



L O C A L D E V E L O P M E N T F R A M E W O R K

# Statement of Community Involvement

## Statement of Compliance

Submission Draft  
Oct 2006



# CONTENTS

	Page
<b>1. Introduction</b>	<b>1</b>
<b>2. Blackpool Council Pre-Submission Consultation Statement (Regulation 28 Statement)</b>	<b>2</b>
<b>3. Appendices:</b>	<b>13</b>
<b>A) Pre-draft and Draft SCI Consultee List used by Blackpool Council</b>	<b>15</b>
<b>B) The Pre-draft consultation material used by Blackpool Council</b>	<b>23</b>
<b>C) Blackpool Council Draft SCI proposals matters and public advertisement</b>	<b>39</b>
<b>D) Individual Draft SCI responses received by Blackpool Council</b>	<b>43</b>



## 1. Introduction

- 1.1 This document is intended to accompany the Blackpool Statement of Community Involvement to explain how we have adhered to the regulations of the 2004 Town and Country Planning Act.
- 1.2 The Statement of Community Involvement (SCI) submitted to the Secretary of State deals with consultation on the Blackpool Local Development Framework only. A separate SCI will deal with consultation on the Lancashire Minerals and Waste Development Framework. The Minerals and Waste Development Framework is being brought forward by the Joint Authorities, with Lancashire County Council leading the work. The strategic nature of the plan makes it appropriate for a consistent approach to be taken with regard to community involvement across the Joint Authorities. Lancashire County Council, who will be responsible for all consultation on the Minerals and Waste Development Framework, have already produced an SCI which proposes wide ranging consultation using a variety of methods. As such, the Council is happy to endorse this document with respect to consultation on the Minerals and Waste Development Framework in the Blackpool area.

## 2. Blackpool Council - Pre-Submission Consultation Statement (Regulation 28 statement)

### Consultation under Regulation 25

2.1 Before preparing the **Statement of community Involvement**, we consulted with nearly 500 organisations and individuals (listed in Appendix A), to gather their views on consultation in our area. To this purpose we used the questionnaire included in Appendix B. This consultation lasted for a period of 4 weeks from 6<sup>th</sup> May to 3<sup>rd</sup> June 2005. A total of 28 comments were received.

2.2 The Pre-Draft consultation set out 6 questions for consultees to respond to. However there was also an opportunity to express any opinion on consultation and engagement in a general comments section. All of the comments made have provided the Council with useful advice and information. The main issues and how the Council have addressed them are summarised as follows:

#### 2.3 **Q1: What new techniques should the Council commit itself to in preparing a Local Development Framework?**

2.3.1 Most respondents used the opportunity to ensure that Blackpool Council keeps them informed of new documents and decisions. Everyone on our databases will automatically be kept informed and when the draft SCI goes out for consultation there will be an opportunity to update our details and contacts for those organisations. Techniques that were felt to be essential in contacting people were post/written request and the Council's website. It is important that we use a range of techniques to contact people because not all have access to the website and many prefer written material because it saves having to find things on the website. Written/posted materials and using the website as a way for people to access information are both already covered in the SCI, however we appreciate the support for both of these techniques.

2.3.2 'Standing groups', particularly to access older people, and the use of the Blackpool Young Persons Council and its access groups as a technique for obtaining views and information was highlighted as an issue. The Councils database contains contacts for both the young and elderly groups, however the specific use of the Young Person Council is a technique we should consider. One respondent referred to using DVDs as an engagement technique.

The Council has used DVDs before with the Masterplan presentation and it is a relatively cheap and easy way to get information to people. One respondent highlighted that trade unions and the staff of major employers need to be consulted more. Major employers are already on the local plan database and the trade unions can be added.

### 2.3.3 **Specific changes made**

- Add Youth Council to the list of engagement techniques.
- Add alternative media formats to the list of engagement techniques.
- Database management to ensure that all the various groups that have been highlighted as important are listed on the database.

## 2.4 **Q2: Can you add any other barriers and suggest how the Council tackles them?**

2.4.1 A couple of respondents referred to the use of Plain English and the need to reduce jargon and long drawn out details. In particular the planning detail is seen as a turn off with one respondent suggesting that a broad overview that can be accessed by DVD is better. The Council understands the difficulty that people have in understanding the technical nature of the planning system and recognise that simplifying text and using Plain English is an excellent solution to this barrier. The SCI already identifies these issues but could benefit from adding 'Jargon' to the list of barriers. The reference to the DVD has already been addressed under Question 1. Free documents and an easy to use website were supported by respondents.

2.4.2 To overcome barriers one respondent would like participation to be more focussed to the appropriate stakeholders. The aim of the SCI is to have a list of consultation methods that we can pick and choose from in order to match the method with the stakeholder.

2.4.3 Another barrier identified was the need to access the views and opinions of disaffected groups. The solution offered is the use of outreach workers, which the Council considers to be entirely appropriate.

2.4.5 Physical access on account of disabilities is another barrier. Whilst this is identified in the Pre-Draft SCI one respondent highlights that a potential solution would be to contact voluntary organisations such as the DIS (Disability Information Service) who can help to identify barriers and work to overcome them in any participation strategy.

2.4.6 suggested that a more personal approach is needed, contact by phone or email is a good idea because not everyone can get to meetings. We encourage people to use email and our comment form can be submitted on line or emailed back to us.

2.4.7 One respondent holds a very strong belief that decisions made by Blackpool Council are heavily influenced by commercial interests and that people do not believe that their views are being seriously taken into account. The aim of the SCI is to make decision making more transparent and to ensure that people are consulted on things that affect them. Everyone is entitled to an opinion and the council regards all comments as equal. We agree that mistrust and cynicism are barriers to effective participation and we have suggested that there are ways to overcome them.

2.4.8 The Council agrees that a mail shot in a local area will allow people to participate and contribute without having to attend any meetings.

2.4.9 Lacking self-confidence as a barrier to participation has been suggested with the solution of one-to-one exchanges. The Council has referred to manned exhibitions as a method for community participation and planning officers are always ready and willing to meet with the community on a one-to-one basis.

**2.4.10 Specific changes made**

- Incorporate 'Jargon' as a barrier with the solution being simplification of text.
- Add disaffected groups to the SCI and the potential solution of using outreach workers.
- Add a reference to involving the Disability Information Service.
- Identify mail shot in the Draft SCI as a method of participation.
- There will need to be some consideration over how easy it is to use the Council's website, there are plans to revamp it by the Autumn 2005.
- Consideration should be given to adding the personal touch to the general 'local development framework' email that has been set up.

**2.5 Q3: Do you agree/disagree with any of the statements in Figure 3 (barriers to effective participation)?**

2.5.1 One respondent agrees that information should be free of charge but that not everyone has the internet or email. They suggest using the media more frequently.

2.5.2 One respondent suggests that use of a DVD is a good option because even if the viewer does not wish to participate, they will feel part of the process. A reference to using alternative media solutions will be in the Draft SCI.

2.5.3 Two respondents feel that objections are not seriously sought and that no objection by residents is taken seriously. The Council feels that there is a perception that only the people who want to object to something make a representation and that those who support a proposal do not comment. We need to encourage people who do want to support a plan or proposal to contact us. With regards to applications, the level of objection is only one matter taken into account when deciding to grant or refuse planning permission. This is why applications are approved despite objection; it is not because we do not take residents seriously.

2.5.4 **Specific changes made**

None.

2.6 **Q4: Is the current level of consultation on planning applications adequate?**

2.6.1 Many respondents felt that current consultation is adequate. However some highlighted being consulted on specific issues or within a specific area or state that they just do not know what is coming up in the future. Suggestions on improving consultation on planning applications are more use of Area Forums, focus groups with young people and community consultation on major applications. In response to this the Council can indicate that all planning applications are on the Council's website and can be viewed. One respondent suggested using surveys to gauge if consultation has been successful on planning applications. However, the Council feels that asking the views of people who may disagree with the decision on an application could produce a very negative response despite an excellent consultation strategy.

2.6.2 A traders and hoteliers association stated that they would like to be consulted on any changes of use or any plan which affects car parking or the local environment generally. As a non-statutory consultee listed on our database, the association will be consulted on appropriate development and policy proposals.

2.6.3 United Utilities indicate that applicants for minor applications do not generally check for the presence of underground utility infrastructure, which could have major consequences for them. United utilities are concerned that they have only received 6 development control

consultations in six months from Blackpool Council as they feel that this does not reflect the level of development activity that may affect utility infrastructure.

2.6.4 One respondent suggests that the background papers explaining how decisions have been made are scant and asks, as an example, where a large housing development like that at the Newton Drive roundabout fits in with the 2004 Housing monitoring report. In response the Council highlights the provision of detailed committee reports giving all the background information on a particular application. This is to ensure that Councillors have all of the information they need to make a decision.

2.6.5 **Specific changes made**

- Ensure that public meetings, such as those held by the Area Forums, are referred to as an engagement method.
- Introduce community consultation with major applications.
- Possible staff training to ensure that United Utilities receive consultations.

2.7 **Q5: What additional methods of involvement should the Council commit itself to in the SCI**

2.7.1 A variety of methods and suggestions were put forward relating to new methods of engagement and commenting on the existing set up.

2.7.2 A few people suggested roadshows as a way of displaying information in a development area. The Council agree that roadshows can be added to the SCI methods of engagement.

2.7.3 Advertisements in the Evening Gazette to offer comments and an easy to follow comments procedure on the Council's website were also suggested. This is something that the Council is required to do as part of the new planning regulations. An advert will be placed in the local paper on two consecutive weeks to inform people of consultation. Comment forms are available on the Council's website.

2.7.4 Asking developers to pay for a DVD to convey a message has already been covered in Q1 however it does raise the issue of using the word 'encourage' and not 'require' when asking developers to undertake pre-application discussions. Under the new planning regulations we are only able to 'encourage' developers and whilst this does appear to be at odds with the aim of the SCI, unfortunately there is nothing further we can do on this matter.

