

# Marton Moss Neighbourhood Plan Consultation Statement

August 2022



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***Front cover picture – local people attending a Regulation 14 stage open meeting***

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## INTRODUCTION

1. This Statement has been prepared on behalf of the Marton Moss Neighbourhood Forum to meet requirements under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 to accompany the submission of the Marton Moss Neighbourhood Plan to the local planning authority, Blackpool Borough Council. It sets out how the Marton Moss Neighbourhood Plan has been brought to the attention of local residents and other stakeholders, plus crucially how this engagement has shaped the content of the Plan.

2. Community involvement has been at the heart of producing the Neighbourhood Plan throughout the process. Unusually, the decision to embark on neighbourhood planning on the Moss was enabled by the Blackpool Local Plan Core Strategy. Production of that Plan, after considering and then dismissing a high growth option for the Moss and nearby areas, concluded with a strategic policy (CS26) which set out two alternative ways in which a neighbourhood planning approach could be pursued. The decision as to which alternative was handed by the Council to the local community through an engagement process.

3. Further public consultation was done through the designation of the Neighbourhood Forum and Area. However, citizen involvement came to far exceed the minimum of 21 people needed to form a Forum. Membership numbers soon increased from 70 persons at the date of designation to now equating to representatives from over 300 households, two in three of all households in the Area. Twinned with that was the setting up of a private Facebook group, open only to Forum members, now totaling approximately 650 people.

4. Through active Facebook dialogue, regular Forum meetings and a high response rate to the first stage Residents' Survey a very clear idea emerged of what most people wanted from the Neighbourhood Plan. That understanding was further honed down through the Evidence and Policy Options stage such that the subsequent Regulation 14 Plan was able to accurately capture local people's aspirations for the future of the Moss, as confirmed by its high degree of community support. This has meant that only small scale changes have been necessary to produce the Regulation 16 Plan.

## KEY STAGES OF COMMUNITY INVOLVEMENT AND OUTCOMES

### The Forum Came About Through Engagement

5. Local people were first involved in the prospect of a Neighbourhood Plan for Marton Moss in November 2017 when Blackpool Council acted on a clause in Policy CS26 of the Local Plan Part 1 Core Strategy. The Policy poses two ways in which a neighbourhood planning approach for the area could be pursued. Local people were invited to drop-in events exhibiting the two options – incorporation in the Local Plan Part 2 (then being embarked upon) or the preparation of a standalone Neighbourhood Development Plan. From the responses that were made to that consultation a majority favoured the latter. This meant, in the absence of a Parish Council, a

Neighbourhood Forum needed to be established. That was duly done following the relevant statutory procedures. The Forum and Neighbourhood Area were designated in March 2019.

### **Call for Sites**

6. As part of starting the work on the Local Plan Part 2 the Council had issued a call for potential housing development sites across the whole of Blackpool Borough. This initiative was taken prior to the Neighbourhood Plan option being decided upon and some of the suggestions received were for land at Marton Moss. Those sites formed the initial basis for a list of potential sites to be considered through the Neighbourhood Plan process. That list was added to with suggestions that came through meetings of the Forum membership.

### **Place Standard – Scoping the Plan**

7. The Place Standard is a method whereby members of a local community are invited to ask themselves questions about the characteristics and issues affecting their local area. This approach was taken by a group of Marton Moss residents (who subsequently became Forum members). The results (see Appendix A) helped establish the aims of the Forum and potential scope of the Neighbourhood Plan.

### **Residents’ Survey**

8. The scope of the Plan was further explored through a survey of Marton Moss residents in the autumn of 2019. Survey questions were set out on a paper form that was hand delivered by Forum members to all household addresses in the Neighbourhood Area. The questions offered alternative answers and room to provide other responses. Completed forms were hand collected. A total of 137 responses were received (equivalent to approximately 30% of Marton Moss households) and the results provided a clear basis for what topics the Plan should cover (see Appendix B which also reproduces the form).

### **Design Code Consultation**

9. A key piece of evidence that was prepared to help guide new development at Marton Moss was a Design Code. This was prepared by external consultants but was produced in close consultation with local people and its outcomes were shaped through discussions that took place with the wider Forum membership. Pages 25 to 27 of the Marton Moss Design Code record the engagement that was carried out in February 2020.

### **Evidence and Policy Options Engagement**

10. By the spring of 2020 extensive evidence had been compiled on the various topics proposed to be covered by the Neighbourhood Plan. That work also set out potential alternative policy approaches to tackling the associated planning issues. A six week long consultation period was carried out between 21 July and 1 September 2020 to engage with local and statutory stakeholders through an on-line comments form and email correspondence with Forum members as well as with regional and national organisations. As has always been the case at each consultation stage of the

Plan potential respondents were asked if they had any *other* comments to make on the proposals in addition to those presented.

11. For this consultation all the relevant documentation, including easier to digest summaries of long reports, was posted on the Forum’s website. A total of 121 comments form responses (see Appendix C) were received and these are summarised in the ‘*What the Community Says*’ text in the Neighbourhood Plan that precedes each policy.

12. For the most part community respondents expressed widespread support for the proposed Vision, Objectives, and issues to be covered by the Plan confirming the messages coming through earlier stages of engagement. Local people also expressed clear preferences for the presented policy options and, with the exception of tourist accommodation sites, supported that there should be a policy prepared for each topic identified. There was also strong support for the evidence work that had been done including how potential housing sites had been assessed.

13. In terms of other comments made at the options stage, a commonly cited concern (and reoccurring matter) was with the local traffic situation, however this is not an issue that a Neighbourhood Plan can tackle. There were also a couple of requests for more sites for Travellers. This was a matter that Blackpool Council had assessed on a sub-regional basis with neighbouring Wyre and Flyde Councils and the work had concluded there was a limited shortfall of sites in Blackpool. However, that was to be addressed elsewhere in the Borough through the emerging Blackpool Local Plan Part 2. Subsequent to that later planning permissions for Traveller sites have meant that there is no longer a need to identify any further Traveller site provision anywhere in Blackpool.

14. There were also 13 replies from organisations who were contacted directly (see Appendix D for the full list of organisations consulted). In respect of their observations these were typically quite detailed points relating to the precise application of policy rather than fundamental issues. Sport England recommended that playing field sites should not be designated as Local Green Space as this would cut across existing policy protection for such assets. Natural England alluded to the possibility that Habitats Regulations Assessment (HRA) work may be necessary due to the proximity of highly important wildlife sites. See Appendix E for summaries of the matters raised by organisations and subsequently how their comments were reflected in the Regulation 14 Plan.

15. On the key issue of which sites should be proposed as housing allocations these were largely supported by local residents and, aside from the Natural England’s HRA reference, by relevant organisations, although the Environment Agency did express concerns about flood risk in a few instances.

16. Subsequent HRA screening work concluded that a full Appropriate Assessment would be needed for the Regulation 14 stage of the Plan’s preparation and as a consequence of that a Strategic Environmental Assessment would also be required.

### **Covid 19 Restrictions**

17. The Coronavirus pandemic restrictions ensured that no in-person engagement was possible at the time of the Evidence and Policy Option engagement stage and also for a time afterwards. The restrictions meant ambitions to involve children, for example, in the Neighbourhood Plan work were not possible although some discussions were had with representatives of St Nicholas Primary School, such as in relation to open space immediately to the north.

## Meeting Market Gardeners

18. By October 2020 it was possible to engage face-to-face with two of the very last few horticulturalists to operate in Marton Moss. A meeting was held to probe what future prospects there might be for such businesses locally and what alternative uses such holdings could be put to (see Appendix F).

## Regulation 14 Stage

19. Production of the first formal draft of the Plan was delayed early in 2021 for over a year whilst work was carried out on a Habitats Regulation Assessment and associated Strategic Environmental Assessment. The key findings of the latter assessment showed that the proposals in the Plan were highly sustainable with only minor matters to address, concerning:

- the archaeological potential [of relevant proposed housing] sites being explored, and appropriate action taken to protect and record features of importance. [As a result, a clause was included in Policy MM1 Building Design and references made in respect of two proposed housing allocations in Policy MM4].
- including a requirement in the Plan for an ecological survey [in respect] of any former horticultural holding being considered for re-development to avoid potential harm to established biodiversity on such sites. [Subsequently addressed in the wording of Policy MM6 Market Gardening Businesses]

20. In terms of the Habitats Regulations Assessment work, it concluded that it is not likely there will be loss of functionally linked land through sites being developed and in fact such land should increase on the Moss with the proposed community use of land at Midgeland Farm. However, measures were recommended to:

- minimise recreational pressure impacts by requiring developers of new housing to provide information packs to new residents [included in Policy MM1]; and,
- that foot/bridle path improvements should be done in ways which avoid adverse wildlife effects [referenced in Policy MM10 Footpaths, Bridleways and Cycle Routes].

21. Following completion of all the evidence work it was possible to finalise a draft of the Plan for Regulation 14 consultation. The policy options previously presented as alternatives were firmed up into single approaches in line with the comments received at the previous stage. This also meant the policy topic suggested for tourist accommodation sites was dropped due to the lack of community support for it, although that land use became referred to in other policies. In addition, the sites considered appropriate for residential development were now presented as proposed housing allocations, all be it in some cases with amended site boundaries from those suggested through the Call for Sites. Partly as a consequence of this, two areas of Major Open Land were altered in respect of their spatial extents.

22. In the draft Plan each of the ten policies were presented with a *What the Community Says* paragraph or two, that summarise key findings from the Residents' Survey and the Evidence and Policy Options engagement. This firmly links the aspirations of local people with what the policies aim to deliver.



23. By early 2022 Covid 19 restrictions were easing, and it was possible to arrange for in-person as well as on-line means of involvement for the Regulation 14 Consultation Draft Plan stage of engagement. Extensive publicity was given to this stage through emails to Forum members, Facebook posts, street lamp notices and signposting from the Council's Neighbourhood Planning webpage.

24. Again, all the documentation was published on the Forum's website, with summary documents (as well as complete versions of all the evidence reports). A 'bit-sized' version of the Plan, as well as the full document were produced and formatted so as to be easily readable on mobile phones and computers in addition to paper form.

25. The formal engagement period was from 7 March to 19 April 2022. In the first two weeks of that stage three open meetings were held for residents, land and business owners to attend at the South Shore Lawn Tennis Club. This is a convenient venue close to the centre of the Neighbourhood Area and one often used for Forum meetings.

26. A total of 97 individuals attended the meetings where they were able to view copies of the Plan and all the associated evidence documentation. Of the people who attended 75 were landowners on the Moss and 15 owned local businesses. An on-line form was produced to help people comment on each part/policy of the Plan, paper copies of the form were passed to people who needed them. A total of 54 comments forms were submitted with responses (see Appendix G for the analysis and Forum replies thereto).

27. The local, regional and national organisations (see Appendix D) previously consulted at the options stage were now invited to make representations on the Plan and the associated documents, 11 did make formal comments.

28. Although it had been over two years since the original Call for Sites had been made, the opportunity to submit site suggestions had never been closed. Two sites were put forward just before the Regulation 14 Plan was produced and so were received too late to be considered for inclusion therein. However, these were publicised alongside the Plan at that stage, when also a further opportunity was given to allow additional site suggestions to be made. Three were, and these were subsequently sent to the key statutory consultees for their views.

