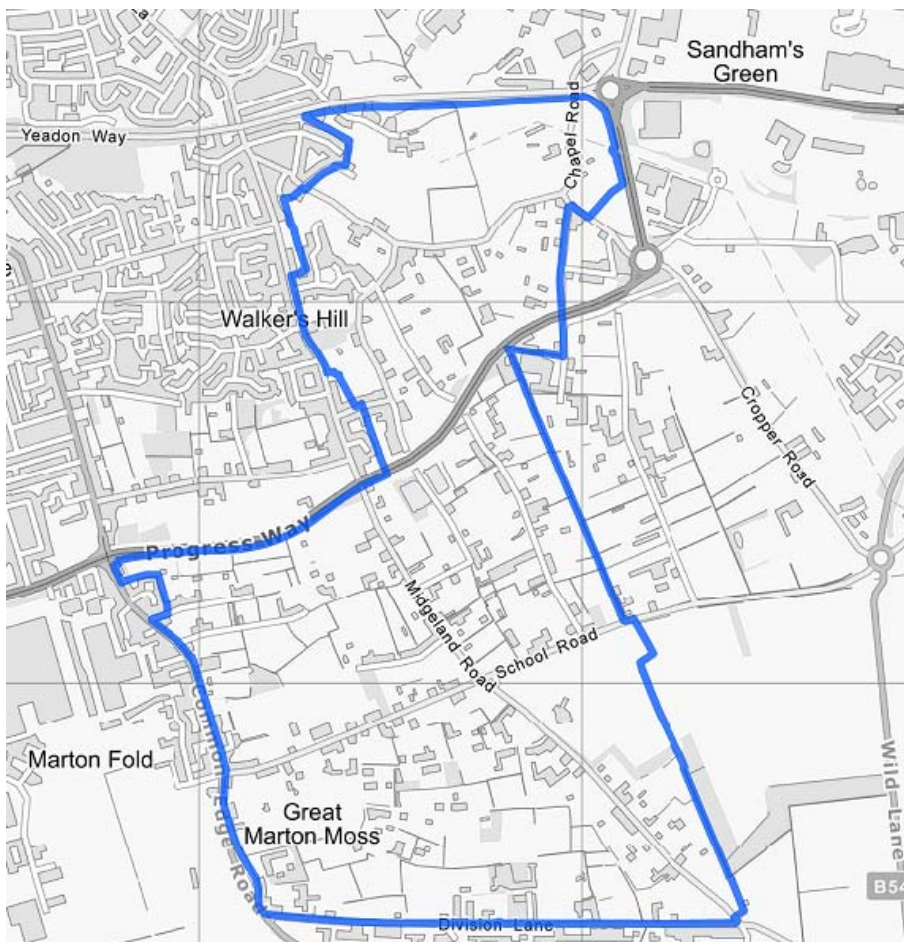
Marton Moss Neighbourhood Planning Approach

What does the Blackpool Local Plan Part 1: Core Strategy say about Marton Moss?

The Core Strategy was adopted in January 2016 and identifies the remaining lands at Marton Moss as being **integral to the local distinctiveness of Blackpool and is highly valued by the local community.**

Policy CS26 sets out a neighbourhood planning approach. This means getting the community more involved in deciding what you want for the area, for example how to retain the distinctive character of the Moss as well as deciding where and what type of development may be acceptable.

There are **two** ways which we can go about developing this policy framework.



A. One way is for the local community to develop their own **Neighbourhood Plan**.

B. The other way is for the Council to lead on developing specific policies for Marton Moss and include them in Part 2 of the Blackpool Local Plan – the **Site Allocations and Development Management** document.

Core Strategy Policy CS26: Marton Moss Neighbourhood Planning Approach



What is a Neighbourhood Plan?

A Neighbourhood Plan is prepared by the community and it sets out policies for the use and development of land in a specific Neighbourhood Area.

These policies can be about the type, design, location and mix of development as well about retaining and protecting important buildings and open spaces.