- 2.7.5 Impartiality of the planning process was highlighted by a number of people. It was suggested that a member of the Area Forum working group sits on the planning panel (assume that this is the Development Control Committee) and that for major applications, laypersons and interested local spokespersons should be part of the 'development team'. However both the Development Control Committee and the 'development team' need to remain impartial in the decision making process. There are plenty of opportunities for the public to comment during the formal consultation stage in the applications process.
- 2.7.6 Another respondent felt that the Council should take responsibility for assisting planning applications for development to improve the community whilst hindering the planning applications of development that may have a negative impact on the community. In response, planning is all about balancing development need against conservation. All matters are considered when making decisions on whether to grant or refuse permission. Decisions are made impartially.
- 2.7.7 One person would like regular updates by way of a personal letter during the application period rather than having to go looking on the Internet or phoning up for an update. The Council response is that progress can be tracked on line for all applications. Unfortunately the capacity within the Development Control section to send individual letters updating progress is not available.
- 2.7.8 Consultation with the disabilities lobby has been raised as an issue and Rev. James Webber of Access for Better Action made an appointment to speak to a planning officer during the consultation period. Given the new requirements under the Disabilities Discrimination Act (DDA), it was felt that the planning department would benefit from external advice on DDA issues. This is something that the Council agrees with and arrangements need to be made to achieve this.
- 2.7.9 **Specific changes made**
- Add roadshows as an additional method of involvement.
  - Internal resolution to set up a permanent arrangement for the consultation with disabled groups on applications.

2.8 **Q6: Are the feedback suggestions adequate to ensure participants feel their views have been properly considered.**

2.8.1 Generally comments were supportive of the feedback suggestions presented in the Pre-Draft SCI. Additional suggestions were put forward including the display of local notices. This is already a feature of some of our larger development sites such as The Central Gateway. Notices are positioned next to the site and they inform people of what is going to happen. This approach is something we should include in the SCI, however we can only encourage developers to undertake this.

2.8.2 A couple of respondents suggested a more personal approach and that more planners should be available to discuss applications either by phone, email or by face to face. In response the Council would point out that all planning applications are on the Council's website. Planners are available to discuss applications, however due to the nature of the work they are often out of the office on site visits and we would therefore suggest making an appointment.

2.8.3 **Specific changes made**

- Include local notices as a feedback mechanism.

2.9 **Q7: General Comments**

2.9.1 Respondents were not restricted to the 6 questions posed by the Council in the Pre-Draft SCI and a general viewpoint could be given expressing anything they wanted.

2.9.2 The National Playing Fields Association (NPFA) is included in a list of organisations that local planning authorities should consider consulting 'where appropriate', in the preparation of Local Development Documents. The NPFA sets out which situations they would like us to contact them and when not to. Similarly the Environment Agency would like to be kept involved with major applications at the pre-application stage. United Utilities, the North West Regional Development Agency and English Nature welcome any opportunity to discuss consultation issues. The Council is happy to contact the NPFA, the Environment Agency, United Utilities, the North West Development Agency and English Nature when it is necessary to do so.

2.9.3 The Countryside Agency wish to be consulted at the various stages of the LDF production. Ideally they wish to receive paper and electronic copies of documents. The Agency strongly

supports community planning initiatives such as Concept Statements and Town Design Statements. Agree that this is something that we should consider.

- 2.9.4 English Nature have sent in a general response setting out when they would like to be consulted and for what purpose.
- 2.9.5 Bispham Traders and Hoteliers Association is in favour of any action which enhances the Bispham area and they would be opposed to any increase in HMOs or bedsits. Another respondent questions how large hotels receive planning permission particularly when they cause congestion. These specific concerns will need to be raised against individual planning applications as and when they arise.
- 2.9.6 One respondent fully endorses the new approach to consultation and raises the issue that many procedures and consultation methods are in place but are not effectively used and the Area Forums are given as an example. The Area Forums are to be included in the list of engagement techniques.
- 2.9.7 Planning must be responsive to and supportive of indigenous business.
- 2.9.8 Concern was raised that the Council would not inform the respondent of any relevant planning applications and that the website was not easy to use. There is a plan to 'revamp' the Council's website to make it more user-friendly.
- 2.9.9 Blackpool SURF believes that the Council engages in consultation only after the important decisions have been taken. This perception is a barrier and creates mistrust between people and the Council. They suggest that complex issues are another barrier for effective engagement. This barrier had already been identified by the Council. In terms of resources they suggest that residents should be able to access independent advice/expertise. They suggest setting up a Community Planning Panel that meets on a regular basis to review all the current planning applications.
- 2.9.10 The Council agree that the perception that consultation is an 'after thought' is a real barrier. However the aim of the SCI is to break down the barriers and have consultation strategies that are transparent. If people can see what we are trying to do and that we are trying to get comments from them, they will be less suspicious of the decision making process. We agree that is difficult to engage with people on complex issues, unfortunately much of planning is of a complex nature. The SCI sets out a commitment to reduce complexity, use plain English and reduce overlong and drawn out text. Independent advice is already

provided free-of-charge through the Planning Aid service. The Council cannot pay for residents to get independent advice. Community Planning Panels, which would be a representative body of people need further consideration and research. They could not be involved in the decision-making process for planning applications, but they could be used as a way of feeding back decisions to the Local Community.

2.9.11 The North and Western Lancashire Chamber of Commerce made comments relating to planning in general. They highlight that planning must be responsive to business needs. Businesses need to be guided through the process of submitting a planning application and at the very least an appointed named contact should be given. There needs to be a speeding up of the planning applications process. The planning system is inflexible and it limits the number of development options available to businesses. Pre-application discussions could help reduce time wastage and improve the quality of planning applications. In response to these points the Council does name a specific contact for all liaison work associated with an application. Pre-application discussions are considered a good way of speeding up the planning process and producing better quality outcomes.

#### 2.9.12 **Specific changes made**

- Refer to Concept Statements as an interactive engagement technique in the Draft SCI.

## Consultation under Regulation 26

2.10 Following the initial pre-draft consultation we then prepared a **Draft Statement of Community Involvement** and carried out consultation on this draft for a six week period from 24<sup>th</sup>. June to 5<sup>th</sup>. August, 2005.

2.11 The document, including a statement of the proposals matters was available at:

- **The Planning and Transportation Division**, Municipal Buildings, Corporation Street, Blackpool.
- **Business Services**, Westgate House, Squires Gate Lane, Blackpool.
- **Education, Leisure and Cultural Services Department**, Progress House, Clifton Road, Blackpool.
- The following public libraries:
  - **Blackpool Central Library**, Queen Street
  - **Anchorholme Library**, Luton Road
  - **Bispham Library**, Devonshire Road
  - **Boundary Library**, Bathurst Avenue
  - **Hawes Side Library**, Hawes Side Lane
  - **Highfield Library**, Highfield Road
  - **Layton Library**, Talbot Road

- **Marton Library**, Waterloo Road
- **Mereside Library**, Langdale Place,
- **Revoe Library**, Central Drive
- **South Shore Library**, Lytham Road

2.12 The document and proposals matters were available on our website, with a statement explaining where and when paper copies of the document were available for inspection.

2.13 We placed an advertisement in the Blackpool Gazette on 24<sup>th</sup> June. A copy of this advertisement is contained within Appendix C.

2.14 We sent copies of the document, along with the proposals matters and details of where the documents were available for inspection, to the 31 Specific Consultees listed in Appendix A.

2.15 We received 15 representations on our draft SCI. We provide a summary of the main issues raised and the way they were addressed in the SCI in Appendix D.



### 3. Appendices

Appendix A: Pre-draft and Draft SCI Consultee List used by Blackpool Council

Appendix B: The Pre-draft consultation material used by Blackpool Council

Appendix C: Blackpool Council Draft SCI proposals matters and public advertisement

Appendix D: Individual Draft SCI responses received by Blackpool Council



## APPENDIX A - Pre-draft and Draft SCI Consultee List used by Blackpool Council

Some consultees appear on several consultation lists. To avoid repetition the Council will only list a consultee once.

### **STATUTORY/SPECIFIC CONSULTTEES (33)**

Government Office North West  
North West Regional Assembly  
Lancashire County Council  
Fylde Borough Council  
Wyre Borough Council  
Preston City Council  
The Countryside Agency  
The Environment Agency  
Highways Agency  
English Heritage  
English Nature  
The Strategic Rail Authority  
North West Regional Development Agency  
Telecom Development:  
Patrick Forfar Associates  
Adam Holmes  
Mono Consultants  
Vodafone Ltd  
Daly International  
O<sub>2</sub> (UK) Ltd  
Pentland  
BT Plc  
PP2004  
T Mobile  
Spectra Telecom UK Ltd  
BT Cellnet  
British Telecom  
Orange PCS Ltd  
Strategic Health Authority  
United Utilities  
North West Water  
St. Anne's Parish Council  
Westby with Plumpton's Parish Council  
Staining Parish Council

### **NON-STATUTORY/GENERAL CONSULTTEES**

#### **Elected Representatives**

Blackpool Councillors (42)  
Blackpool North and Fleetwood MP  
Blackpool South MP  
European MPs (10)

## **Area Forum Working Group Members (33)**

### **Other Public and Local Organisations (148)**

Action for Better Access in Blackpool & The Fylde  
Age Concern  
Anchor Housing Association  
ARRIVA Trains Northern  
BAGS  
Barham Residents Association  
Bispham Hotel & Traders Association  
Bispham & District Community Association  
Blackpool & District Pensioners Pressure Group  
Blackpool & Fylde College  
Blackpool & Fylde Conservation Volunteers  
Blackpool & Fylde Friends of the Earth  
Blackpool & Fylde Rail Users Association  
Blackpool Airport  
Blackpool Challenge Partnership  
Blackpool Chamber of Trade  
Blackpool Civic Trust  
Blackpool Combined Associations  
Blackpool Council for Sport & Recreation  
Blackpool District Education Office  
Blackpool Football Club  
Blackpool Forum  
Blackpool Fylde & Wyre Health Services NHS Trust  
Blackpool Hotel & Guest House Association Ltd  
Blackpool Licensed Taxi operators Association  
Blackpool Major Retails Consortium  
Blackpool Marton Rotary  
Blackpool Pleasure Beach  
Blackpool Primary Care group  
Blackpool Private Hotels Association  
Blackpool RUFC  
Blackpool Self Catering Holiday Association  
Blackpool Society for Mentally Handicapped  
Blackpool Town Centre Forum  
Blackpool Towns Women's Guild  
Blackpool Transport Services  
Blackpool Workspace & Employment Development Service  
Blackpool, Wyre & Fylde Health Authority  
BLIND  
Central & West Lancs. Chamber of Trade & Industry  
Central Action Area Group  
Chinese Community Association  
Civic Trust Regeneration Unit  
Civic Aviation Authority  
Civilian Disabled Society  
Claremont Community Association  
Claremont West Renewal Area Residents Association  
Coliseum Traders Association  
Commission for Architecture and the Built Environment  
Commission for Racial Equality  
Community Council of Lancashire  
Council for the Protection of Rural England  
Council for Voluntary Services