29. Interviews were also held with a local estate agent and house builder during the Regulation 14 stage to ascertain their views on the local housing market and development prospects for new build homes (see Appendix H). This information has subsequently been added to the Housing Viability – a Local Commentary document for the Regulation 16 stage.

### **Changes Made to the Plan for the Regulation 16 Stage**

30. The revisions necessary to the Plan for the Regulation 16 Submission Draft mainly stem from the representations made by organisations at the Regulation 14 stage (see Appendix I). The high degree of support from local people meant that, aside from the new site suggestions, Plan revisions from that source were very few (see Appendix G).



31. The main changes made to the Plan refer to:

- Additional benefits of the Plan's Objectives
- Clarification that the housing number in the Plan is an indicator, not a formal requirement
- Some additional cross-references to Blackpool Local Plan policies
- Clarification of the intended application of Policy MM2 Major Open Land in terms of what constitutes appropriate open-air leisure pursuits and acceptable types of tourist accommodation
- The deletion of three sites proposed as housing allocations in Policy MM4 due to flooding issues; a site reduced in size and housing capacity for the same reason; one site reduced in housing capacity due a Tree Preservation Order; and, arising from further site suggestions - a site extended, and three sites included, plus various notes added to guide the implementation of development. Appendix K shows the changes made to Policy MM4 in detail.
- Clarification about what type of retail use would be acceptable in respect of re-using horticultural sites in respect of Policy MM6.
- Some post-Regulation 14 stage updates regarding the structural condition of Midgeland Farm buildings and the on-going care/emissions status of the landfill deposit here
- An added reference to the two Councils, the Civic Trust and the Forum working together to achieve implementation of MM8 Midgeland Farm
- Changes to the wording of Policy MM8 Midgeland Farm to reflect what is now feasible to achieve on this site with regard to the historic buildings and future community use potential of the wider site
- An added reference to the Local Green Space Study in informing Policy MM9 Local Green Space
- Minor corrections made to three Appendices
- Policies Map - the above changes to the proposed housing allocations and the extension of the area of Major Open Land north of Division Lane as a consequence of a housing site being deleted here

## FORMS OF PUBLICITY USED

32. Public attention has been drawn to the Neighbourhood Plan work in various ways. This includes through regular emails to Forum members, posts to the Facebook group and Forum meetings. The Forum also maintains a comprehensive and regularly updated website that features all the documentation and information about the Plan's progress with a permanently available on-line opportunity to make comments.

33. At key stages in producing the Plan numerous posters are displayed on street lamp posts across the Neighbourhood Area. These advertise the availability of documents to view and the opportunity to make comments (see Appendix K for examples). Similarly press releases were issued when documents were published for consultation and these messages were subsequently covered in the local newspaper (Appendix L).

## ENGAGEMENT WITH STAKEHOLDER ORGANISATIONS AT THE KEY STAGES

34. The full lists of organisations consulted at key stages of the Plan have already been alluded to and set out in Appendix D. Additional contacts were made with Natural England with regard to wildlife habitat matters and with the Environment Agency and United Utilities concerning flood risk issues. Discussions have also been had with representatives of Lancashire County Council, principally concerning Midgeland Farm which is owned and managed by that authority. Furthermore, an extensive and constructive on-going dialogue has been had with representatives of Blackpool Council concerning numerous aspects of the Plan involving Officers from a wide range of departments.

## ENGAGEMENT ACROSS THE WHOLE COMMUNITY

35. Throughout the process of preparing the Neighbourhood Plan every effort has been made to reach all sections of the local community. From a spatial point of view the hand delivery/collection method of conducting the initial Residents' Survey ensured a spatially wide distribution of participants. Subsequently monitoring of the post code information collected from respondents at the evidence and policy options, and Regulation 14, stages again showed a wide geographic spread of people taking part.

36. This good cross section of local people taking part was probably achieved by the decision to allow anonymous responses at each stage. It is firmly believed that this encouraged people to take part and comment freely. Similarly, the decision to help residents who are not on-line to be involved widened the reach of the work. Such people were offered paper copies of the comments form and other documents.

37. Members of the Traveller community have also been involved in the consultation stages with attendance at open meetings and through membership of the Forum. Overall, the level of attendance of people from all walks of life at Forum meetings has been high as has the level of activity within the large Facebook group.

38. Although there are few other locally based interest groups covering the Neighbourhood Area contact has been maintained with the Marton's Past group and Blackpool Civic Trust particularly in terms of historic buildings and character related matters.

39. On-going efforts have been made with the owners of businesses on the Moss concerning the Plan. Notifications concerning the consultation stages have been hand delivered to these contacts and ensuing ad hoc conversations had. For the Regulation 14 stage there was an express invitation to business owners to attend the three open meetings and quite a number did and made comments.

## **SUMMARY OF MAIN ISSUES AND CONCERNS RAISED BY THE LOCAL COMMUNITY**

40. Right from the outset of producing the Neighbourhood Plan a widely held view of local people has been their backing for modest scale housing development of types that would be in keeping with the distinctive pastoral character of the Moss. There has been long standing concern amongst residents at the tight control over new development under Local Plan Policy CS26 but at the same time they have no desire to allow large scale housing estate development with designs exhibiting little or no reference to local vernacular styles.

41. Individual infill type housing development has been particularly supported by the community, as has the importance of retaining as open, the several large tracks of undeveloped land. The recreational opportunities offered by the Midgeland Farm site have been widely recognised and so too the need to improve routes for walkers, horse riders and cyclists elsewhere on the Moss. In relation to planning for businesses, small scale locally land-based activities such as equestrian uses and helping horticultural enterprises diversify have drawn popular support.

## **CONCLUSION - HOW THE PLAN HAS EVOLVED TO REFLECT COMMENTS MADE**

Largely because of the high degree of involvement since the outset, built upon with the well responded to Residents' Survey and extensive Forum member/social media participation, the scope of what the Plan should aim to deliver was soon established. As a result, since then the shape of the Plan has only needed to gradually evolve as the topic coverage has consistently received high levels of support from respondents at the later stages of preparation.

Use of the discretionary step, the evidence and policy options stage, presented opportunities for alternatives to be considered but served more to endorse policy directions, enabling these to be fine-tuned. Only one proposed topic area was not favoured by respondents - to have a specific policy on holiday accommodation sites. Furthermore, the vast majority of participants did not believe that any other policy options needed to be considered. There was also a high degree of support for the findings of the evidence produced for that stage.

The Regulation 14 stage also proved to be a further step in needing to make only minor changes to the Plan. The main ones that were made related predominantly to the changes to the sites proposed for housing allocation – deletions necessary through flood risk findings and additions arising through keeping open the chance to submit further site suggestions.

## APPENDIX A

### PLACE STANDARD RESULTS

# Place Standard Questions and Answers

September 2018

### Moving Around

#### Questions

- Are there enough routes for walking and cycling?
- Are walking and cycling given priority over cars and other traffic as much as possible?
- Do routes provide obvious and direct links with the places that people want to go, such as schools, shops, parks and public transport?
- Are routes good quality, attractive and pleasant to use?
- Do routes meet the needs of everyone, whatever their age or mobility, and is there seating for those who need it?
- Do routes feel safe to use all year round and different times of day?

#### Answers and number of times mentioned

Not enough pleasant routes for walking or cycling. Too much traffic 4

There are good walks nearby but:

The majority of public footpaths are in some way blocked

The bridle ways do not link up

The "Park" proposed at the junction of School Road and Midgeland never happened even though the trees were planted

The roads are very pitted and difficult to cycle on.

The traffic 8.15 to 09.00 and 15.15 to 17.30 is terrible with congestion.

Most kids go to school by car parking is across driveways and two wheels on the pavement

The 7.5t weight limit on School Road is ignored. 3

There are no seats to sit and rest for the elderly and infirm. 3

No direct links to shops etc.

Public footpath blocked by fallen tree for more than 2 years. Horse riding on public pavements 3

Volume of road traffic makes cycling hazardous. Walking routes are generally fine. 4

The area is semi-rural and nice to walk around.

The public footpaths are not maintained and, in many cases, have been taken by local landowners.

The bridle ways are not maintained, and Progress Way divides the area in two for users.

The road surfaces are in a poor condition and unsafe for cyclists.

Due to road closures the early and late rush hour traffic is very intense.

The traffic light sequencing intensifies the congestion issues.

Progress Way was supposed to take traffic off School Road past the school, but this is not the case.

There are no seats/benches in the area.

A proposed nature walk area off Midgeland Road never happened. 2

Reasonable cycle lanes. Walking seems ok. Some shortcuts seem impassable due to overgrown trees and bushes. Potholes are a menace and need attention all-round the area. Routes are there but severe traffic congestion at certain times. Poor public transport. Links are ok if you have a car. Routes feel safe. 4

No cycle paths. Pavements overgrown with weeds and brambles 1

No adequate footpaths, overgrown bushes on limited footpaths. Main concern is lack of footpaths at one end of Chapel Rd, it's dangerous. 1

Roads too narrow and speed limits not adhered to. 3

## **Public Transport**

### **Questions**

- Are public transport services frequent and reliable?
- Do they take people to where they want to go?
- Is public transport safe and easy to access, whatever their age or mobility?
- Are bus stops and stations in convenient places and within walking distance of people's homes and is there seating for those who need it?
- Do bus and train stations have what is needed, for example, toilets, secure parking and cycle storage?
- Can everyone afford public transport services?
- Are facilities and vehicles of good quality and well maintained?

### **Answers and number of times mentioned**

Bus route on Midgeland Rd cancelled, so no convenient public transport 5

No buses on Midgeland or School Roads

None go to business parks such as Squires Gate or Tesco or end of Midgeland and Cherry Tree shops 3

Public transport is non-existent within the area only on one edge of the periphery with no routes to shops.

There is nothing that goes to any retail parks or local small shops in the nearby areas.

Previously when there was a service passing along Midgeland & School Roads it was only hourly. 1

Bus withdrawn during water and drainage work is not restored after completion. Nearest bus stop 15 mins walk away 2

There appears to be a good bus service providing multiple destinations. Bus stops require a moderate level of walking to access for most residents. Buses are well maintained 4

Poor public transport and a feeling of being left out. Bus stops nearby but timing is widespread. Not sure of prices or fares, vehicles are all very new. 4

There is only one bus service that travels along Midgeland Rd. No seating along the Moss area. Unfortunately for myself – a runner. Bridle paths are fantastic but on some roads there is little support for crossing such as on School Rd towards Cropper Rd. 3

Nearest bus stop  $\frac{3}{4}$  mile away from front door. 1

Not enough buses running in this area but I suppose the lanes are not safe for large transport.3

Buses erratic and come irregularly. Long walk to better bus routes. 2

I use buses and find them ok most of the time. 2

## **Traffic and Parking**

### **Questions**

- Do people take priority over cars and other traffic?
- What impact does traffic have on health and wellbeing in the place (you might want to think about access, noise and air quality)?
- Is parking in a safe and secure location?
- Are traffic-calming measure used effectively to benefit the community?
- Are there too many cars and too much traffic in the area?

### **Answers and number of times mentioned**

No police to control illegal parking. Chaotic at school entry and exit times. Cars park on yellow lines causing hazards for other road users. Double yellow lines ignored. Slow moving traffic on School Rd due to closure of Wild Lane 2

Traffic is a big problem. School and Midgeland Rds are cut throughs for access to St Annes and the other way to the motorway. This avoids the congestion on Common Edge and at the Common Edge Squires gate junction.