The policies can be detailed or general, but they have to be in line with the strategic policies of the Core Strategy and also with government policy set out in the National Planning Policy Framework.

To produce a Neighbourhood Plan you have to set up a Neighbourhood Forum.



What is a Neighbourhood Forum?

A Neighbourhood Forum is created by local people; ward councillors would also be involved. As a minimum, a Forum must:

- be open to all those living or working in the Neighbourhood Area,
- have at least 21 members and
- have a written constitution

The local authority has to agree and formally designate the Neighbourhood Forum.

The Forum would oversee the whole process of preparing a Neighbourhood Plan with working groups set up for specific tasks. A key group would be one tasked with writing the Plan itself.

The constitution would set out the powers of the Forum, membership criteria and working arrangements such as the roles of working groups.

Government funding continues to be available to help groups preparing Neighbourhood Plans and you could set up a working group to apply for grants. These could be used for various purposes such as meeting the costs of carrying out survey work and covering the expense of employing consultants to do specialist work.

A great deal of effort is involved in producing a Neighbourhood Plan and even with the funding available to pay for assistance much will rely on members of the Forum devoting a lot of their own time. It can take at least 2 to 3 years to produce a Plan and may take longer. Much will depend on the on-going commitment of Forum volunteers.



How would Blackpool Council help the community prepare a Neighbourhood Plan?

If the local community wants to prepare a Neighbourhood Plan for Marton Moss, the plan would be **led by the community** with the Council providing assistance such as sharing evidence and advice on planning issues and policies, helping with consultation events and communication with external partners.



What are the key stages in preparing a Neighbourhood Plan?

There are a number of key stages which the community need to do to prepare a Neighbourhood Plan. These are:

Defining the neighbourhood – The Neighbourhood Plan Area has to be agreed by the community and local authority. The Core Strategy already suggests a boundary (see page 1) this covers all the remaining lands at Marton Moss.

Preparing the plan – The Neighbourhood Forum, with the involvement of the wider community, needs to decide what policies they want to include in a Neighbourhood Plan. The contents of the Plan need to be based on a thorough understanding of the planning issues of the area backed by firm evidence of what is required to address them. The policies and proposals put forward must be clear and capable of being brought into effect. Once the Neighbourhood Plan has been drafted it must be consulted on.

Independent check – Following the consultation the Neighbourhood Plan is submitted to the local authority who then appoints an independent examiner. The Examiner makes sure the Plan is in line with national policy; the strategic policies of the Core Strategy; and with other laws and obligations. The examiner can then recommend, with or without modifications that the plan is put to a community referendum.

Community referendum – The local authority will organise a referendum of all residents in the area on the Neighbourhood Plan. If it is approved by a majority of those voting, the local authority will approve the Neighbourhood Plan.

Legal status – Once approved, the Plan will then become a part of the development plan for the area and will be used for making decisions on planning applications in the Marton Moss area.

What happens if the community do not want to prepare a Neighbourhood Plan?

If the community do not want to prepare a Neighbourhood Plan, policies for the Marton Moss area will be included in the **Blackpool**

Local Plan Part 2: Site Allocations and Development Management Policies document. This is **produced by the local authority** and will identify sites for development, other land for safeguarding or protection and include detailed policies to help the Council decide planning applications.

Although Part 2 of the Local Plan will cover the whole of Blackpool, **a specific section in this document would be about Marton Moss with the Council working closely with the community to develop a suite of policies specific to your neighbourhood.** A Marton Moss community working group would be set up to ensure the full involvement of local residents.

The key stages in preparing the Local Plan Part 2 are set out below:

Stage 1 - Producing a Draft Plan -

This stage will first involve updating the evidence base including assessing sites and their development viability. This will be followed by developing borough-wide policies and proposals as well as those specific to Marton Moss through engagement with the local community. All the draft policies will then be subject to public consultation.

Stage 2 - Publication of Revised Plan – The responses to the consultation at Stage 1 are considered and changes made to the Plan before it is published to allow further formal comments to be made.

Stage 3 - Submission - following publication, the Plan along with all the comments received is submitted to the Secretary of State for examination.