Countryside Agency  
Crown Estate Commissioner  
Deaf Society  
Dickson Road/Promenade Area Focus Group  
Diocese of Blackburn  
Duxburys Chartered Surveyors  
English Partnerships  
First North Western  
Five Piers (Manchester Methodists) Housing Association  
Foxhall East Residents Association  
Foxhall Focus Group  
Friends of the Earth  
Fylde Coast Cycling Action Group  
Grange Park Community Association  
Grange Park Residents Association  
Grange Park Youth and Community Association  
Grasmere Residents Association  
Gynn and North Shore Focus Group  
Gynn Avenue Hotel Association  
Health and Safety Executive  
Help the Aged  
Homeless in Blackpool  
House Builders Federation  
Housing 21  
Housing Corporation  
Ingthorpe North Tenants & Residents Association  
In the Pink Leisure Group  
Lancashire Enterprises Plc  
Lancashire RIGS Group  
Lancashire Waste Services Ltd  
Lancashire West Partnership  
Lancashire Wildlife Trust  
Lancashire and Blackpool Tourist Board  
Law Tec  
Leisure Parcs  
Manchester Unity Housing Association  
Marton & Mereside Youth & Community Centre  
Muir Group  
National Playing Fields Association  
National Probation Service  
New South Promenade Hospitality Group  
Noble Organisation Ltd  
North British Housing Association  
North Central Business & Residents Association  
North Layton Residents Association  
North West Council for Sport & Recreation  
North West Lancashire Health  
North West Regional Chamber  
NPFA Fields Office  
Old Peoples Welfare Committee – Blackpool  
Pensioners Association  
Planning Aid  
Pleasure Beach Area Focus Group  
Progress Housing Group  
Queens Park Residents Association  
Railtrack Property  
Ravenseft (for Land Securities)

Ramblers Association  
Regional Planning Advisor  
Revoe Residents Association  
Ride – Ability (Coastal Community Transport)  
RNIB  
Robert Pinkus & Co.  
RONSA  
Royal British Legion – Housing Association  
Royal Society for the Protection of Birds  
Salvation Army Housing Association  
South Shore Action Group  
South Shore Focus Group  
South Shore Housing Association  
Sport England  
St Christopher's Community Association  
St Heliers Youth and Community Association  
Sustrans  
Sycamore Development (1990) Ltd  
Talbot & Brunswick Community Association  
Tidy Britain Group  
Transco  
Warbreck Residents Association  
Whiteholme Youth and Community Centre  
Windmill Housing Association  
Women's Institute  
Women's National Commission  
Wyre Housing Association

#### **Local Strategic Partnership Members (39)**

Mr Robert James: Burton's Food Limited  
Mr Peter Wheeler: TVR Engineering Limited  
Mr Karl Turner: Hilton  
Mr Joe Curran: Licensee Forum  
Mr John Holt: Hounds Hill Management Offices  
Mr David Eaves: Blackpool Transport  
Mr Tony Stone: Business Travel Plus  
Mr Tony Prosser: Real Time Visualisation  
Mr John Barnett MBE: Stardream Inc  
Mr Philip Welsh: The Evening Gazette  
Mr Chris Simms  
Mr Clive Memmott: Business Link North Western Lancashire  
Mr Hugh Evans: Central West Lancs. Chamber of Commerce  
Mr Steve Pye: Federation of Small Businesses  
Mrs Wendy Swift: Primary Care Trust Offices  
Mr Tony Shaw  
Mr Alf Goldberg  
Chief Supt. Michael Cunningham: Lancashire Constabulary  
Mr Dave Cresswell: Lancashire Learning Skills Council  
Dr Marie Riley: Lancs. Probation Service  
Mrs Pauline Waterhouse: Blackpool & The Fylde College  
Dr David Sanders: Blackpool Council  
Ms Felicity Greeves: Blackpool Sixth Form College  
Mrs Jacqueline Marsh: Job Centre Plus  
Mr Gary Pretty: Hesketh Hotel  
Mr John Porter  
Mr Harry Holland

Mr Michael Edwards  
Mrs Dorothy Maley  
Ms Maureen Horn  
Mrs Pat Hansell: Blackpool Council  
Mrs Carol Neale: CVS  
Mr Joel Tagg: GONW  
Mr Andrew White: HSBC  
Mr Bernard Booth: Blackpool Youth Service  
Mr Stuart Dunn: Youth Service  
Mrs Christine Dougal: Belverdere Hotel  
Mr Mike Holt

### **Faith Forum Members (89)**

Mr. Abdul Noah; 2 Lawson Road  
Pastor Alan Drake; Clifton Christian Centre  
Revs. Ann and Christopher Wren; St Paul's, Marton  
Anne Ashworth; Society of Friends  
Rev. Audrey Boon; Bispham URC  
Rev. Barbara Duchars; North Shore Methodist  
Mrs. Barbara Leonard; Kings Christian Centre  
Rev. Barbara Duchars; New Central Methodist Church  
Rev. Bill Smith; St Annes Rd. Baptist  
Mrs. Brenda Birchenough  
Mr. Bryn Cowdridge; Victoria Congregational Church  
Rev. Chris Cousins; St John Vianney Presbytery  
Rev. Chris Weddle; Marton URC and St Georges URC  
Rev. Christy Bonner; Marton Methodist Church  
Rev. Christy Bonner; Mereside Methodist Church  
Rev. Clive Lord; St Mary's, Squires Gate  
Mr. David Blundell; Baptist Tabernacle  
Rev. David Howarth; Highfield Methodist Church  
Mr. David Pond; Jehovas Witness  
Rabbi David Braunold; Blackpool United Hebrew Congregation  
Rev. Denis Blackledge; Sacred Heart  
Majors Derek & Helen Tyrell; Blackpool Citadel, Salvation Army  
Canon Dick Cartmel; Holy Trinity, South Shore  
Mrs. E Clarke; Spiritualist Church  
Mr. Eric Dyson; Bible Pattern Church  
Rev. Evan Gray; St Mark's  
Rev. Geoffrey Bottoms; St Monica's  
Rev. George Fisher; St Thomas  
Rev. Graham Pollitt; All Hallows  
Father Graham Rainford; St Christophers  
Mr. Hugh Skelton; Alexander URC  
Dr. Ifty Khan  
Rev. Jan Shaw; St Paul's, North Shore  
Rev. Jessica Turner; Blackpool Victoria Hospital  
Rev. Jim Thompson; Blackpool Christian Centre  
Rev. Joan Fisher; St Mark's  
Pastor John Austin; Blackpool Christian Fellowship  
Rev. John Foulkes; St Kentigern's  
Mr. John Potter; Missionary Ventures International  
Retired Rev. John Dennett; 37, Village Way  
Majors John and Maureen Luce; Salvation Army, South Shore  
Ms. K Melia; 5 Seathwaite Ave  
Mr. Kadaba Vasudev; 10 Silverdale Place

Ms. Kelsang Thaye; Keajra Kadma Buddhist Centre  
 Rev. Ken Paskin; Blackpool Baptist Church  
 Revs. Luiz/Paul Ruscillo/Harrison; St Margaret Clitheroe and Chapel of Ease  
 Rev. Malcolm Maymand; Bispham and Springfield Methodist  
 Deacon Martin Clayton; Bible Pattern Church  
 Mr. Michael Ward; Holy Trinity, South Shore  
 Rev. Michael Manley; St John's Parish Church  
 Pastor Mike Kellett; Blackpool Community Church  
 The Minister; Pentecostal Church  
 Rev. Nicholas Heale; St Michael & All Angels  
 Rev. Noel Pate; Our Lady of the Assumption  
 Rabbi Norman Zalud; Blackpool Reform Jewish Congregation  
 Rev. P Hibbert; St Bernadettes  
 Rev. Paul Darlington; All Hallows  
 Rev. Paul Ruddick  
 Mr. Pete Emblin; Jesus Fellowship  
 Rev. Peter Draper; St Cuthbert's and St Margaret' Clitheroe  
 Rev. Peter Knight; Marton, Mereside and Waterloo Road Methodist  
 Rev. Peter Walsh; St Stephen on the Cliffs  
 Rev. Peter Warren; Christ Church with All Saints  
 Rev. Peter Nunn; All Saints, The Vicarage  
 Retired Rev Philip Gascoigne; 6, King's Close  
 Father Philip Hudson; St Wilfred's  
 Mr. R Capper; Christadelphian Church  
 Rev. Rachel Wadey; St Peter's, South Shore  
 Pastor Rob Burns; Fylde Christian Centre  
 Rev. Robert Horn; Christ The King  
 Mr. RS Bhilku; 3 Airdrie  
 Rev. Ruth Charlesworth; Layton Methodist (Salem) and Raikes Parade  
 Rev. Sandra Purvis; St John's  
 Rev. Sandra Turner; Bethesda Congregationalist Church  
 Rev. Dr Simon Cox; All Hallows, The Rectory  
 Pastor Simon Page; Clifton Christian Centre  
 Rev. Stephen Tranter; St Thomas' Blackpool  
 Rev. Stewart Furnival; New Central Methodist  
 Father Stuart Edwards; Holy Cross Church  
 Rev. Tim Widdess; Highfield Methodist and Lindale Methodist  
 Rev. Tony Bartlett; St Annes Greenlands, St. Annes Clergy House  
 Mr. Trevor Gotobed; Salvation Army Citadel, The Bridge Project  
 Rev. Valentine; Holy Family  
 Open Brethren Gospel Hall  
 Rev.; Bispham United Reformed Church  
 Mr & Mrs Wayland, 13 Elms Ave  
 Bishop Rushworth; Church of Jesus Latter Day Saints  
 Dr. Ahmed; Blackpool Mosque

### **Community Empowerment Network (55)**

Blackpool Seaside Childminding Group  
 Bloomfield (East) Residents & Drugline – Lancashire Ltd  
 Friends of the Grand Theatre  
 Blackpool Friends of Kingscote Park  
 Making Space – family support service  
 Motor Neurone Disease Association (Blackpool, Fylde & Primetimers)  
 Relate Lancashire  
 Squadron Air Training  
 Alcohol and Drug Services

