

Blackpool Council

Neighbourhood Planning

Application to designate the Marton Moss Neighbourhood Forum and the Marton Moss Neighbourhood Area - Consultation Jan-Feb 2019

Schedule of Representations



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Respondent No	Name/Company	Comment	Council Response
1	Shepherd Planning	<p>Local residents and members of the Marton Moss Neighbourhood Area Forum group will of course be aware of the history of the site (Former Baguleys Garden Centre Site, Midgeland Road). A family run garden centre business for many years and a small dog kennels business run from part of the rear of the site. Both businesses have obviously ceased operating a number of years ago now and the site has been partially cleared.</p> <p>This site has previously benefitted from outline approval 12/0894 for up to 36no dwellings and a Reserved Matters approval 16/0196 for 22no dwellings at the site. The outline approval features in the Blackpool Five-year deliverable housing supply document (April 2015 - March 2020, dated September 2018) as site SS076 (ie; the most up to date Council housing supply document). The reserved Matters approval 16/0196, features in the Blackpool HMR dated 31/03/2018. There is a current application (18/0642) submitted for 22no dwellings - which was submitted before the expiry of approval 16/0196. This is a current proposal that may be amended further due to present discussions with the planning officers. The site would be wholly accessed from Midgeland Road (NOT from Stockydale Road). Bungalow development is being considered at the site which would meet an identified need for elderly persons as identified in the Fylde Coast Strategic Housing Market Assessment. An “over 55’s occupancy” development condition is being considered.</p>	<p>This consultation relates to an application to designate the Marton Moss Neighbourhood Forum and the Marton Moss Neighbourhood Area. The request to allocate a site for development is not relevant to this consultation.</p> <p>The Council has also received a Call for Sites request to allocate the former Baguleys site for housing in response to the informal consultation on the Local Plan, Part 2: Site Allocations and Development Management Policies document. The submission of the Call for Sites request does not guarantee that the Council, or the Forum will allocate the site or support its development in the future. All sites will be assessed in accordance with relevant planning policies and other material planning considerations.</p> <p>The consultation response has been forwarded to the Chair of the Forum.</p> <p>The allocation of the site for housing should be considered as part of the neighbourhood planning process.</p>

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		<p>It is the joint owner's belief that the site should be included in the Marton Moss Neighbourhood Plan and the Local Plan Part 2 as an allocated housing site. It has previously been considered to be acceptable (in the above two planning documents) and as it is in a sustainable and accessible location relative to facilities, schools (junior and high), shops and places of employment and bus routes, it should be so allocated.</p> <p>The provision of this site as a housing site (that has clearly been previously developed) would relieve pressure for additional housing within other more rural and open field type parts of Marton Moss (such as Laundry Road and other such sites). The Baguleys site reads as part of Midgeland Road (ie; the more urban area) and <i>not</i> as part of the more <i>open aspect</i> of the moss to the east of the site beyond Stockydale Road. As previously stated, the site would be wholly accessed from Midgeland Road and this would protect the more rural aspect of Stockydale Road to the east.</p> <p>The development of the site would be by a local builder (Denmack Holdings) and <i>not</i> a large volume builder with no connection to the area. I would ask that you consider permitting the land in question to be identified via the Neighbourhood Planning approach on Marton Moss and Local Plan Part 2, as a suitable site for housing. This would reduce pressure for further development of more open land on the moss that is not as well located relative to existing urban development along Midgeland Road.</p>	

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2	Allan H Gater	<p>Further to my previous comments on the above subject. Please find attached a map, reference local public rights of way that will need to be pointed out and protected.</p> <p>https://www.blackpool.gov.uk/Residents/Parking-roads-and-transport/Roadworks-and-road-maintenance/Public-rights-of-way.aspx</p>	<p>This consultation relates to an application to designate the Marton Moss Neighbourhood Forum and the Marton Moss Neighbourhood Area. The protection of public rights of way is not relevant to this consultation.</p> <p>Public rights of way would be a consideration as part of the neighbourhood planning process.</p>
3	Highways England	<p>Thank you for inviting us at Highways England to comment on the application to designate the Marton Moss Neighbourhood Area and Forum and introduce a Neighbourhood Plan.</p> <p>We don't have any comments that we feel we need to make on the application other than to say that we would wish to be kept informed of any proposals within the eventual Neighbourhood Plan that may affect traffic using the M55 motorway.</p>	Noted.
4	Historic England	<p>Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.</p>	Noted.

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		<p>Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.</p>	
5	<p>Marine Management Organisation</p>	<p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England’s marine area on behalf of the UK government. The MMO’s delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO’s licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that</p>	Noted.

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		<p>affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist. If you wish to contact your local marine planning officer you can find their details on our gov.uk page.</p> <p>The MMO is currently in the process of developing marine plans for the remaining 7 marine plan areas by 2021. These are the North East Marine Plans, the North West Marine Plans, the South East Marine Plan and the South West Marine Plans.</p>	
6	National Grid	<p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.</p> <p><i>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</i></p>	Noted.

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		<p>Key resources / contacts</p> <p>National Grid has provided information in relation to electricity and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>Electricity distribution</p> <p>The electricity distribution operator in Blackpool Council is Electricity North West. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.</p>	
7	Natural England	<p>Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p> <p>Natural England's role</p>	Noted.

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		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.</p> <p>Planning policy for the natural environment</p> <p>Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109 (NPPF February 2019 paragraph 170):</p> <p>Planning policies and decisions should contribute to and enhance the natural and local environment by</p> <ul style="list-style-type: none"> protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. 	

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8	Network Rail	<p>Network Rail has no comments at this stage on the NP.</p> <p>Please keep Network Rail informed of any further consultations.</p>	Noted.
9	Fylde Borough Council	<p>Thank you for consulting Fylde Borough Council on the above application. At this stage we have no comments to make. However, we appreciate the opportunity to provide comments and would like to be kept informed of future consultations.</p>	Noted.
10	Environment Agency	<p>We have reviewed the proposed boundary of the Neighbourhood Area and we have identified a number of constraints that the Neighbourhood Planning Authority would need to be aware of, including areas of flood risk, the location of designated main river watercourses and areas of historic landfilling.</p> <p>If the application to designate the Neighbourhood Area is approved, we would be happy to work with the Neighbourhood Planning Authority to help them identify the constraints that they would need to be aware of and see if any opportunities exist for us to help them deliver their vision for their area.</p> <p>We recommend that the Neighbourhood Plan has regard to the Government's 25 Year Environment Plan (published in January 2018) and its ambitions, and makes reference to embedding an environmental net gain for development, including housing and infrastructure, and also include biodiversity net gain, which is reflected in the revised National</p>	Noted.

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		<p>Planning Policy Framework.</p> <p>This Neighbourhood Plan could demonstrate how it meets the goals set out in the 25 Year Environment Plan of clean air; clean and plentiful water; thriving plants and wildlife; reduced risk of harm from environmental hazards; more sustainable and efficient use of resources; enhanced beauty, heritage and engagement with the natural environment.</p> <p>The Neighbourhood Forum can find advice, guidance and information via the following links, which may be helpful in preparing the plan:</p> <p>https://www.gov.uk/guidance/consulting-on-neighbourhood-plans-anddevelopment-orders https://flood-map-for-planning.service.gov.uk/ https://data.gov.uk/ https://www.gov.uk/guidance/neighbourhood-planning--2 https://neighbourhoodplanning.org/</p>	