Stage 4 - Examination of the Plan by an Inspector, followed by the Inspector's Report and formal adoption by the Council. We are working towards Adoption of the Local Plan Part 2 towards the end of 2019.

How can I find out more information?

You can visit our webpage:

www.blackpool.gov.uk/martonmoss

If you would like any more information on neighbourhood planning please contact Keith Keeley on 07759 531132.

Please complete our survey!

We would like you to complete the online survey. It's only a short survey so won't take very long:

www.blackpool.gov.uk/martonmoss

The deadline for completing the survey is 5pm Monday 11th December 2017.

What happens next?

A report on this consultation will be produced setting out the results of the survey. The Council will consider all the responses received and residents and businesses will be informed of the outcome.



Date: 03 November 2017

Name

Address Line 1

Address Line 2

Address Line 3

Direct Line: 01253 476009

Email: planning.strategy@blackpool.gov.uk

Dear Sir / Madam

CONSULTATION ON THE FUTURE PLANNING OF MARTON MOSS - POSSIBLE NEIGHBOURHOOD PLANNING APPROACHES

We are undertaking a consultation on the future planning of Marton Moss and are committed to involving the local community in the future planning of the area. We are therefore consulting local residents and businesses within the Marton Moss neighbourhood on two alternative approaches to neighbourhood planning in the area.

The options are:

- A. For the local community to produce a separate Neighbourhood Development Plan.
- B. For Blackpool Council to take the lead and closely involve local people along with community based groups and other organisations to produce neighbourhood planning style development proposals and policies specific to Marton Moss.

We have enclosed a leaflet which provides you with an overview

How can I find out more?

We are holding two drop-in events where you can find out more about each option:

St Nicholas C of E Primary School Hall, School Road FY4 5DS

- Saturday 18th November 2017 10am-1pm

- Monday 20th November 2017 5pm-8pm



You can also visit the web page at www.blackpool.gov.uk/martonmoss

We hope to see you at one of the events. If you need any further information please contact the Planning Strategy Team on 01253 476009.

Yours faithfully

Ms Jane Saleh - Head of Development Plans and Projects

Place Directorate
Growing Places Division
Planning Strategy
PO Box 17, Corporation Street
Blackpool FY1 1LZ

Contact
T: (01253) 477477
E: planning.strategy@blackpool.gov.uk
www.blackpool.gov.uk





Appendix B:

Online questionnaire findings




6. What is your age group?				
			Response Percent	Response Total
1	18-24		1.20%	1
2	25-34		4.82%	4
3	35-44		7.23%	6
4	45-54		18.07%	15
5	55-64		30.12%	25
6	65+		38.55%	32

7. What is your interest in the Marton Moss area?				
			Response Percent	Response Total
1	I live on the Moss		74.39%	61
2	I work on the Moss		3.66%	3
3	I run a business on the Moss		4.88%	4
4	I own land/property on the Moss		63.41%	52
5	Other (please specify):		6.10%	5

**8. How would you like the Marton Moss neighbourhood to be planned?
(Please choose one option)**

			Response Percent	Response Total
1	Option A - The local community should prepare their own Neighbourhood Development Plan		55.00%	44
2	Option B - The Council should set out detailed plans for Marton Moss as part of the Councils Local Plan involving specific consultation with the local community.		45.00%	36




9. If you selected Option A (Neighbourhood Plan), would you:

			Response Percent	Response Total
1	Be willing to contribute your time in the establishment of a forum?		41.43%	29
2	Be interested to be considered for membership of the forum?		48.57%	34
3	Neither		5.71%	4

9. If you selected Option A (Neighbourhood Plan), would you:

			Response Percent	Response Total
4	Not applicable as I selected Option B		35.71%	25

10. If you selected Option B, would you be interested in being involved in a formal local group which the Council may establish to develop planning proposals for the Marton Moss neighbourhood?

			Response Percent	Response Total
1	Yes		39.19%	29
2	No		14.86%	11
3	Not applicable as I selected Option A		45.95%	34