Arthritis Care  
Back Care  
Barnardos Blackpool Project  
Blackpool Citizen Advice Bureau  
Society of Friends St Paul's Medical Centre  
Blackpool Advocacy  
Claremont West Renewal Area  
Blackpool Residents Federation  
Blackpool Moneyline  
IPS Ltd  
Bostonway Resident and Tenant Association  
MIND Association  
Blackpool, Fylde and 1<sup>st</sup> Norbreck Scout Group and Guide Company  
BC Family Mediation  
Blackpool Community Church  
Leonard Cheshire  
League of Friends Victoria Hospital  
Headway  
RONSA  
Motor Neurone Equalities Forum  
Addiction – Blackpool  
Advice Link  
Blackpool Scouts Service Team  
'Beside the Seaside'  
B Cage  
Blackpool F&W Society for the blind  
Blackpool Fylde and Wyre Trades Union Council  
Blackpool United Hebrew Congregation Synagogue  
Cadiac Support  
Carers UK, Fylde Coast Branch  
Central Drive Community Association  
Claremont Community Association  
Clifton Christian Centre  
Heart to Heart  
Horsebridge Road Tenants Association  
Martin Yates Independent Living Services  
NHW  
Princess Alexandra Home for the Blind  
SSRA  
Fibromyalgia Support Group  
Relate Lancashire  
Marton and Mereside Community Centre  
FOPS  
Lytham Cricket Club  
Sure Start

**Senior Management Group (internal consultation) (31)**

**Planning Department (internal consultation) (10)**



APPENDIX B - The pre-draft consultation material used by Blackpool Council

This letter accompanied the pre-draft consultation exercise for the SCI. The pre-draft statement and consultation questionnaire follow the letter.

5<sup>th</sup> May 2005

Our Ref: SPU/SCI/001  
Your Ref:

Enquiries to: Anna Miller  
Direct line: (01253) 476244  
E-mail: anna.miller@blackpool.gov.uk

Dear

**RE: Statement of Community Involvement**

I am writing to involve you in consultation on Blackpool Council's Statement of Community Involvement.

The Statement of Community Involvement is a new requirement following recent changes to the Planning system. It will set out exactly whom the Council intends to consult, how and when. Before we write a draft statement we are inviting groups, individuals and communities to put forward ideas.

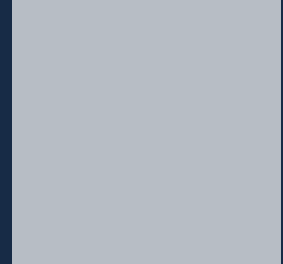
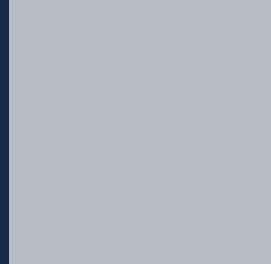
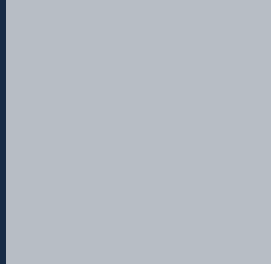
Please find enclosed a short document that sets out how we already consult with people and the techniques we could use to improve the way we do things. Also enclosed is a comment form.

If you have any questions please do not hesitate to contact me.

Yours Sincerely,

Anna Miller  
Planning Officer





Statement of  
Community Involvement  
Pre-draft  
May 2005





*We would like your views...*

**on how the community can get involved in planning**

In September 2004 the Planning System changed placing a greater emphasis on community engagement. The Council must state clearly how it intends to involve communities and stakeholders in the preparation of plans and policies and in dealing with planning applications. The new planning requirements expect the council to engage with the community before drawing up its proposals, during the submission of a planning application or plan development, as well as commenting on draft documents.

Blackpool Council will produce a Statement of Community Involvement (SCI), which will set out exactly who the Council intends to consult, how and when. Before we write a draft SCI we are inviting groups, individuals and communities to put forward ideas. The SCI must be developed from the communities it hopes to reach out to and engage with.

When the SCI has been drafted there will be a further opportunity to comment, which will be in June 2005. If we are unable to resolve any objections there will an opportunity to be heard by an independent inspector. When the SCI is finally adopted the Council will be bound to act by it.

Before the Draft SCI is prepared we need to know your views. This consultation sets out a few questions that can be used as a prompt, but please feel free to add any comments you wish.

Please make your comments by Friday 3rd June 2005 in any of the following ways:

- By email to [development.plans@blackpool.gov.uk](mailto:development.plans@blackpool.gov.uk)
- By completing the response form on our website at [www.blackpool.gov.uk](http://www.blackpool.gov.uk)
- By posting the attached form.

If you would like to talk to a planning officer further about the contents of this consultation document then please do not hesitate to call:

***Anna Miller***

Telephone: 01253 476244

Development Plans Section  
Planning & Transportation  
PO Box 17  
Corporation Street  
Blackpool Borough Council  
FY1 1LZ

If you would like a copy of this consultation document in large print please contact the above.



## Getting Involved in Planning - an Introduction

Blackpool Council operates two important planning services. The first service is the production of planning policy documents, which sets out detailed policies and proposals for the development and change of use of land. The policies and proposals range from house extensions and parking, to major regeneration projects such as casino development and neighbourhood renewal programmes. These used to be in a single document called the Local Plan. Changes to the planning system in 2004 replaced Local Plans with a Local Development Framework made up of a number of policy documents. Over the next 3 to 4 years the Council will have to replace the Local Plan with a Local Development Framework (LDF).

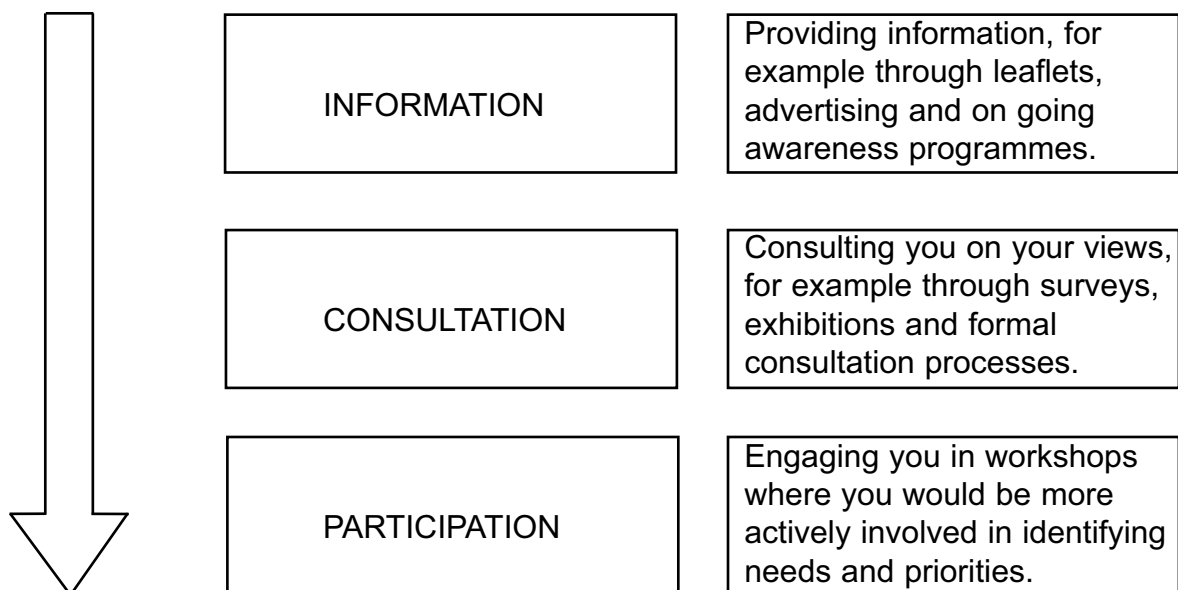
Development Control is the second service and is responsible for making decisions on planning applications using the policies set out in the Local Plan and in the future, the Local Development Framework. Applications range in size and scale and can be for anything, from a domestic conservatory to a major new development e.g. a 200-bed hotel.

The new planning system requires a greater level of public involvement in preparing the LDF and a new approach in engaging with communities. It also places greater emphasis on the way in which communities are informed and invited to comment on planning applications.

### What is Involvement?

Involvement means the interaction between our planning service and the community. We recognise that there are different levels of involvement.

Figure 1: Methods of Involvement



## *Policies & Plans - the Local Plan & the Local Development Framework*

People are already involved in consultations with the development plans team on the Local Plan and the Local Development Framework. Preparation of the current Local Plan led to the following consultation techniques:

- Consultees contacted by post, and either sent copies of documents and comments forms or directed to Council websites, offices and local libraries.
- Focus groups on specific topics
- Public notices in the newspaper
- Issues and options leaflet to all households
- Press releases

Some communities will respond better to some techniques than others and certain issues are better explored through specific techniques such as focus groups rather than a general mail shot. Blackpool Council did much more than most authorities in consulting on the local plan but the new planning system requires new techniques to improve access to 'hard-to-reach' groups and to engage with communities effectively.

### **What practical means should be used to engage the community?**

In order to develop a successful consultation programme the council will put in place a range of consultation tools to meet the different circumstances that will arise. For example, a citizen's panel is ideal for canvassing the broad views of a number of people but a focus group is better placed to explore specific issues in-depth.

*Figure 2*

Engagement Techniques	Stakeholders				
	Public	Interest Groups	Businesses	Statutory Consultees	Developers
Availability of documents & comment forms on Council website and local libraries	✓	✓	✓	✓	✓
Public meetings	✓				
Manned and un-manned public information displays.	✓	✓	✓		
Posters – to be put up in public areas e.g. schools and shops.	✓	✓	✓		
Interactive workshops/Planning for Real	✓	✓			
Area forums	✓	✓			
Coverage by local radio and local newspapers. Is there a free council newsletter?	✓	✓	✓		
Invitation for comments, by letter or email	✓	✓	✓	✓	✓
Focus groups (for specific issues)	✓	✓	✓	✓	✓
Citizen Panel	✓				
Public notices in the press	✓	✓	✓	✓	✓
Involvement of schools	✓				
Roundtables		✓	✓	✓	✓

Q1: What new techniques should the Council commit itself to in preparing a Local Development Framework?