Parking on School Road at School time ignores the parking restrictions times yellow lines etc. Traffic calming works for cars but lorries and tractors just drive over it sending shudders and noise into the nearby houses

7.5t weight limit is ignored. SatNav shows the route but not the weight limit

Pollution from standing traffic at commuting times is great and research shows this is linked to cognitive decline and heart disease there is no monitoring as far as I can see. Thinking about all the kids in the primary school yard at the front?

School & Midgeland Roads suffer from heavy commuter rush hour traffic to the M55, Lytham/St. Annes. The imposed 7.5t weight limit on School Road is not adhered to. Using School Road at school start & Finish times is very congested with cars parked both sides.

Other proposed roads circumventing the area have not got off the ground. 2

Acute problems near school at opening and closing times by inconsiderate drivers. Very dangerous 3

Huge amounts of traffic move through this area going from Blackpool to Lytham St.Annes. School Rd and Common Edge Rd are particularly busy. The area around St.Nicholas School at drop off/pick up

times is an accident waiting to happen. The school are aware of the problem but do very little to alleviate. 3

Unfortunately, within the Moss we have had Progress Way built which means we have a lot of cars speeding which makes it unsafe to cross. Near my own property on Chapel Rd I have noticed traffic becoming busier and it is becoming more dangerous as a pedestrian as cars are travelling at speed. I feel more traffic calming measures are required. It has been noticed as well due to increased traffic roads are becoming in need of repair. 3

Traffic is awful and at the school on School Rd it's a free for all with cars on pavements and on double yellow lines. Dangerous for parents and children walking to school. Parking at the school is too limited. Traffic calming is in place but presents other problems as heavy vehicles keep using the road who are over the weight limit. Too many cars and traffic being forced on this route due to other roads being permanently closed and link roads promised many years ago not being built. 2

No parking facilities on lanes, too dangerous. 3

Parking is at a premium and expensive. 2

Traffic speeds not adhered to. Cars parked on pavements causing hazards to pedestrians and horse riders. 3

Some traffic goes too fast, we call it "hedgerow madness". 3

## Streets and Spaces

### Questions

- Think about the following when considering your rating:
- Do the buildings or public spaces make being in or passing through the area a pleasant experience?
- Are there positive features such as local landmarks, historic buildings, public squares or natural features that make the place look attractive?

### Answers and number of times mentioned

No positive features, few public spaces 3

No! A lot of uncared for property. Fences falling down especially the concrete type bits of wood and unmatched fence used for repair to keep livestock in.

The positives are large gardens and some spectacular houses that are well cared for. A lot of people are "asset rich but income poor"

The thing that makes it untidy are:

- uncut verges
- Weeds in gutter
- Pavements with brambles on
- Blocked drains with standing water
- Poorly maintained roads 3

Much of the area is semi-rural and pleasant to walk through with right clothing.

This was a market garden area now gone into decline and is going through change.

There are a lot of old unused buildings & greenhouses on private land.

There are a lot of trees & bushes overhanging the pavements.

The local council or UU have ceased clearing the dykes that drain the land.



There are a number of unadopted roads that are not maintained by the council.  
The local council rarely cut verges weed the gutters or unblock the drains.  
The roads surfaces are in need of repair. 3

Weight restrictions for goods vehicles are poorly signposted and hence ignored by visiting drivers 5

There is little in the way of public spaces or natural features. Several examples of poorly maintained areas spoil a potentially attractive area 3

Everyone likes open spaces and we like ours. 4

Some areas need tidying but quite a pleasant place to live. 5

No cycle lanes. Road not maintained well. No park area for kids. Too many housing developments. 3

Very variable depending on the event. 5

Not at all, nothing pleasant apart from Blowing Sands white cottage on corner of Common Edge Rd and Squires Gate Lane. 2

There is signage to navigate the area and to local attractions. There are no noted derelict buildings within the area. It would be great to have more history available for the local area as I am unaware of few historic buildings. 6

### Natural Space

#### Questions

- Is there a variety of natural spaces that are available to people?
- Are there opportunities for people to experience and have contact with nature?
- Is the natural space attractive and well maintained and is there seating for those who need it?
- Is the natural space affected by negative features such as excessive noise or poor air quality?
- Is a range of natural space accessible to everyone, whatever their age, mobility, disability, sex, ethnic group, religious belief or sexuality?

#### Answers and number of times mentioned

It is necessary to travel by car to a natural space 5

Much of the area is semi-rural and pleasant to walk through with right clothing/shoes.

Public footpaths are blocked by local landowners or overgrown and not maintained.

There are no benches or seating for elderly infirm to rest.

Wheel-chair access is limited to some dropped kerbs on some roads.

There is no parkland and proposed nature walk area off Midgeland Road never happened. 3

Natural landscape is beautiful but unfortunately where people experience nature such as a bridle path, there is a lot of noise from traffic on Progress Way. It would be great for more maintained public paths away from public busy roads for people to enjoy the Moss area. A lot of public footpaths unfortunately have become not fit for purpose, or overgrown. No seating within the area for people to sit. 3

Not a lot. Most are privately owned farms. The walks are blocked by new roads and many overgrown footpaths so that you cannot get through. No nature parks or anything that is well maintained, nor any seats. Noisy traffic and main ambulance route to St Annes, sirens blaring many times a day. Also explosive charges going off at the airport to scare off the birds. Every Sunday there are noisy scrambler bikes with noisy illegal exhausts on the airport industrial estate. No real space, no needs met. 2

Natural space being swallowed up by so many developers at a record pace. 2

Very little space. Fields are sold to developers without creating natural space. 4

Apart from the busy main roads there is quite a lot of open space. 6

Generally good natural space. 6

There are few examples of natural space available to the general public. 4

### **Play and recreation**

#### **Questions**

- What are the opportunities to take part in play and recreation? (You may want to think about specific groups such as teenagers, older people, children with disabilities and so on.)
- Are the spaces and facilities to support play and recreation of good quality, well maintained and used to their full potential?

#### **Answers and number of times mentioned**

Few opportunities for play and recreation. Lytham St. Annes has far greater appeal. 4

For active people there are a tennis & squash club, croquet club, several riding schools and livery stables with a quiet bridle path for horse owners.

For the less active there is a tennis, squash, croquet club and one public house providing TV viewing of sport and the playing of cards/dominos/darts/snooker/pool. 4

Good opportunities. 6

Football fields for 4 to 18 years nearby

Rifle club nearby

Riding schools

No places for kids

No safe places 3.

There are football and tennis clubs in the area and a cricket club on the edge of the area. No parks or playgrounds exist for public use. 6

No areas of recreation for children apart from Marton Methodist Church and St Nicholas School. This is an area I would greatly like to see improve. There appears to be very few community activities for children. 2

Football and cricket in the area but not for the general public. Stables and horses for some, not accessible to all. Too many dog walkers leaving dog mess. No access to anything and no safe feeling, especially in the winter months. 4

Very restricted due to there being only a few parks left. 4

None in this area. 1

No recreation grounds in this area. 1

Football fields, cricket club and tennis club on doorstep. Not very much for young people as houses tend to have land and build/make their own play yards. 5

### **Facilities and Amenities**

#### **Questions**

- Does a range of facilities and amenities meet a variety of different needs (for learning, health, shopping, relaxation, and so on)?
- Can everyone use the facilities and amenities, whatever their age, sex, ethnic group, disability, religious belief or sexuality?
- Are the facilities and amenities within a reasonable distance and easily accessible?

#### **Answers and number of times mentioned**

Very few shops, no restaurants, no opportunities for learning in the area. 4

School buildings should be available outside school hours for community meetings etc 6

There are football and tennis clubs in the area and a cricket club on the edge of the area. No parks or playgrounds exist for public use. 4

Read the facilities in recreation above, one junior school, two dog and cat boarding homes, a dog training centre.

1 pub

1 shop

1 chip shop

2 schools

Dog and cat boarding

Riding schools

No! not really 2.

There are little work opportunities in the area.

More housing is being built in the area which when complete will make job opportunities worse. 2

The area is fairly well off for shops and pubs 7

Corner shops swallowed up by large supermarkets 4

A shame the local shops close due to the supermarkets taking over. The vacant shops then become bric-a-brac or so called charity shops. 3

Very few facilities and amenities within the Moss, however close by are accessible shops, GP and school  
3

Some shops on the close by industrial estate on Squires Gate Lane with a few pubs scattered around the area. Gym nearby, fairly good quality only if you are willing to pay 3

No library, more local shops are needed but other amenities are available 5

## **Work and Local Economy**

### **Questions**

- Is there an active local economy that helps to create different kinds of jobs?
- Are there opportunities for people to gain skills for work, such as education, training and volunteering?
- Can local people access job opportunities, whatever their age, sex, ethnic group, religious belief, sexuality or disability?

### **Answers and number of times mentioned**

Any new housing development in the area will bring in some jobs whilst it's underway. All the other work currently in the area is via small one-man band/family companies. There is little or no access to training or jobs for the majority of the community. 2

2x Very few work opportunities. 4

No access to training poor economy.

Catteries, dog kennels, car and caravan storage, car restoration, light 1 or 2 man, self employed, blacksmith, joiners, builders, digger hire, gardeners riding schools, auto logistics, car sales, welding services.

2 business parks nearby

Good motorway links. 2.

There are very few businesses within the area 3

Most big employers just outside our area but some local jobs available. 4

I imagine from the variety of industries within the Blackpool area there is a range of jobs and training available. 6

Some specialist training at the new Energy Centre at Squires gate airport. Local college training at BFC. Community Trust help young people move forward with special classes for various training. Job opportunities only appear when summer season starts. No affordable child care. Some chance for new business, but many town centre properties empty and some empty on Squires Gate business area. 4

No light industry in the area. Market gardens closed. 4

Any quality jobs in PAYE have to be sought outside the area. 3

## Housing and Community

### Questions

- Is housing a positive feature of the area?
- Is there a range of good-quality housing available for different sizes of household?
- Is there a range of housing tenancies (rented, privately owned, and so on) to meet different needs of people, whatever their income?
- Do the different housing types work well with one another?

### Answers and number of times mentioned

Reasonable range of housing. 4

What housing there is, is good in general.

There is a range

Very few rented

Need more of modern mixed affordable housing especially starter homes 5

What housing there is, is in good condition in general.

There is a wide range of property types and sizes.

Very few are rented properties.

Private new construction in the area appears to be mainly for the larger/more costly homes. 4

Good range of housing 6.

There is a reasonable mix of housing in the area. 6

There is a need more of affordable housing especially starter homes

Housing in this area seems to suit all local needs. 7

Not enough homes for first time buyers or cheaper housing. 2

Construction of housing booming in this area, no control whatsoever. 2

Unfortunately, there are more and more houses being built but the infrastructure fails to support this. Broken pavements and roads, blocked street drains etc. 2

Housing improving slowly with a good middle range. Most are owned with very few rented. The types seem to gel ok. The variety in this area are not catering for first time buyers and the needs of the elderly. Most builders apply for planning with a good number of starter type homes but once they get planning permission, they drop lots of first-time ones and apply for bigger ones instead. 5

There is a wide range of housing available, however it has been noted there is an excess of housing within the area to the local population. Therefore, it is a concern that housing developments are continuing rather than seeking pre existing properties that are vacant. In the Stockydale and Chapel Rd area there are lots of houses that are within a period of 1930s, unfortunately with the recent housing developments such Magnolia Point, where historic hedges have been torn down, there are now sadly houses which do not fit the local area on view. If the hedges had been maintained to obscure the view between Magnolia Point and Stockydale, it would have been more fitting as the new houses coordinate with the new Midgeland Rd properties. Housing is now not a positive feature of the area as it is causing a lot of residents within the area to be upset by the new build developments. 4

## Social Contact

### Questions

- Which spaces provide opportunities for people to meet?
- Is there a range of different spaces (indoor, outdoor, purpose-built and more informal) where people can meet?
- Can these spaces be used at different times of the day, throughout the year, and in different types of weather?