### Why is the community not more involved already with Plans & Policies?

It doesn't matter how many techniques we choose to use, there are still going to be people who choose not to participate or who are unable to participate. We need to understand what it is that prevents them from doing that. In deciding what to put in a Statement of Community Involvement it is important to understand the specific barriers that stand in the way of effective participation. Figure 2 lists what we think the barriers to participation are, and how we might overcome them.

Figure 3: Barriers to effective participation

BARRIERS TO PARTICIPATION	SUGGESTED ACTION
The cost of information	<ul style="list-style-type: none"> <li>- Make documents free of charge</li> <li>- Ensure availability in a variety of public places</li> <li>- Ensure availability on the Councils internet site</li> </ul>
Lack of time to comment	<ul style="list-style-type: none"> <li>- Easy-to-use website</li> <li>- Email able comment forms</li> <li>- Easily understood documents which are not repetitive and overly long</li> </ul>
Time (of meetings/activities)	<ul style="list-style-type: none"> <li>- Consider evening meetings</li> </ul>
Incomprehensible 'Planner' speak	<ul style="list-style-type: none"> <li>- Use of Plain English</li> </ul>
Complex procedure and inability to understand matters which will affect them (e.g. young children)	<ul style="list-style-type: none"> <li>- Simplified user guide of the new planning system and the development control applications procedure</li> </ul>
Perception that only objections are sought	<ul style="list-style-type: none"> <li>- Ensure that supporters are encouraged to express their opinion</li> </ul>
Accessibility of meeting for those with mobility or sensory difficulties	<ul style="list-style-type: none"> <li>- Choose locations that meet accessibility standards where possible</li> <li>- Choose locations that provide a hearing loop where possible</li> </ul>
Physically unable to attend meetings and non-PC literate	<ul style="list-style-type: none"> <li>- Coverage by radio</li> <li>- Detailed coverage in the local free newspaper</li> <li>- Continued use of paper comments forms</li> </ul>
Accessibility of meetings to those without a car	<ul style="list-style-type: none"> <li>- Use of venues accessible by public transport where possible</li> </ul>
Apathy and disinterest	<ul style="list-style-type: none"> <li>- Always try to relate issues, particularly strategic, to the local level</li> <li>- Target groups for consultation who do not normally take an interest</li> </ul>
Lack of information and understanding	<ul style="list-style-type: none"> <li>- Use of Plain English</li> <li>- Shorter documents and simple user guide</li> </ul>
Mistrust and cynicism that it's worthwhile	<ul style="list-style-type: none"> <li>- Make sure that consultation responses are fair and accurate and that full explanations are given for the decisions made</li> <li>- Present information in a way that does not suggest that decisions have already been made</li> </ul>

Q2: Can you add any other barriers and suggest how the Council tackles them?

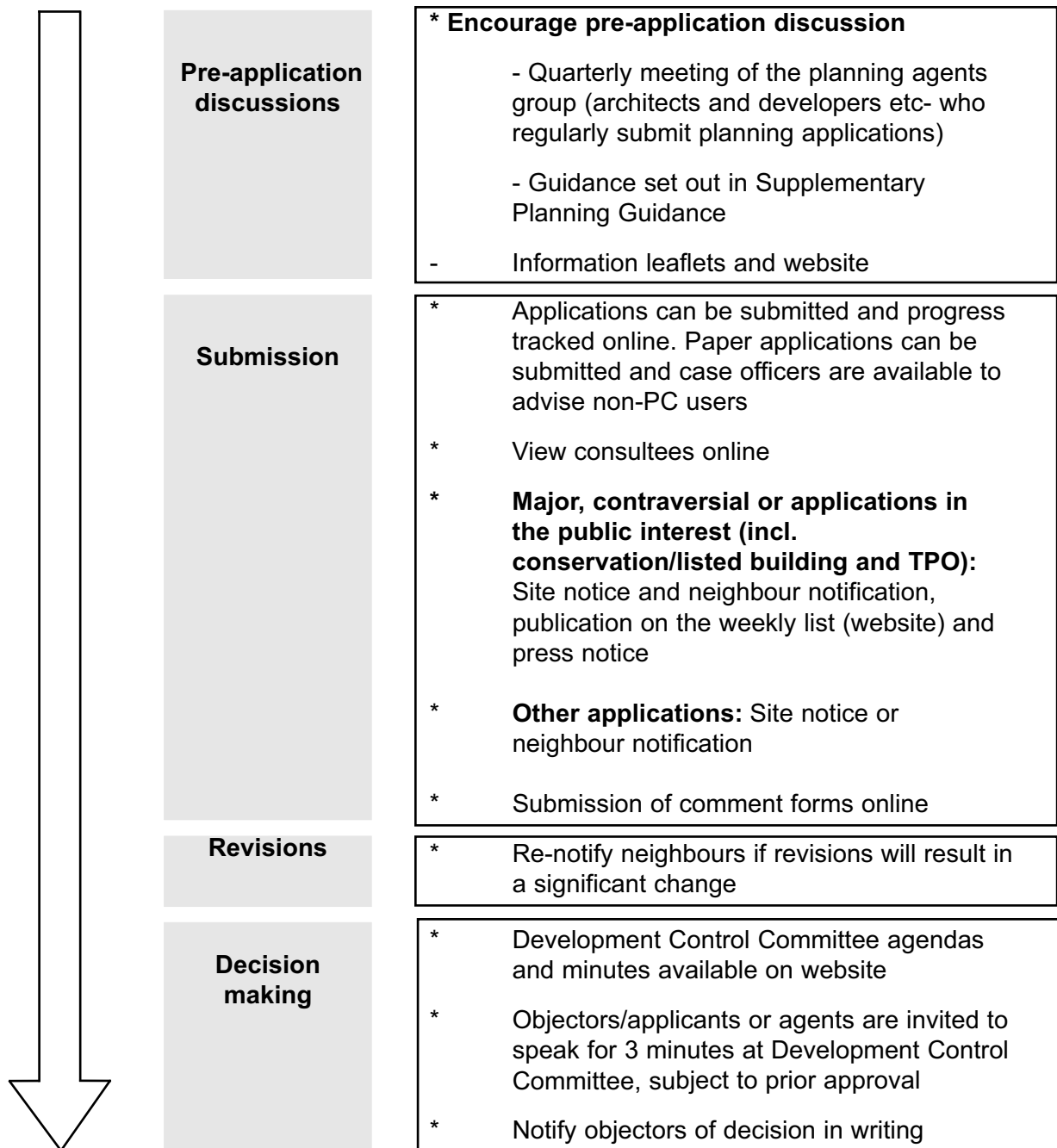
Q3: Do you agree/disagree with any of the statements in Figure 3?

## Development Control - Involving the Community in Planning Applications

All planning applications received by the Council are subject to minimum statutory requirements for public consultation. The Council supplements these minimum requirements for the following reasons:

- To identify disputes at an early stage and encourage refinements to be made to the proposals before the scheme is submitted as a planning application.
- To provide a speedy and efficient service without compromising on quality
- To enable people to access the planning department on-line.
- To keep objectors informed of progress and the subsequent decision.

Figure 4: This is what we already do...



Q4: Is the current level of consultation on planning applications adequate?

The following list suggests ways in which the Council could improve the involvement of communities in the applications process. At the pre-application stage the SCI can only encourage (not require) developers to engage with the community.

**Pre-application stage:**

***For Major applications:***

- Encourage developers to canvass local opinion - via public meetings/leaflets outlining proposals/outline information available at the development site/exhibitions/area forum presentations (method appropriate to circumstance).
- Encourage greater Ward Councillor awareness.
- Encourage the submission of a consultation statement setting out pre-application discussions.
- For major applications and those with a regional or sub-regional impact e.g. casino/airport/rail development, a Borough Council 'development team' will be assembled to facilitate pre-application discussions with the developer.

***For Minor applications:***

- Encourage applicants to discuss proposals with their neighbours and consultees.

**Submission stage:**

- View entire application on Council website including the site plans and drawings.
- View those people who have been notified (in addition to consultees)

**Decision making stage:**

- View decision notice on the Council website.
- Circulation of a list of planning decisions in a similar manner to the current weekly list.
- View committee reports on the Council website.
- View list of applications on forthcoming committee.

Q5: *What additional methods of involvement should the council commit itself to in the SCI?*

## Feedback

We will make all general feedback and summary outcomes available on our website and from our offices on request. In addition we aim to feedback directly to those involved in either specific involvement activities such as workshops, or consultation processes associated with the LDF documents or planning applications. Our feedback methods could include the following techniques:

- an acknowledgement of your comments;
- how your information will be used;
- when you expect to hear from us again;
- a summary of feedback to be reported in the Annual Monitoring Report;
- a clear reference made to the responses when preparing draft documents;
- the production of a consultation statement following consultation on planning policy documents

*QE: Are the feedback suggestions adequate to ensure participants feel their views have been properly considered.*

**To ensure our services are accessible to all,  
documents prepared by Blackpool Council are  
available in large print, Braille, on audio-cassette or  
computer disk upon request.**

**We can also provide help for British Sign Language  
users and provide information in other languages.  
Please ask for details.**

# Comments Form

## **Pre-Draft Statement of Community Involvement**

Please use the space on this form to respond to the questions in the pre-draft document. There is space to add any additional points you may wish to make. This comment form is also available on the council website at [www.blackpool.gov.uk](http://www.blackpool.gov.uk) or you can email comments to [development.plans@blackpool.gov.uk](mailto:development.plans@blackpool.gov.uk). This form should be posted to:

*Development Plans Team*  
Blackpool Council  
PO BOX 17  
Corporation Street  
Blackpool FY1 1LZ.

**Please return comments by the 3<sup>rd</sup> June 2005.**

We will add your details to our database so that you can be kept informed, as the Local Development Framework is prepared. Please indicate with an ✕ if you do not wish to be kept informed or have an objection to inclusion on our contact database.

Please supply your name and address.

Name .....

Address .....

.....

.....

.....

Group represented (if applicable) .....

Email (optional) .....

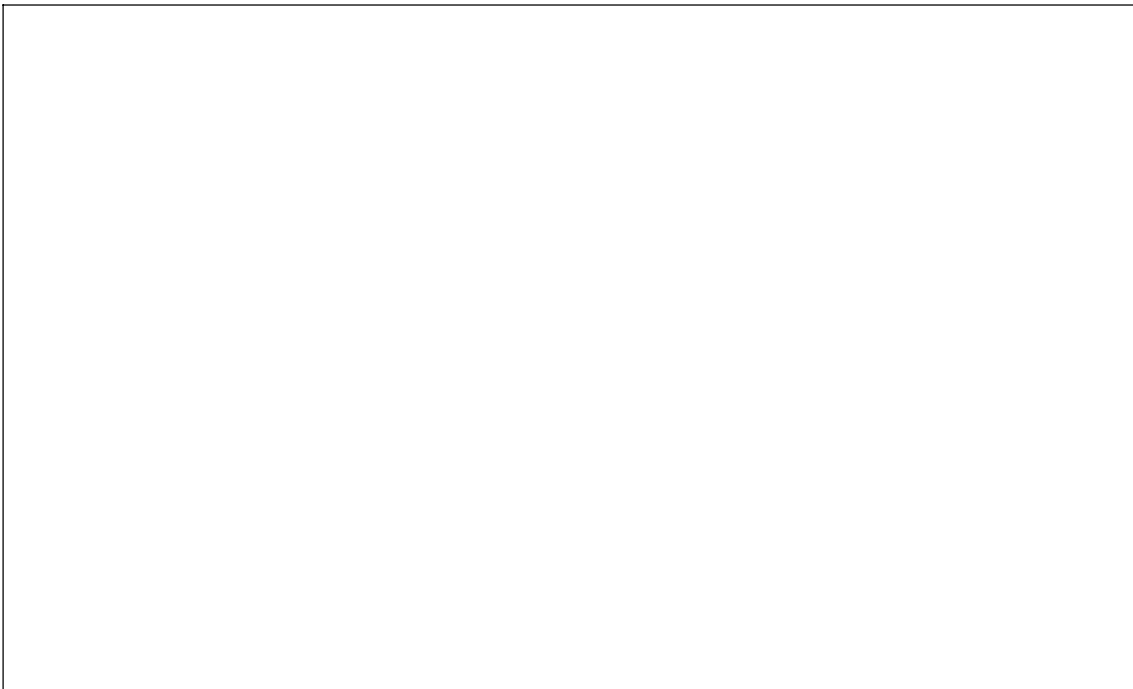
## **Policies and plans – The Local Plan & The Local Development Framework**

Q1: Which new techniques should the Council commit itself to in preparing a Local Development Framework?

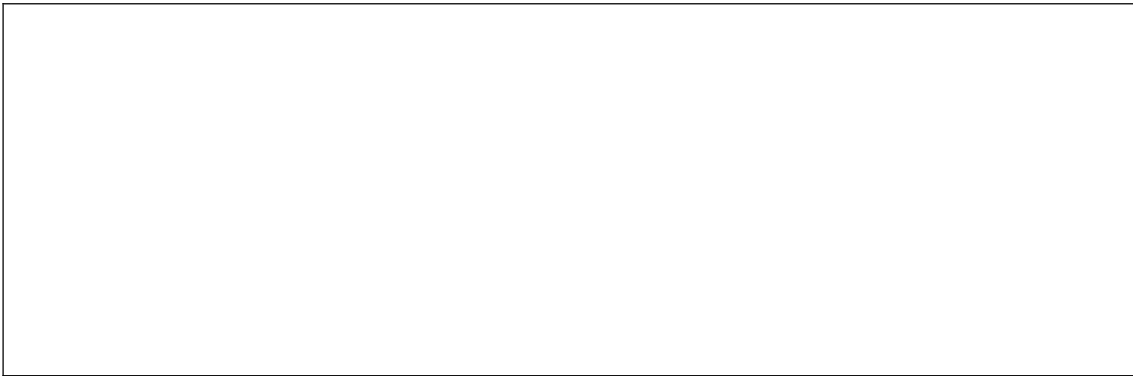


## **Why is the Community not more involved already?**

Q2: Can you add any other barriers and suggest how the council tackles them?

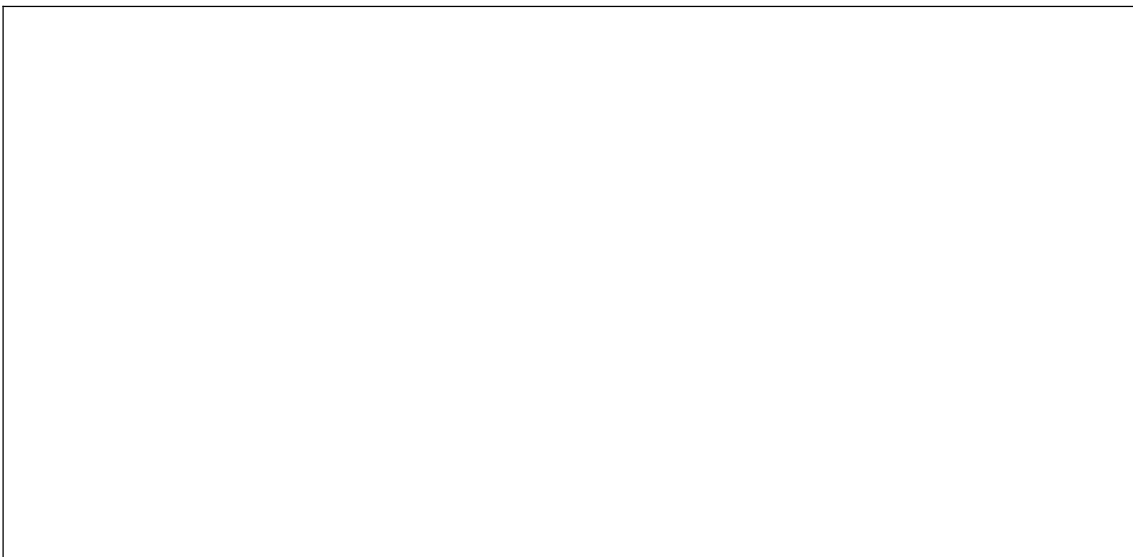


Q3: Do you agree/disagree with any of the statements in Figure 3?

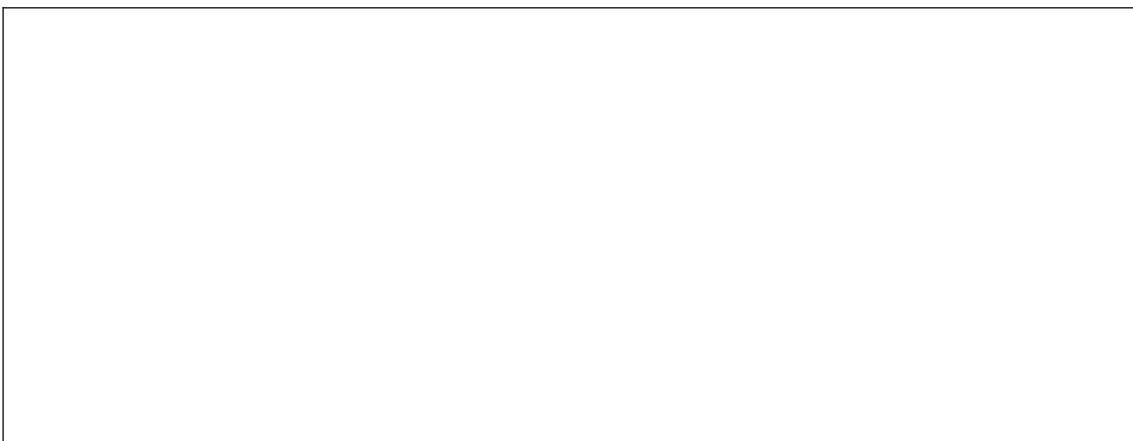


**Development Control – Involving the Community in Planning Applications**

Q4: Is the current level of consultation o planning applications adequate?



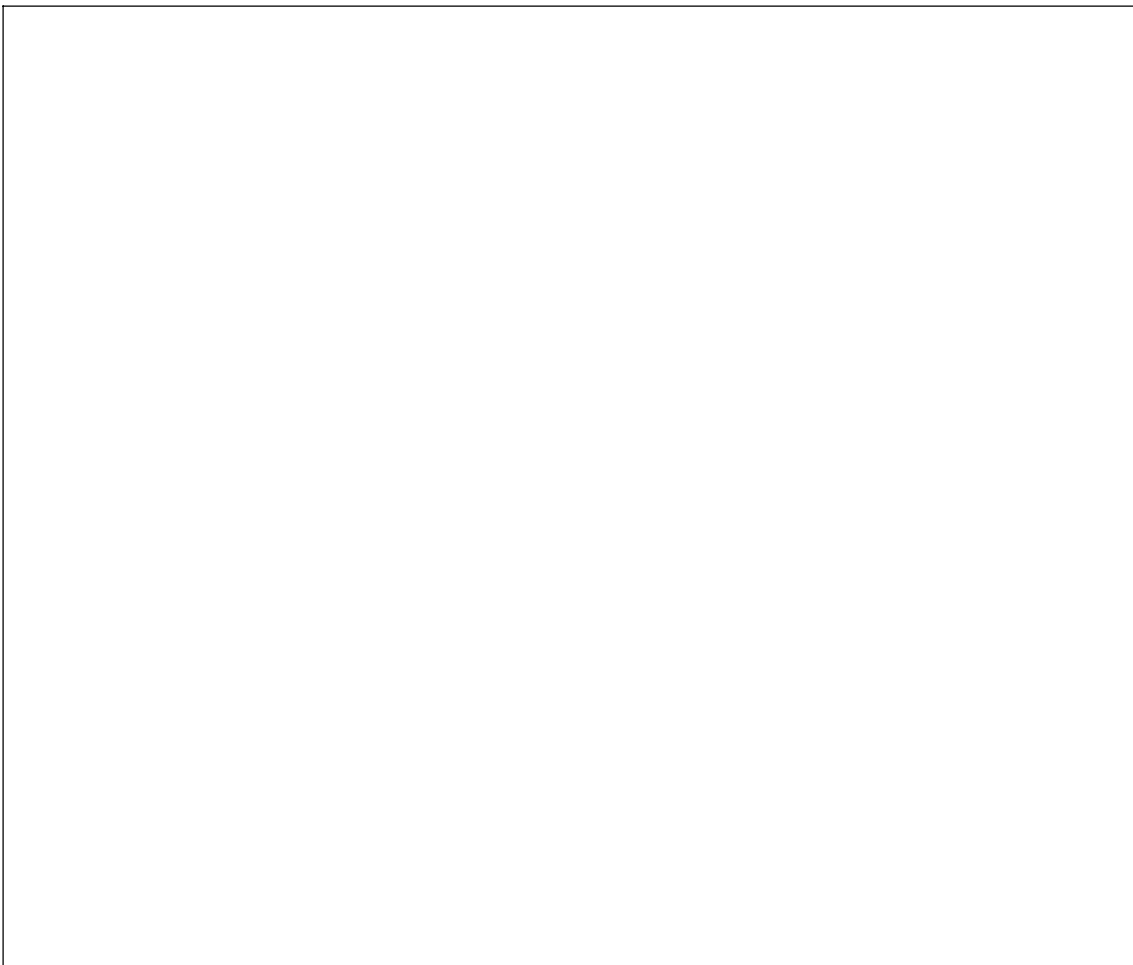
Q5: What additional methods of involvement should the council commit itself to in the SCI?