### Answers and number of times mentioned

People have to make their own effort to improve the quality of their lives and companionship. No purpose-built meeting places. 4

Little opportunity for social contact 4

Pub; Conservative Club; Tennis Club; Croquet Club

No public spaces

No mixing except dog walkers 4.

As there is only one Church, a Pub, a Tennis, Squash & Croquet Club but there are no public spaces, the only mixing of people is in the church, pub, club, riding school, livery stables or people walking their dogs. 3

Apart from pubs and sports clubs there are few opportunities to meet others. 3

None without travelling in the car. 3

None apart from going to each other's houses and the pub.

Sadly non-existent. 2

Local clubs and pubs with a few church halls. Some café bars but nothing from the council. None really apart from at school plays and presentations and sometimes other functions. 5

Very few meeting areas, I can only think of South Shore tennis club. I have been back in the local area 3 years and would say I have not found anywhere where I can meet other members of the community. 2

## Identity and Belonging

### Questions

- Do people view the place positively?
- Are the history, heritage and culture of the place known and celebrated?
- Do local groups and networks help people feel involved positively in their community?

### **Answers and number of times mentioned**

Sadly, going down fast. 2

Yes Positive

Yes heritage and culture is strong

No groups or networks

Yes the people feel connected

Yes no one is bothered about people (except worries about the Travellers!) 6

Slowly declining. 3

Generally viewed in a positive light. 5

Financial support would assist local community groups to be developed. 5

Marton Moss does have a historical identity, but this is slowly eroding. People feel less connected to their neighbours 5

The locals view the area positively.

The awareness of heritage and culture is recognised but is becoming less so due to the changes.

The people in the area do feel connected whatever their sexuality, ethnic or religious background.

There are no social groups or networks in the area, socialising is reliant on the church, pub & club.

5

Nearly always enjoyed living here. Don't want to see over development. We need to keep some open spaces and country walks and something to slow the traffic. 7

Yes, I view the place positively. I celebrate the heritage and culture with local historians writing about the old Moss. There are no local groups to help people feel involved positively. Yes, I feel connected with the neighbours and community who I have known a while. I think a lot liked to be associated with being a "Mosser" or "Moss hog" especially if you were born here in the area. 5

I feel proud to live within an area of the Moss that has not been redeveloped. My neighbours are very supportive, we feel able to speak to each other. We have all been saddened by the increased traffic and have tried as a community to apply via petition for a cul de sac on Chapel Rd which unfortunately has not been successful.

### **Feeling safe**

#### **Questions**

- Are routes safe and well used at different times of the day and throughout the year?

#### **Answers and number of times mentioned**

Quite a lot of things going on around the area that have been reported to the police who seem to turn a blind eye, spoiling the weekend pleasure with cars racing every Sunday in the area with noisy motorbikes on the industrial area. Reasonably safe. 5

Not safe on roads, the majority of which is without pavements, so it is a death trap for pedestrians. 1

Yes, I feel safe.

Antisocial behaviour on nearby playing fields

Motorbikes on football pitches unregistered vehicles

Youths in cars very fast in evening and late

Nitrous oxide inhalation and drinking in fields. 5



Reasonably safe. 5

Fortunately, anti-social behaviour occurs in distant designated "play areas". 6.

Nowhere is free of anti-social behaviour or crime these days sadly. However, I still feel Marton Moss is safer than many places in the U.K. 5.

There is a feeling of personal safety when moving in and around the area for all groups 5

Traffic, no control of heavy goods, no pavements on lanes and litter all over area. 2

When you've lived near the town centre, this area feels safe.

No concerns with antisocial behaviour or crime, however I would say some of the roads within the Moss could do with additional lighting, or lighting being maintained as it feels less safe to be walking in darkness down some lanes. 6

Always felt safe. 3

### **Care and maintenance**

#### **Questions**

- Are facilities such as parks, public spaces or public properties well maintained in general?
- Are there any specific problems in the area, such as litter, vandalism, or dog mess?
- Are there good facilities for recycling and refuse storage and is collection well organised?
- Do local authorities, housing associations, landlords and residents know their responsibilities and take action when necessary?
- Is there an effective local residents' association?

#### **Answers and number of times mentioned**

Most places are kept well if people live there. Places that aren't lived in are not kept tidy. 5

Unfortunately, we have a lot of fly tipping within the Moss area, as well as litter which we regularly see when going for a walk. Very few bins within the area. 4

Footpaths can be littered and there is always dog mess. 4.

Litter

No bins for dog poo except one

No bins outside school

Fly tipping in remote lanes and from Yeadon Way

No effective residents' association 3

No Neighbourhood Watch. Care and repair withdrawn. Rover recycling service poorly advertised. 5

There are no parks, public properties or public spaces to speak of. There is considerable dog mess and litter but little evidence of vandalism. 3.

There is a litter problem in the area.

Very few waste bins and no bins for dog poo. The council say they do not have the manpower to empty them if they were provided.

There is a problem with fly tipping in the country lanes, bridle paths and from Yeadon Way but when approached, the council do clear this.

There is no residents' association. 3.

Definitely not cared for by the Council, it's up to the private individual to take care and tidy up. 1

Erratic cutting of grass verges. People leaving dog mess, no bins to put it in. Fly tipping of builder's rubbish. Footballers leaving their rubbish after games and car rubbish on the lane to the garden centre.

Bin rubbish is collected quite well, no local resident's association to address this. 4

### **Influence and self control**

#### **Questions**

- Are people able to contribute to decisions that affect them?
- Is everyone able to contribute, whatever their age, sex, ethnic group, religious belief, sexuality or disability?
- Do local community services or groups allow people to get involved?
- Do organisations such as local authorities, health services or housing associations actively work with the community to understand their needs?
- Do local people feel listened to? Do people know how to be listened to?

#### **Answers and number of times mentioned**

Hopefully being part of the forum should give me a chance to have a say. 7

Most people are not aware of how they can access information regarding their views and do not know how to contribute to decisions that may affect them 4.

People are more inclined to complain rather than get involved with positive action to solve problems 5.

We are in the early stages of a neighbourhood forum which will give the residents the chance to air their views and concerns. 4.

Some are

People are daunted by the paperwork and the sense that nothing will be done

No groups so don't know

No trust of central or local government

No one feels "listened to" 3

Some residents use their local councillors to help them with council decisions but for the majority nothing will be done.

There are no community groups in the area.

There is no organised contact with the residents by the local authority.

Only those who approach their councillors may feel listened to. 2.

In the past decisions have been forced on the area but it is hoped with the Community Committee there may be more partnership working prior to approval of changes. It would be great to have views heard on the amount of additional traffic on Chapel Rd and Stockydale which has further increased since UU road works with maybe possible cul-de-sacs in some areas of the Moss. 5

I would like to help in making the Moss a happy place to live. 4

You usually get to know about things after they have taken place. Anyone can comment regardless of age, sex, ethnic group etc. No real close communication from Council, Health or Housing. No real feeling of being listened to when you comment on things. The Council just go ahead and waste large amounts of ratepayers money because they no real business acumen. 2

### **Issues to address**

Send commuter traffic onto progress Way and Common Edge  
Enforce 7.5t limit on School Road  
Repair the roads  
Enforce parking restrictions at school times.  
Open the proposed "Park"  
Clear footpaths  
Link bridle ways by woodland  
Tidy verges and gutters and hedgerows  
Clean out the drains  
Repair fences  
More dog poo bins  
Get kids to come to school by bike scooter walk etc in a safe way.  
Community newsletter to promote knowledge of neighbours  
Non-registered residents should be known  
Address fly tipping  
Protect the green belt  
Use "cul-de-sac" for stopping "rat runs" through narrow lanes such as Chapel Road  
Join footpaths on School Road and Cropper Road.  
Make it safe to walk down Chapel Road

### **Three Main Issues to be addressed**

1. Traffic
2. Footpaths and verges
3. Litter management

### **Priorities For Action**

Get the council, VOSA and police to enforce the existing rules of the road.

Collect waste that is fly tipped and find who does it and inform the Council. People living "off grid" with no access to water or sanitation should be known and approached so waste issues can be addressed

Cut the verges and unblock the drains

Clear the public footpaths or train the locals to do it safely

More public bins

Find out why the public woodland area was not completed and try to make it happen.

## Summary

This summary is the personal opinion of Stephen Woodhouse and is based upon the information provided by the members both through Place Standard and by word of mouth at the meetings of the Forum.

There is a clear sense of belonging on the Moss which relates to it being a special place with a long history. However, the residents feel they have not been listened to in the past by the council. This has led to the area declining in its infrastructure, with roads in poor condition, dykes blocked, street drains not cleaned out and verges uncut. The area then looks poor and shabby.

Some new residents acquire these run down properties and recognise a different way of living, extend and maintain the buildings and tidy the land, however the worry for the residents is that the land will be sold for housing developments such as Magnolia and Redwood Points thus changing the very character of the Moss. The feeling is that no one wanted these big developments and when residents of the area objected no one listened because large amounts of money were changing hands.

The new developments are seen as not being in keeping with the Moss which by and large is semirural with big plot sizes. Even if the residents don't live on the bigger plots, they are close to plots that are mostly open spaces.

What most residents want is some say in what happens, they are not wholly against development in the area, but it should be appropriate.

The other major concern is the traffic. Since the closure of Wild (Wildings there is no consensus on its name) Lane and the blocking of Midgeland Road at the southern end, most of the traffic now goes down School Road. Progress Way was to take some of this load but traffic going to Lytham St Annes turning left onto Common Edge is faced by long queues backed up from School Road traffic lights, so drivers go down School Road to avoid one queue only to face another on School Road. There is simply too much traffic for the roads. This is compounded by parents driving the kids to school and so each day between 08.15 and 09.00 the people going to work in St Annes and Lytham add to the parents dropping off and School Road grinds to a halt. In order to drop the kids off and not block the road completely drivers park on restricted parts of the road, either on double yellows, on the pavement, across driveways, in fact anywhere as long as they can drop off quickly and get away. There have been traffic wardens, but no one is ticketed because the priority is to keep the traffic flowing. Something should be done about this flagrant ignoring of the rules. One of the issues that should be looked into is the pollution levels with all these standing cars right next to a school in view of the links to heart, lung disease and cognitive impairment.

The other issue on School Road is the 7.5T weight limit being constantly ignored. The signage should be better, and the vehicle inspectorate should be down with a weighbridge to fine offenders and make a point that it is not acceptable to flout these rules. The problem appears to be there is no consequences to ignoring this weight limit, however if a sewer was to collapse or a main to break the price of repair would surely outweigh any saving made by ignoring the problem.