Q6: Are the feedback suggestions adequate to ensure participants feel their views have been properly considered?



**Any other comments?**



## APPENDIX C – Blackpool Council Draft SCI Proposals Matters and Public Advertisement

### **Proposals Matters:**

#### **PLANNING AND COMPULSORY PURCHASE ACT 2004**

#### **NOTICE OF CONSULTATION ON DRAFT STATEMENT OF COMMUNITY INVOLVEMENT FOR Blackpool Borough Council**

Blackpool Council have prepared a draft Statement of Community Involvement which details the way in which the Council propose to ensure that the most appropriate methods of public engagement are applied when considering issues relating to the preparation of plans and proposals and the submission of planning applications.

Copies of the draft Statement of Community Involvement are available for public inspection (free of charge) from the 24<sup>th</sup> June 2005 to 5<sup>th</sup> August 2005 at:

The Planning and Transportation Division, Municipal Buildings, Corporation Street, Blackpool, on Monday to Friday, 9.00 am to 5.00 pm (4.30 pm Fridays).

Business Services, Westgate House, Squires Gate Lane, Blackpool, on Monday to Friday, 9.00 am to 5.00 pm (4.30 pm Fridays).

Education, Leisure and Cultural Services Department, Progress House, Clifton Road, Blackpool, on Monday to Friday, 9.00 am to 5.00 pm (4.30 pm Fridays).

Blackpool Central Library, Queen Street, Blackpool, on Monday to Saturday. Normal opening 9.00 – 5.00 except late opening (10.00am) Wednesdays and Saturdays, and late evening opening until 7.00pm Tuesdays and Thursdays.

All branch libraries in the Borough – Monday to Saturday during normal library opening hours:

Anchorsholme Library, Luton Road,  
Bispham Library, Devonshire Road,  
Boundary Library, Bathurst Avenue  
Hawes Side Library, Hawes Side Lane  
Highfield Library, Highfield Road,

Layton Library, Talbot Road ,  
Marton Library, Waterloo Road,  
Mereside Library, Langdale Place,  
Revoe Library, Central Drive,  
South Shore Library, Lytham Road

The draft Statement of Community Involvement can also be viewed on the Council's website at [www.blackpool.gov.uk](http://www.blackpool.gov.uk).

Representations must be submitted before 5pm on Friday 5<sup>th</sup> August 2005 to Tim Brown, Principal Planning Officer at: The Planning and Transportation Division, P.O. Box 17, Municipal Buildings, Corporation Street, Blackpool FY1 1LZ.

Any representations submitted may be accompanied by a request to be notified at a specified address that the SCI has been submitted to the Secretary of State for independent examination and of the adoption of the SCI.



## **BLACKPOOL BOROUGH COUNCIL**

### **PLANNING AND COMPULSORY PURCHASE ACT 20 NOTICE OF CONSULTATION ON DRAFT STATEMENT COMMUNITY INVOLVEMENT FOR BLACKPOOL BOROUGH COUNCIL**

Blackpool Council have prepared a draft Statement of Community Involvement which details the way in which the Council propose to ensure that the most appropriate methods of public engagement are applied when considering issues relating to the preparation of plans and proposals and the submission of planning applications.

Copies of the draft Statement of Community Involvement, available for public inspection (free of charge) from the 24<sup>th</sup> June 2005 to 5<sup>th</sup> August 2005 at:

The Planning and Transportation Division, Municipal Buildings Corporation Street, Blackpool, on Monday to Friday, 9.00 am to 5.00 pm (4.30 pm Fridays).

Business Services, Westgate House, Squires Gate Lane, Blackpool, on Monday to Friday, 9.00 am to 5.00 pm (4.30 pm Fridays).

Education, Leisure and Cultural Services Department, Proctor House, Clifton Road, Blackpool, on Monday to Friday, 9.00 am to 5.00 pm (4.30 pm Fridays).

Blackpool Central Library, Queen Street, Blackpool, on Monday to Saturday. Normal opening 9.00 - 5.00 *except* late opening (10.00am) Wednesdays and Saturdays, and late evening opening until 7.00pm Tuesdays and Thursdays.

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Layton Library, Talbot Road;

Bispham Library, Devonshire Road;

Marton Library, Waterloo Road;

Boundary Library, Bathurst Avenue;

Mereside Library, Langdale Place;

Hawes Side Library, Hawes Side Lane;

Revoe Library, Central Drive;

Highfield Library, Highfield Road;

South Shore Library, Lytham Road

The draft Statement of Community Involvement can also be viewed on the Council's website at [www.blackpool.gov.uk](http://www.blackpool.gov.uk).

Representations must be submitted before 5pm on Friday 5 August 2005 to Tim Brown, Principal Planning Officer at: The Planning and Transportation Division, P.O. Box 17, Municipal Buildings, Corporation Street, Blackpool FY1 1LZ. Any representations submitted may be accompanied by a request to be notified at a specified address that the SCI has been submitted to the Secretary of State for independent examination and of the adoption of the SCI.

Dated this 24<sup>th</sup> day of June 2005

**M. Lewis**  
Head of Legal and Democratic Services  
P.O. Box 1066, Town Hall, Blackpool



APPENDIX D - Individual Draft SCI consultation  
responses received by Blackpool  
Council

The following tables set out:

- a summary of the representation,
- the changes sought by the respondent,
- the Council response to the representation, and
- the recommendation as to how the suggestion or objection should be incorporated into the final submission draft of the Blackpool SCI.

Question No	Respondent No	Title	First Name/Initial	Surname
8	6	Mrs	Margaret	Pearson
<b>Company Name</b>			<b>Agent Name</b>	
Horsebridge Road Tenant's Association				
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
Yes				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
None				
<b>Recommendation</b>				
No further action required				

Question No	Respondent No	Title	First Name/Initial	Surname
8	8		H.	Holland
<b>Company Name</b>			<b>Agent Name</b>	
North Shore Area Forum				
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
Yes				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
None				
<b>Recommendation</b>				
No further action required				

Question No	Respondent No	Title	First Name/Initial	Surname
8	19	Mr	Ben	Ellis
<b>Company Name</b>			<b>Agent Name</b>	
Lancashire County Council				
Date	Type	Stage		
18/10/05	Support and Comment	SCI/2/		
<b>Summary</b>				
<p>The SCI looks great. It would be useful to have the deadlines for consultation on the SCI contained in the document somewhere. Section 5. All Change! would logically be better placed at the beginning of the document and I feel that more information could be provided to clarify elements of the new planning system e.g. explain the constituent parts of the statutory development plan, the new examination process, the concept of soundness and the significance of the inspector's binding report in more detail. Unsure if a joint SCI on Minerals and Waste can be submitted.</p>				
<b>Changes Sought</b>				
See above.				
<b>Council Response</b>				
<p>Comments noted. A joint SCI on Minerals and Waste would have been acceptable, however LCC submitted a single Minerals &amp; Waste SCI before this became apparent.</p>				
<b>Recommendation</b>				
Happy to incorporate all suggested amendments.				

Question No	Respondent No	Title	First Name/Initial	Surname
8	32	Mr	Michael	Edwards
<b>Company Name</b>			<b>Agent Name</b>	
Date	Type	Stage		
18/10/05	Objection	SCI/2/		
<b>Summary</b>				
<p>Area Forum chairs/working groups should be referred to specifically in table 2 page 11, together with MP's and councillors. Area forums suffer from publicity deficiency syndrome and will only achieve recognition if every available opportunity is taken to mention their existence. Logically the geographical outreach in any consultation process is a pyramid: 1). LSP, which encompasses all agencies and groups/bodies serving the borough. 2). MPs covering half (approx) of the town's residents/businesses in each constituency. 3). Six area forums, each covering the residents/electors in several wards. 4). 42 councillors covering 21 wards and representing the residents and businesses in their respective wards. All other possible consultees are either special interest groups or specifically themed bodies. Area forums should be consulted, therefore, not only on all DPD's and the SCI but also on all SPD's</p>				
<b>Changes Sought</b>				
<p>Area Forums, MPs and Councillors should be specifically referred to in table 2 on page 11. Area Forums should also be consulted on SPDs as well as DPDs and the SCI.</p>				
<b>Council Response</b>				
<p>Comment noted. Table 2 has now become table 4. Councillors (members) and Local Members are already listed in table 4. The list of non-statutory consultees will be consulted on all DPDs and SCI. Where appropriate, non-statutory consultees will be consulted on SPDs. The inclusion of Area Forums in Table 4 would ensure that they are consulted on DPDs, SCI and SPDs where appropriate.</p>				
<b>Recommendation</b>				
<p>List Area Forums in table 4.</p>				

Question No	Respondent No	Title	First Name/Initial	Surname
8	34	Mr	Alan	Thompson
<b>Company Name</b>			<b>Agent Name</b>	
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
Yes				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
None				
<b>Recommendation</b>				
No further action required				

Question No	Respondent No	Title	First Name/Initial	Surname
8	36	Mrs	Dorothy	Maley
<b>Company Name</b>			<b>Agent Name</b>	
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
<p>Covers every aspect of community involvement. Would like to see questions and consultations asked for well before decisions are made. It sometimes appears that questions are asked when it is already a 'fait accompli' and the council are merely going through the motions.</p>				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
<p>The SCI seeks to involve the community well before decisions are made. Decisions take into account community feedback.</p>				
<b>Recommendation</b>				
No further action required				

Question No	Respondent No	Title	First Name/Initial	Surname
8	37			
<b>Company Name</b>			<b>Agent Name</b>	
Higham & Co. Chartered Surveyors and Planning				
<b>Date</b>	<b>Type</b>		<b>Stage</b>	
18/10/05	Comment		SCI/2/	
<b>Summary</b>				
<p>Avoid consultation fatigue. Community involvement should be appropriate to the scale of the proposed development. Options for consultation should be discussed at the pre-application stage which should be given suitable priority and resource allocation. Ward councillors need to be made aware of the importance of their involvement in the application process to make them more approachable to developers. There should be consistency in approach between local authorities. Plans and drawings submitted with planning applications, Planning Committee Agendas and Reports should all be available online. 'Front-loading' may not always suit developers when they want to use their confidentiality rights and not reveal proposals early on.</p>				
<b>Changes Sought</b>				
<p>State that consultations options should be discussed at pre-app stage. Make councillors aware of the need to be open to approaches by developers. Make plans, drawings, Committee Agendas and Reports available on-line. Recognise the problems 'front-loading' poses for developers.</p>				
<b>Council Response</b>				
<p>Comments noted. The SCI states that planning applications will be available on-line in their entirety in the future. The SCI states that the confidentiality rights of developers will be respected. There is no legal obligation for applicants to undertake pre-application community consultation. The Council believes that it is in the applicants best interest to consult the local community and attempt to resolve any potential conflicts before an application is submitted. The onus must therefore be on the developer to decide whether or not they want to consult the community on their proposals and to what level.</p>				
<b>Recommendation</b>				
<p>No further action required.</p>				

Question No	Respondent No	Title	First Name/Initial	Surname
8	38	Mr	Philip	Helm
<b>Company Name</b>			<b>Agent Name</b>	
Windmill Housing Association				
<b>Date</b>	<b>Type</b>		<b>Stage</b>	
18/10/05	Support		SCI/2/	
<b>Summary</b>				
Yes (would like to become involved to a greater extent if possible).				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
None				
<b>Recommendation</b>				
No further action required				

Question No	Respondent No	Title	First Name/Initial	Surname
8	40	Mrs	Ivy	Bagot
<b>Company Name</b>			<b>Agent Name</b>	
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
<p>This is a well thought out exercise which covers the vast important points necessary for this enterprising project. The locals/residents of Blackpool need to know that this new direction will be beneficial to all concerned. Blackpools motto is 'Progress', this venture is leading on from the regeneration currently taking place in the town. Progress is an ongoing exercise - it gives great motivation and rewards/uplifts all those working to achieve the results and, importantly, Blackpool's residents from the very young to our senior citizens benefit from all the hard efforts made.</p>				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
None				
<b>Recommendation</b>				
No further action required				

Question No	Respondent No	Title	First Name/Initial	Surname
8	41		Joan	Humble
<b>Company Name</b>			<b>Agent Name</b>	
Blackpool North MP				
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
<p>Under Section 7 the Strategic Rail Authority is a statutory/specific consultee. Public Transport Operators such as Blackpool Transport Services which operates the tramway are general/non-statutory. Why?</p>				
<b>Changes Sought</b>				
None				
<b>Council Response</b>				
<p>The statutory consultee list is part of the 2004 Town and Country Planning Act and is not determined by Blackpool Council. Both sets of organisations will be consulted according to the SCI.</p>				
<b>Recommendation</b>				
No further action required.				

Question No	Respondent No	Title	First Name/Initial	Surname
8	42	Mr	Mike	Taplin
<b>Company Name</b>			<b>Agent Name</b>	
Blackpool Connexions				
Date	Type	Stage		
18/10/05	Support	SCI/2/		
<b>Summary</b>				
<p>Non statutory consultees: Youth groups - an access and participation unit is being led by the youth service and overseen by the Children and Young People Strategic Partnership. This needs to be the link for community involvement. Area Forums; recommend young people having the same voting rights as adults on these groups.</p>				
<b>Changes Sought</b>				
<p>Include the Children and Young People Strategic Partnership as a non-statutory consultee, give young people the same voting rights as adults at Area Forums.</p>				
<b>Council Response</b>				
<p>The SCI seeks to involve hard to reach groups such as children and young people. At present only people on the electoral register can vote at Area Forums, the comments regarding young people's voting rights have been passed on to the organisational change unit.</p>				
<b>Recommendation</b>				
<p>List the Youth Groups (such as the Children and Young People Strategic Partnership) as a general/non-statutory consultee in Table 4.</p>				

Question No	Respondent No	Title	First Name/Initial	Surname
8	43	Mrs	Phil	Smith
<b>Company Name</b>			<b>Agent Name</b>	
Government Office for the North West				
Date	Type	Stage		
18/10/05		SCI/2/		
<b>Summary</b>				
<p>We recommend you insert paragraph numbers. The document would benefit from more detail in places. The SCI should explain the concept of soundness with regard to objections. The SCI should set out how and when consultation on the sustainability appraisal will be conducted and should set out the stages of the SA consultation. Explain what is meant by the 'three authorities' (sec.5). Clarify how people can find out who is included in the groups in table 2 and whether the list is subject to regular review. In figure 3, the reference to all stages should perhaps say 'pre-production', 'production' and 'submission'. The SCI should explain how the community can become involved at later stages and should explain the post-examination process. Delete "and formal inquiry process" from p.13. Explain the production stages of SPDs and how the community can be involved on p.13. Give more information on hard to reach groups. Re-draft section 10 to clarify meaning. Amend the heading of table 3. Change the term 'statement of consultation' to 'statement of compliance' in sec.12 and make it refer to DPDs rather than all LDF documents. The SCI should say more about how consultation will be linked with exercises for other relevant strategies. Should explain how consultation procedures will be kept under review and revised where necessary.</p>				
<b>Changes Sought</b>				
See above.				
<b>Council Response</b>				
Comments noted.				
<b>Recommendation</b>				
Happy to go along with all suggested amendments, although the stages discussed in figure 3 which is now table 5 have, where necessary, been broken down into the individual consultation stages.				

Question No	Respondent No	Title	First Name/Initial	Surname
8	45			unknown
<b>Company Name</b>			<b>Agent Name</b>	
Date	Type	Stage		
18/10/05	Objection	SCI/2/		
<b>Summary</b>				
<p>Don't know; my role is to involve young people in decision making processes. My advice to you if you want to involve young people in consultation is that it might be more beneficial to use a different process from producing a large document and sending it out to people.</p>				
<b>Changes Sought</b>				
Use different consultation methods				
<b>Council Response</b>				
The SCI seeks to use a range of consultation methods and will particularly target hard to reach groups such as young people.				
<b>Recommendation</b>				
No further action required.				

Question No	Respondent No	Title	First Name/Initial	Surname
8	46	Mr	Chris	Edge
<b>Company Name</b>			<b>Agent Name</b>	
Tesco			Development Planning Partnership	
<b>Date</b>	<b>Type</b>		<b>Stage</b>	
18/10/05	Objection		SCI/2/	
<b>Summary</b>				
<p>The developer should be seen as a fundamental component to the successful planning of a singular development, neighbourhood, or borough and should be fully consulted on all of the emerging documents that will make up Blackpool's LDF. The ownership of the pre-application process should not rest entirely with the developer, the agreement of the Council is needed to avoid refusal of planning permission based on the pre-app process. Table 3 states that proposals over 1000sq m would constitute a significant application . However, such a scheme might be fully policy compliant. Table 3 does not therefore offer any flexibility, fully compliant schemes should not be subject to the same amount of pre-consultation scrutiny as small but non-policy compliant proposals. Table 3 does not provide sufficient detail of the methods of consultation that would be appropriate. We suggest that the submission of a consultation plan would be sufficient to satisfy the pre-application requirements in PPS12. Consultation methods should be discussed at the pre-application stage, an assessment model would provide more certainty whilst maintaining flexibility. On-line facilities should not replace the possibility of direct interaction with the case officer.</p>				
<b>Changes Sought</b>				
See above.				
<b>Council Response</b>				
<p>The Council recognises the importance of fully involving developers in the planning process. The idea of the pre-app meeting is to reach some sort of consensus between the applicant and the council with the intention of making the application process smoother. There is no legal obligation for applicants to undertake pre-application community consultation. The Council believes that it is in the applicants best interest to consult the local community and attempt to resolve any potential conflicts before an application is submitted. The onus must therefore be on the developer to decide whether or not they want to consult the community on their proposals and to what level. Ownership of this process must therefore remain with the developer. The submission of a consultation plan with a new application would simply constitute part of that application and would be evaluated as such. On-line resources are not intended to replace interaction with case officers.</p>				
<b>Recommendation</b>				
No further action required.				

Question No	Respondent No	Title	First Name/Initial	Surname
8	47	Mr	Nayam	Gandhi
<b>Company Name</b>			<b>Agent Name</b>	
RPS Planning				
Date	Type	Stage		
18/10/05	Objection	SCI/2/		
<b>Summary</b>				
<p>RPS generally support the SCI. However, it is not clear how the Council will charge for any pre-application services provided. Neither the requirements nor the costs of pre-app consultations are set out clearly in section 10. It is unclear what the difference is between 'discussions at an early stage' and 'pre-application discussions' and how each will be treated. The 'menu' mentioned on p.17 should be included in the SCI to enable an Inspector to judge the Councils options to be fair and reasonable. The term 'development team' is used in Table 3 but it is unclear what this would entail and how it would affect the costs of pre-application discussions, therefore define the term.</p>				
<b>Changes Sought</b>				
<p>Provide more information on the costs and requirements of pre-application discussion and of pre-application consultation.</p>				
<b>Council Response</b>				
<p>The costs of consultation will differ depending on the target audience and the method involved, the council would only be able to give a broad outline of costs. The costs of the pre-application meeting itself would be available on request but cannot be included in the SCI as they will be directly dependent on the nature of the application. There is no obligation for the developer to engage in pre-application talks.</p>				
<b>Recommendation</b>				
<p>No further action required.</p>				

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Blackpool Council,  
PO Box 17,  
Corporation Street,  
Blackpool.  
FY1 1LZ**

**Email: [development.plans@blackpool.gov.uk](mailto:development.plans@blackpool.gov.uk)**

**Tel: 01253 476238**

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