Chapel Road too has become a "rat run" for traffic trying to avoid the queues and gives easy access to the motorway but there are no pavements on most of it and residents do not feel safe walking or cycling from their homes. They seek traffic calming measures or even making it a cul-de-sac however that idea has been turned down in the past. Slowing the traffic down this road would be beneficial, how it can be done should be a subject asked of experts in traffic management.

One big question is “When will the bypass road over the Moss on the Wild Lane location be started” This road has been promised for many years and was one of the conditions on Cypress Point being built. It was said to be started 2018 but no sign has been seen. This would relieve the pressure of traffic.

The public footpaths are in poor condition with little maintenance over the years several are blocked by overgrown hedges, trees, vegetation and fallen buildings. If the council could be persuaded to clear these, they would be used by dog walkers and people who just want to explore the area like visitors to the many caravan sites. But to have them marked on a map as being available then to find them blocked is very frustrating. It maybe that the Ramblers Association would help with this if the residents could be persuaded to use their smartphones and the Pathwatch App, pressure could be brought to bear on the powers responsible to do their job and keep the paths clear.

Footpaths by the side of School Road and Cropper Road that do not join up are a hazard to walkers, the missing links should be made good to encourage walking to places, these areas are outside our remit and are in Fylde, the Forum could write and ask their help in this.

Litter remains a problem despite some public-spirited individuals taking matters into their own hands. There are few litter bins in the area. The Forum understand that is because they cost £500/year each to run? There should be bins either side of the school and more on Midgeland Road as well as some on the bridle path on Progress Way at a minimum, I suspect more would be asked for when they are offered. Fly tipping needs clamping down on by some means whether it be cameras recording vehicles or by inspection of the rubbish it is a curse to the people who live near the hot spots a concerted effort should be made to find the culprits. In these days of social media, pictures of rubbish, may be identified, people who have had work done and paid to have rubbish removed professionally may recognise their rubbish and tell the authorities who removed it, just a thought but something should be done.

There was to be a public space woodland at the Midgeland Farm site, where the tip used to be, trees were planted for the Queen’s Jubilee and a park area promised but sadly nothing has happened since, the question is why? The Forum should investigate this and press for its construction as there is a need for dog walking areas away from football fields and it would link up bridle paths and footpaths allowing off road walking away from roads with no footpaths.

### **August 2022 Update from Stephen Woodhouse Chairman of the Marton Moss Neighbourhood Forum**

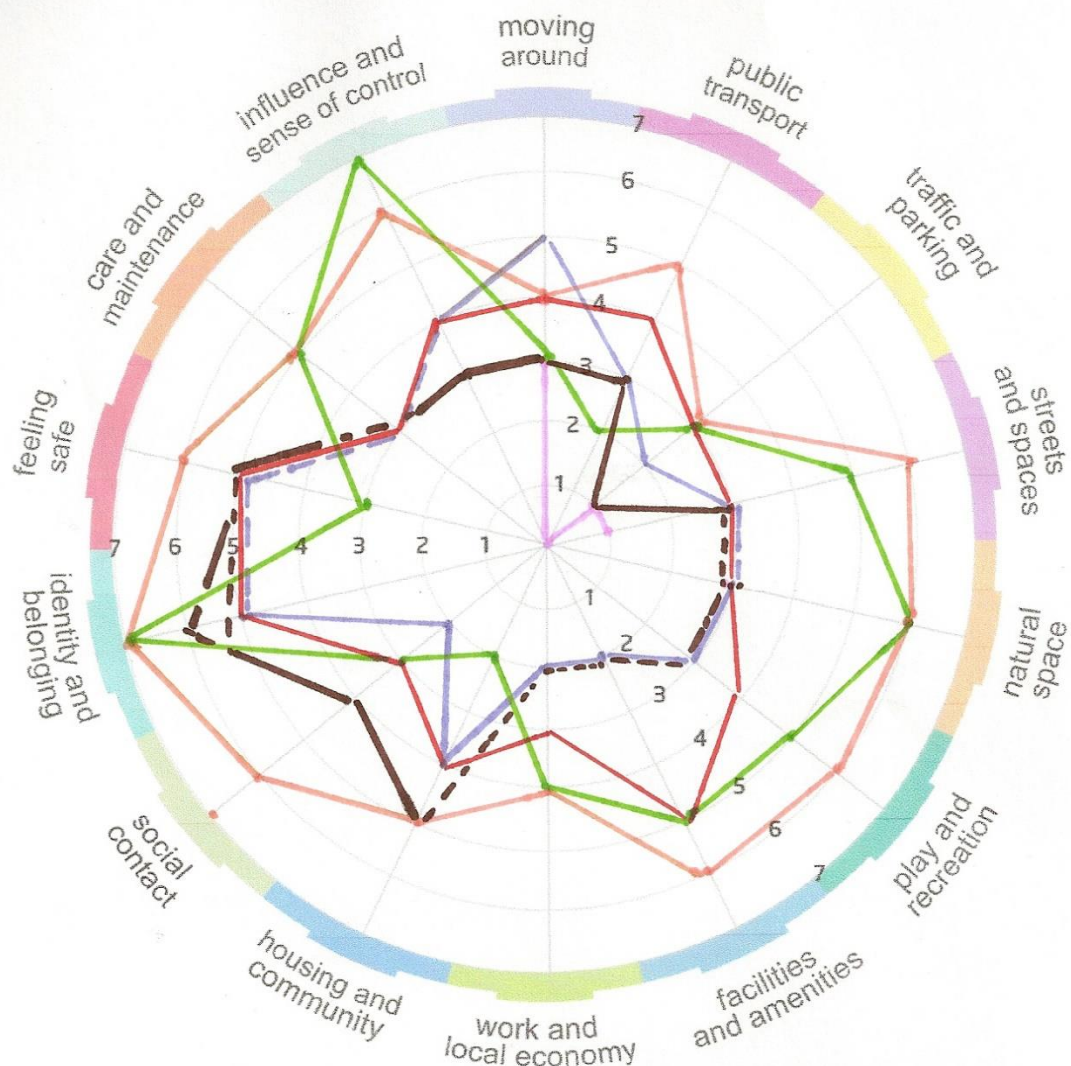
Wild Lane – the replacement road will be complete by the end of 2023 and will hopefully relieve some of the traffic pressure in Marton Moss but that is currently unknown.

School Lane/Common Edge Road – Blackpool Council are to widen the western end of School Road and construct a new junction further south on Common Edge Road to access the proposed Blackpool Airport Enterprise Zone. How this will affect local traffic conditions is again currently unknown.

Midgeland Farm - There are ongoing discussions with Blackpool Council and Lancashire County Council about Midgeland Farm. There appears to be a willingness to solve the issues that prevent access by the public and it is hoped that given a little more time these can be resolved and the public can use at least part of the site as a recreational green space.

# Place Standard Summary Diagrams

When you have answered all the questions, plot each rating on the 'compass diagram'.



- 1. Paul Hargreaves
- 2. Robbie Hargreaves
- 3. Ann Wragg
- 4. Chris Manton
- 5. Peter Steaden
- 6. S. Woodhouse







# Results of the Residents' Survey

Autumn 2019

## Background

Marton Moss Neighbourhood Forum's primary objective is to create a Neighbourhood Plan, which once accepted will form part of the planning framework for Marton Moss.

In order to obtain the views of residents, it was agreed at a meeting of the Forum that a survey would be undertaken of all households in the Neighbourhood Area.

## Methodology

The survey was drafted and presented to members of the Forum for their views, it was redrafted and finally signed off at the Forum meeting held on 12<sup>th</sup> September 2019. A copy of the survey form can be found at Appendix 1.

It was agreed that rather than post the survey forms out, they would be hand delivered and collected by Forum members. The return date was set at 17<sup>th</sup> October 2019, approximately a month after they were delivered. It was felt by the members that this personal delivery and collection approach would result in a greater number of completed forms. Several members of the Forum agreed to undertake this task. Approximately 450 forms were delivered and 137 received by the closing date, giving a response rate of approximately 30%.

## Results

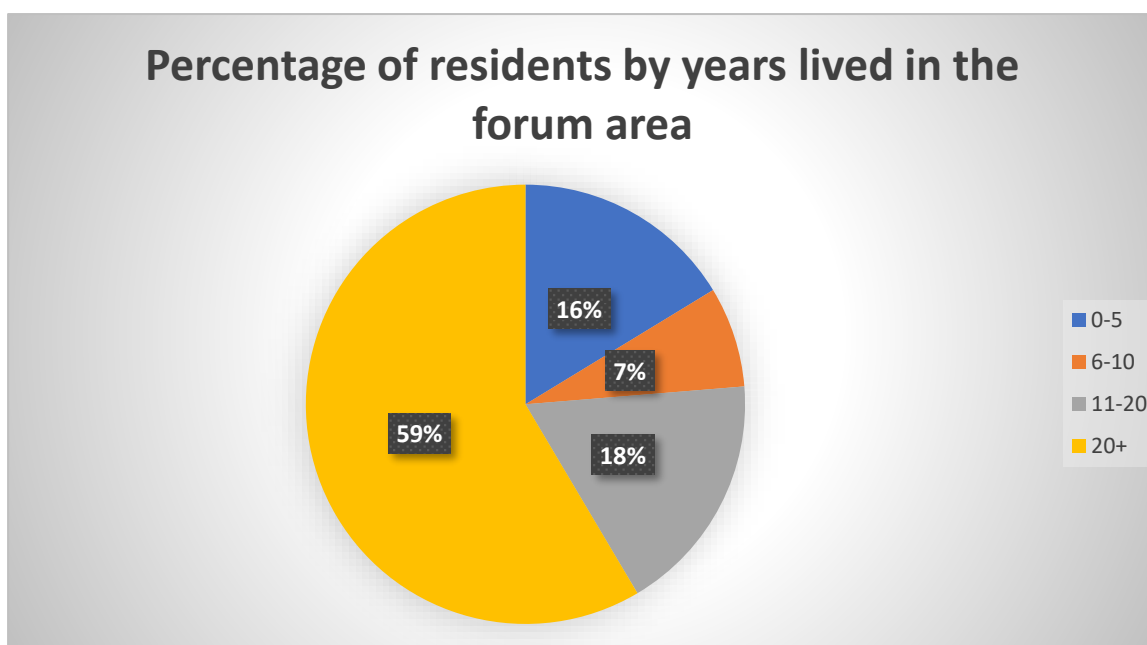
The results were presented to the Forum members at the Forum meeting on 11<sup>th</sup> December 2019 and it was agreed that they reflected their views.

### Q1. Please give your address

The answer to this question was not recorded, it was only used to verify that the address given was within the area of the Marton Moss Neighbourhood Forum.

### Q2 How long have you lived at the address?

0-5 yrs	16%
6-10 yrs	7%
11-20 yrs	18%
20+ yrs	59%



### Q3 What do you like about the Moss?

General topics:

- Peace and quiet
- Rural aspect
- Walking
- Mix of different house styles
- Wildlife

#### Quotes:

- The area in general
- I love the countryside, peace & quiet
- Rural area with small settlements and people
- The different types of housing. The views. The public footpaths. The ability to keep horses and enjoy the open spaces whilst riding and cycling
- Access to the Moss for walking the dog. Individual style houses, quiet area. Space between houses and open land.
- We like the fact that a lot of the Moss hasn't changed. We enjoy walking over the field, down the lanes and the general area

#### **Q4 What do you dislike about the Moss?**

##### General Topics:

- Traffic, volume/speed and HGVs
- Wild Lane not reopened (however this road is outside the Marton Moss Neighbourhood Area)
- Locals not able to build large developments
- Parking near school

##### Quotes:

- The increase in extra-large lorries and speeding cars and motorbikes
- New building houses, traffic congestion
- Untidy areas
- The inconsistency of local planning
- The traffic down School Road and Common Edge which could be fixed at a stroke by repairing and renewing Wild Lane as 90% of the vehicles are St. Annes bound. See note above: this road is outside the Marton Moss Neighbourhood Area
- Encroaching housing developments. Traffic on unsuitable Roads. Parent school parking near St. Nicholas School
- The area is becoming too built up and traffic is horrendous

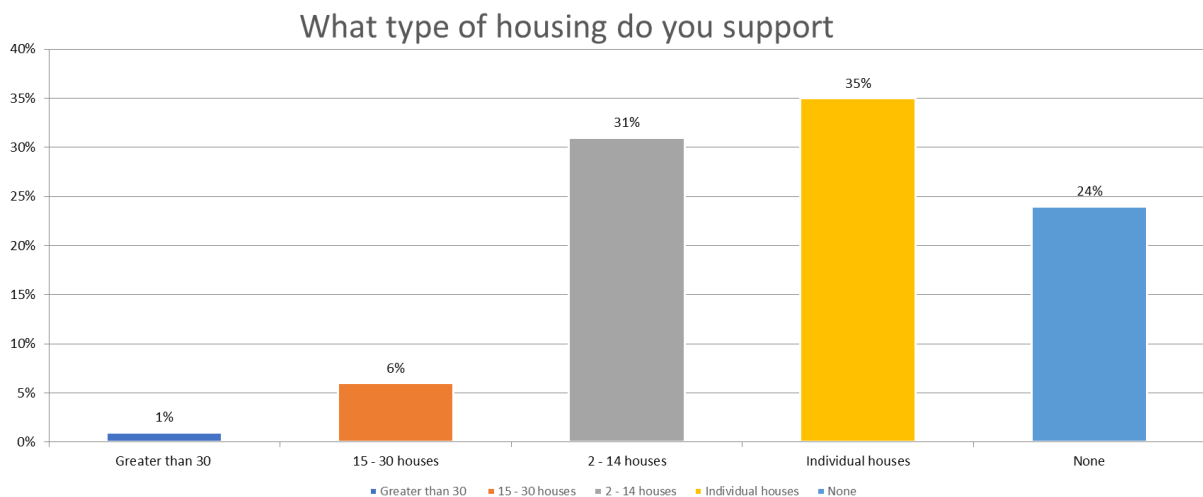
**Q5 On a scale of 1-10 (1 being the least important,10 most important) how important are the following issues to you?**

Average values

The natural environment	9.0
Transport and Roads	8.3
The historic environment	7.7
Infrastructure	7.7
Public Rights of way	7.5
The future of Midgeland Farm	7.2
Leisure/recreation	6.6
Job and economy	5.8
Housing	5.5

**Q6 What type of housing development would you support in Marton Moss?**

Large development (more than 30 houses)	1%
Medium development (15-30 houses)	6%
Smaller development (2-14 houses)	31%
Individual houses	35%
None	24%



**Q7 Are there any sites you think are suitable for new housing development within Marton Moss?**

71% responded No. The remaining land plots have been cross-checked against the call for sites map that has been compiled by the Forum and displayed at several Forum meetings.

**Q8 Are there any areas of land that should be protected from development?**

77% responded Yes varying from everything should be protected to draining dykes but Midgeland Farm features highly with people wanting the area opened up for recreational use.

A full set of all the comments is available on request, those which relate to outside the Marton Moss Forum Area have been passed to the relevant bodies. In total there were over 100 individual comments to this question, many making multiple points, 40 referred to protecting unbuilt/open land from development, 31 that all land should be so protected and 17 saying that land at Midgeland Farm should be safeguarded.

Just a few of the individual comments received to Question 8:

- The common land behind St. Nicholas school popular with dog walkers, walkers, bird spotters etc. and the children from schools on nature walks. More could be made of it in terms of discovery trails, dog bins, fitness trails etc.
- Midgeland Farm and the Moss. We've already seen large development happening without the roads and infrastructure to support it.
- Any natural undisturbed green areas and trees left. Midgeland Farm could be a wildlife area/centre and historic centre. Trees planted by landfill site (owners) near Midgeland Farm.



## **Q10 What do you feel should be included in the Neighbourhood Plan for Marton Moss?**

Only 19% of returned questionnaires made a comment.

A full set of all the comments is available on request, those which relate outside the Marton Moss Forum Area have been passed to the relevant bodies. Over 100 individual comments were made to this question, many making multiple points.

The main topics raised:

- Volume and speed of traffic
- Retaining local character and open land
- Small scale development only
- Creation of recreation areas and better footpaths, bridleways and cycle routes
- Lack of a bus service
- Safeguarding wildlife

There was also mention of the reinstatement of Wild Lane but as stated above this is outside the Marton Moss Neighbourhood Area.

Just a few of the individual comments received to Question 10:

- No more housing developments. Bus service reinstated.
- Speed cameras on Midgeland Road also School Road.
- A roundabout at the top of Jubilee Lane. Midgeland Farm to become a woodland - recreation area for families. Traffic control.
- Possible leisure paths and bridal paths on Midgeland farm. More speed restrictions on School Road.
- Development of the area which should be in keeping with the Moss.





## MARTON MOSS NEIGHBOURHOOD PLAN

Have your say in planning the future of Marton Moss

Following the drop-in events held at St Nicholas's School in November 2017 and the Community vote organised by Blackpool Council it was decided to set up a Neighbourhood Forum.

Marton Moss Neighbourhood Forum has now been designated and our primary objective is to create a Neighbourhood Plan for submission to Blackpool Council, which, if accepted, will form an official part of the planning framework for Marton Moss.

The plan will be prepared to promote and improve the social, economic and environmental wellbeing in the Marton Moss area.

The Forum cannot legally control such matters as roads, dykes, policing and other matters which are under the direct control of the appropriate authorities, but we certainly can and will act as a lobbying body to press these authorities - such as Blackpool Council, United Utilities, Lancashire Constabulary and others to deliver better services and infrastructure for the residents of Marton Moss.

In order to write the plan, the Forum wishes to take account of the views of all the residents and we would be grateful if you would complete the questionnaire below and return it to the Chairman by **17th October 2019**

**All answers will be treated confidentially.  
See GDPR statement at end of this document**

9. What concerns you most about further development within Marton Moss?

(Enter a numbers 1 to 8 in order of importance to you 1 being MOST important 8 being LEAST important)

- Loss of identity
- Loss of green space
- Increased traffic
- Loss of bridle paths
- Public footpaths/rights of way, Condition or Loss
- Unsafe pedestrian routes/footpaths
- Development out of keeping with current character
- Other. (Please specify)

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10. What do you feel should be included in the neighbourhood plan for Marton Moss?

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Your feedback is much appreciated  
GDPR Data derived from this document may be:

1. Stored electronically, securely and in an encrypted form.
2. May be shared with agencies working with the Neighbourhood Forum in order to write to Neighbourhood Plan. Specifically, Envisionuk, Blackpool Council Planning Dept, the Neighbourhood Forum Committee members and an as yet to be appointed advisor on Housing Needs Assessment.

3. These agencies will not share data with any outside agency.

4. The data will only be stored for the life of the Forum. Currently 5 years.

Chairman's Address:

Long Acre  
School Road  
Blackpool  
FY4 5EL

- 1. Please give your address**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- 2. How long have you lived at this address?**  
(Tick as appropriate)  
 0-5 years.  6-10 years.  11-20 years.  
 20+ years
- 3. What do you like about Marton Moss?**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- 4. What do you dislike about Marton Moss?**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- 5. On a scale of 1-10, (1 being the least important, 10 most important ) how important are the following issues to you?**
- Housing  No  Yes (please give details)
- Jobs and economy  No  Yes (please give details)
- Transport and roads  No  Yes (please give details)
- Leisure/recreation  No  Yes (please give details)
- The natural environment  No  Yes (please give details)
- The historic environment  No  Yes (please give details)
- Infrastructure  No  Yes (please give details)
- Public Rights of Way  No  Yes (please give details)
- The Future Of Midgeland Farm  No  Yes (please give details)
- 6. What type of new housing development would you support in Marton Moss?**
- Large developments (more than 30 houses)  
 No  Yes (Please give details)
- Medium developments (15-30 houses)  
 No  Yes (Please give details)
- Smaller developments (2-14 houses)  
 No  Yes (Please give details)
- Individual houses  
 No  Yes (Please give details)
- None  
 No  Yes (Please give details)
- 7. Are there any sites you think are suitable for new housing development within Marton Moss.**
- No  Yes (please give details)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- 8. Are there any areas of land you think should be protected from development?**
- No  Yes (Please give details)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

# Evidence and Policy Options Engagement Survey

## FINAL RESPONSES WITH CHARTS

September 2020

## Introduction

The consultation stage for public engagement on the evidence and policy options for the Neighborhood Plan started on 21 July 2020 and continued until 1 September 2020. This report collates all the responses received on the survey form during that period. The form was available to use on the Forum's website along with all the documents it referred to. However, for those people not on-line paper copies of the documents and the form were supplied on request. This report includes the responses received on paper copies of the form.

A total of 121 respondents took part in the survey. Anonymous responses were allowed but respondents were asked to provide their address or at least a post code so that the distribution of people taking part could be noted but again not published. All but one of the responses are believed to be from or on behalf of individual people although a few of them are understood to run local businesses, such as riding stables.

The one exception is the Wildlife Trust for Lancashire, Manchester, and North Merseyside. This official organisation along with about 40 other bodies were separately written to asking for their comments. The letters and email replies received from these organisations are separately presented on the Forum's website and the Wildlife Trust have been asked to reproduce their comments in that format so that their views can be clearly identified.

Most of the respondents to the survey form only answered the questions posed on it and did not provide additional comments. The number of responses to each question are shown along with the percentage proportions on pie charts. The numbers of respondents making additional comments are also shown.

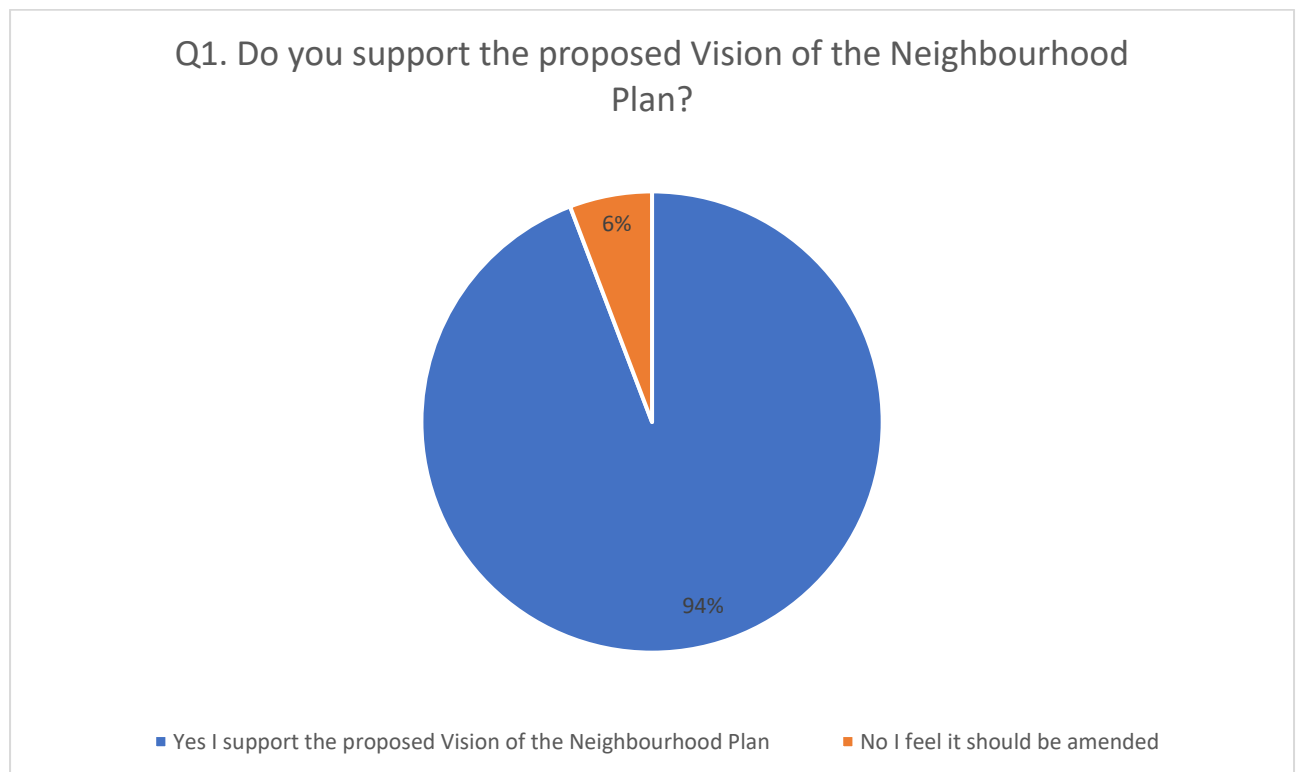
These comments are reproduced verbatim. No attempt has been made to correct spelling mistakes or grammar. Although all the responses are shown anonymously, so do not reveal direct personal data a few of the comments have small redactions to avoid any indirect personal data being revealed. The redactions have been done to comply with General Data Protection Regulation.

## Q1. Do you support the proposed Vision of the Neighbourhood Plan? \*

Yes I support the proposed Vision of the Neighbourhood Plan 114 responded

No I feel it should be amended, please see my comments in the box below

7 responded



### Comments (7 comments)

- Plot MM7 has history of development. It was granted permission for development in 2015 for the erection of 4 stables, tack room and barn.
- Plot MM7 is described as horse fields it does not state it has a building situated on the land as per above approved planning permission.
- Plot MM7 is in flood zone 2 however 2 other plots in the immediate area are also within that zone and have been given the green light suitable for planning.
- Plot MM7 was recently used by United Utilities as a road to access land to the back of the plot to install a sustainable drainage system. This was installed to reduce the risk of flooding in the immediate area and is situated directly behind plot MM7.
- The other 2 sites which have been deemed suitable for planning are predominately within zone 2 but have more constraints than plot MM7 yet are deemed suitable for planning.
- In the report plot MM7 is deemed yellow low risk regarding the flood zone but the plot has been deemed unsuitable for development.
- Plot MM7 is surrounded by existing properties that are wholly in flood zone 2 yet have been deemed suitable for development.
- If the only factor of a sequential test is required why is the plot deemed red unsuitable and not yellow?
- The plot across the road is predominantly in flood zone 2 to the frontage on Midgeland Road however it is advised development should take place to the frontage. Why is development suitable on that plot in flood zone 2 and not MM7?

"Marton Moss has stayed mainly open and green in appearance with well-maintained public spaces and attractive main thoroughfares" - The open spaces are mainly concentrated in one area on the borders of the Moss when actually it is important to maintain those open and green spaces that are intermingled within the more built up areas of the Moss. Suggestion - Marton Moss provides an accessible network of green and open spaces that provide healthy recreation and supports biodiversity and which meets the needs of our local communities.

I object to the proposed new off road paths, and i am also concerned over what planning constraints this may bring for individual developments

I feel that the Neighbourhood plan does not represent all persons in the proposed area. At the conception of the proposed plan, it was made clear that only those who actually lived in the area could vote on any proposals, if you owned a small holding or any other land the vote was denied, this is obviously discrimination, why are we not included? I feel that land owners should have a vote after all its our land that can be built on.

I feel there are already too many houses in the moss area and oppose any further housing developments to the area. Especially to site MM16 and MM9 which are not only right next to our own property, which already has flooding issues as well as being a safe haven for local wildlife such as newts, sparrow, woodpeckers as well as other wildlife that are on the decline. It should also be noted the natural hedgerows and wildflowers are of paramount importance to the bees kept locally.

As the conservation is all south of Progress Way, I do not believe that any of the lands to the north of Progress Way should be included in the Neighbourhood Plan.

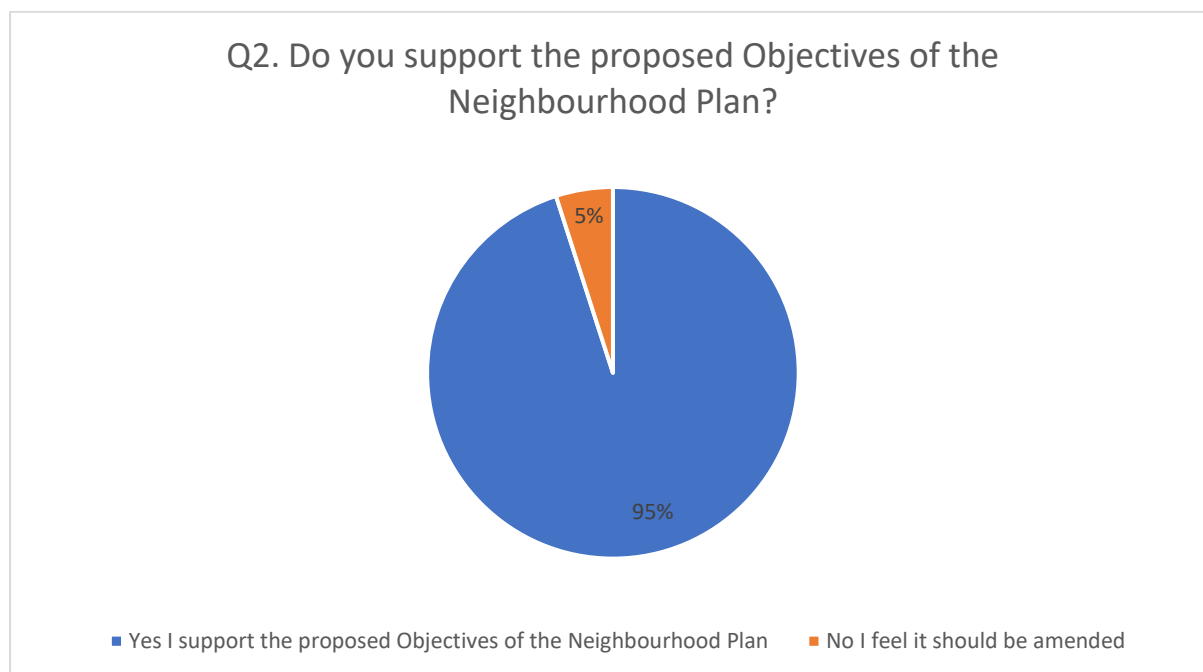
I feel the whole of the neighbourhood plan area should be considered as a conservation area. By setting aside part of the plan area is in effect forcing the hand of the forum's decisions.

## Q2. Do you support the proposed Objectives of the Neighbourhood Plan? \*

Yes I support the proposed Objectives of the Neighbourhood Plan 115 responded

No I feel it should be amended, please see my comments in the box below

6 responded



### Comments (6 comments)

Two of the consultants documents state that the housing requirement for Marton Moss has already been met, and exceeded, so I see no reason to propose more developments in the current plan period. The next plan period will almost certainly ask for more houses, so any potential sites can be put forward then. I also haven't seen anything in the documents that gives clear evidence that additional homes are required over and above the calculated housing requirement.

I object to tourism on the moss. Clarification is needed on additional open leisure space and uses.

It has become clear that the committee dictate anything to do with the plan, when there is a planning application from the traveller community to redevelop their land, an email is circulated asking for people to strongly object, this is against the Race Relations Act, and is Ethnic discrimination, thus against the law.

No. The moss is a semi rural area. Hedgerows may not look as nice as the new build houses planned to pop up but they do serve their purpose for the local wildlife. Areas surrounding MM16 and MM9 as well as many other areas in the moss area have had a noticeable increase in ground water since previous new build houses have been put up and will likely worsen with further developments.

See answer to Q1

There is no mention of climate change unless this is inferred through reference to flooding and drainage.

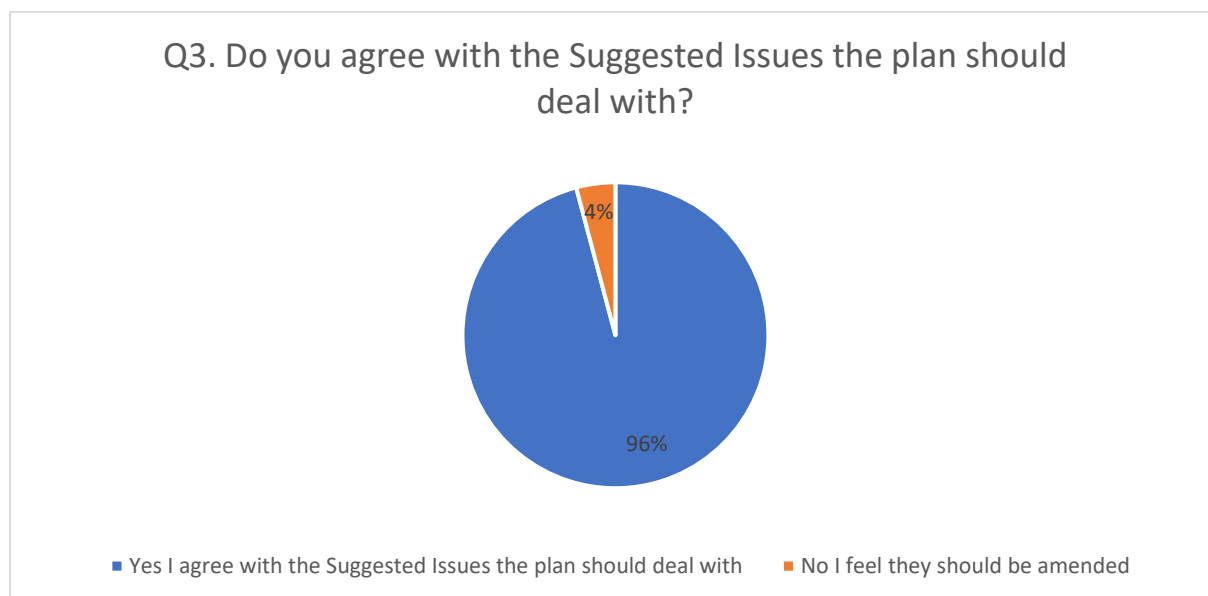


### Q3. Do you agree with the Suggested Issues the plan should deal with? \*

Yes I agree with the Suggested Issues the plan should deal with 116 responded

No I feel they should be amended, please see my comments in the box below

5 responded



#### Comments (5 comments)

Whilst i agree with many points on the suggested issues. I do disagree with lack of outdoor recreation and limited opportunities for cycling, horse riding and footpaths. I feel the Moss is a very safe and closed community opening additional outdoor recreation areas and additional routes for horse riding, walking and cycling, could possibly lead to an increase of non residents who do not respect the area and the people living there.

The suggested issues should cover further aspects, such as when we can elect a committee. Serious issues such as personal opinions have and will continue unless an elected committee take this plan forward. An unelected committee is answerable to no one.

We are against any further development in way of housing to the area but would agree that the public pathways and dykes are in need of renovation.

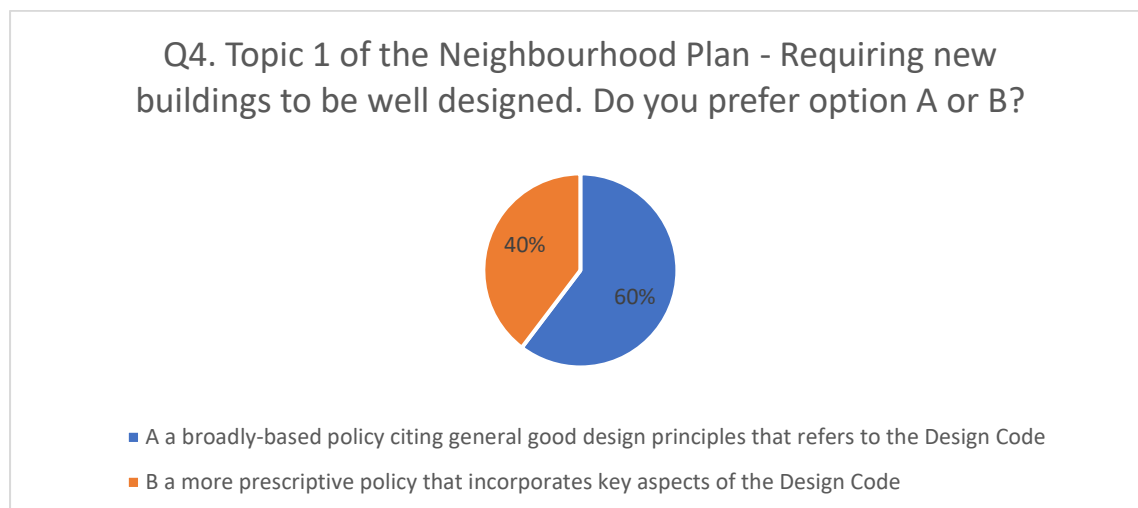
Within the constraints in the answer to Q1

I think it is for local residents to say what matters to them however I would say that drainage and flooding seem to be recurrent issues in the documentation. It would be wise to recognise that much of the area's surviving biodiversity interest and importance is bound up with the historic ditch network (Common Meadow Rue, otters and water vole passing through) and ponds (part of the important Fylde pondscape supporting Great Crested Newts etc.). Careful consideration needs to be given towards balancing the needs of residents and wildlife when considering drainage options. SUDS should be considered in any new development.

**Q4. Topic 1 of the Neighbourhood Plan - Requiring new buildings to be well designed. Do you prefer option A or B? \***

A a broadly-based policy citing general good design principles that refers to the Design Code 73 responded

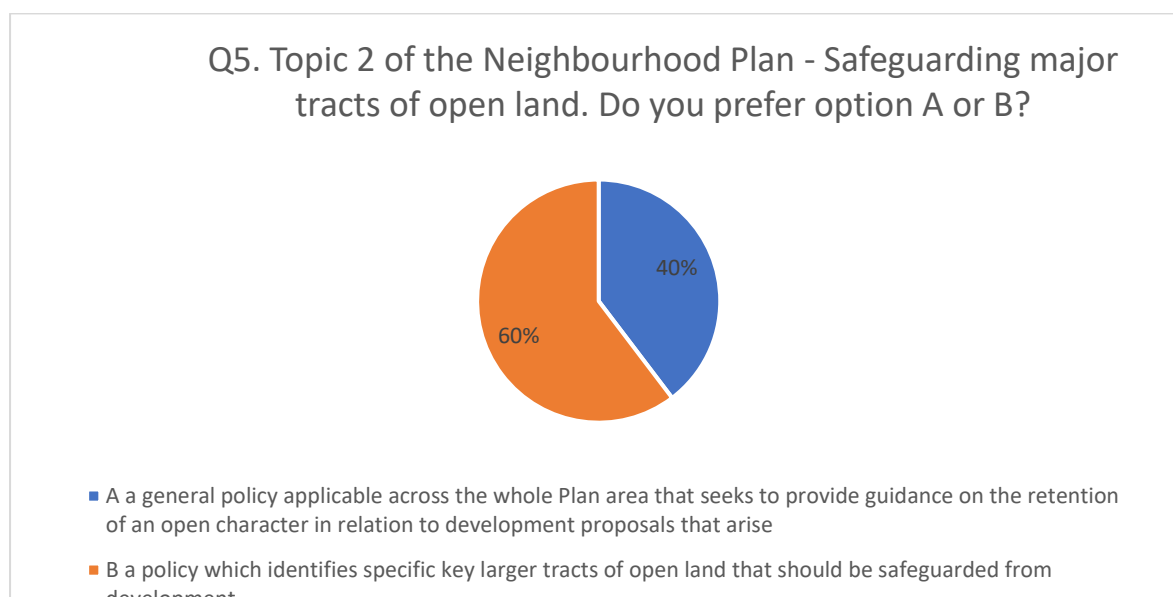
B a more prescriptive policy that incorporates key aspects of the Design Code 48 responded



**Q5. Topic 2 of the Neighbourhood Plan - Safeguarding major tracts of open land. Do you prefer option A or B? \***

A a general policy applicable across the whole Plan area that seeks to provide guidance on the retention of an open character in relation to development proposals that arise 48 responded

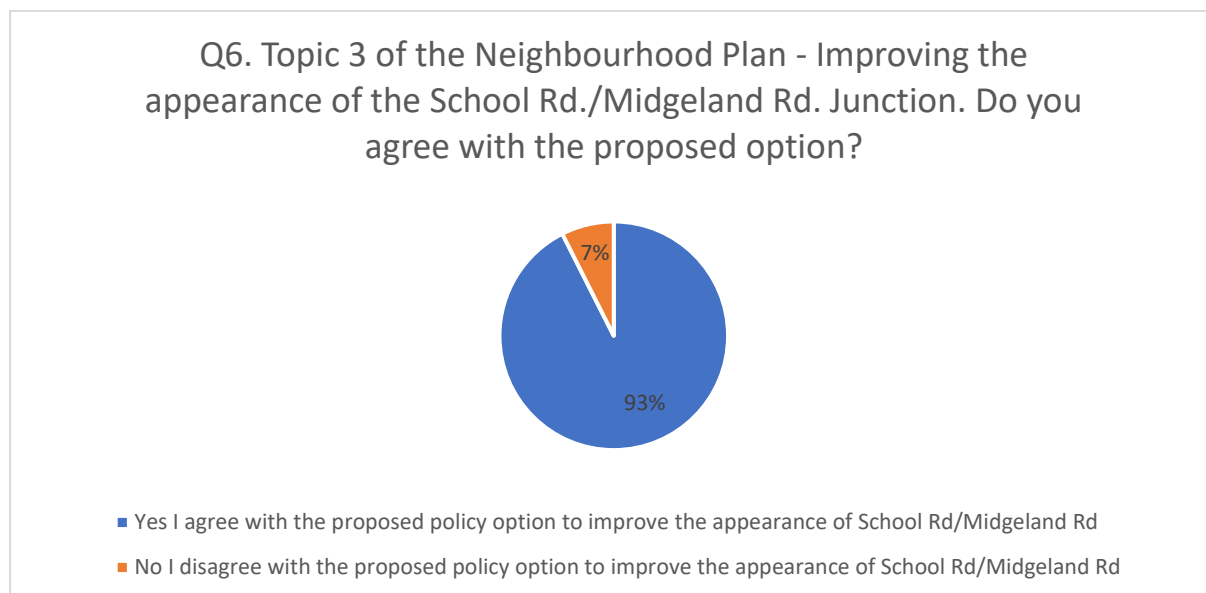
B a policy which identifies specific key larger tracts of open land that should be safeguarded from development. 73 responded



**Q6. Topic 3 of the Neighbourhood Plan - Improving the appearance of the School Rd./Midgeland Rd. Junction. Do you agree with the proposed option? \***

Yes I agree with the proposed policy option to improve the appearance of School Rd/Midgeland Rd 112 responded

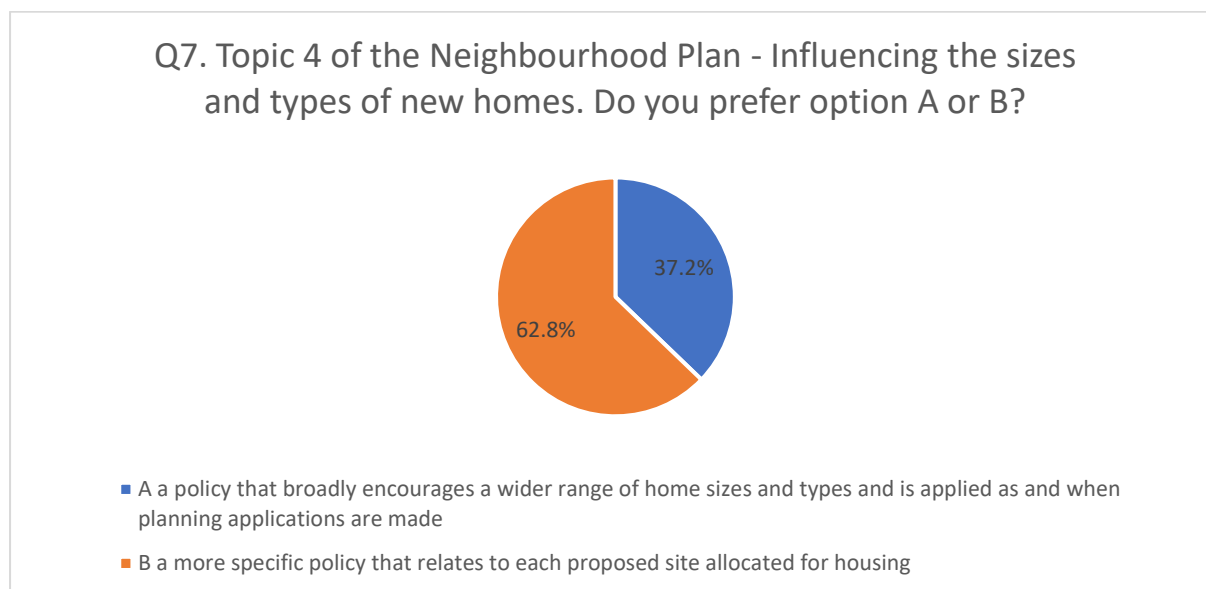
No I disagree with the proposed policy option to improve the appearance of School Rd/Midgeland Rd 9 responded



**Q7. Topic 4 of the Neighbourhood Plan - Influencing the sizes and types of new homes. Do you prefer option A or B? \***

A a policy that broadly encourages a wider range of home sizes and types and is applied as and when planning applications are made 45 responded

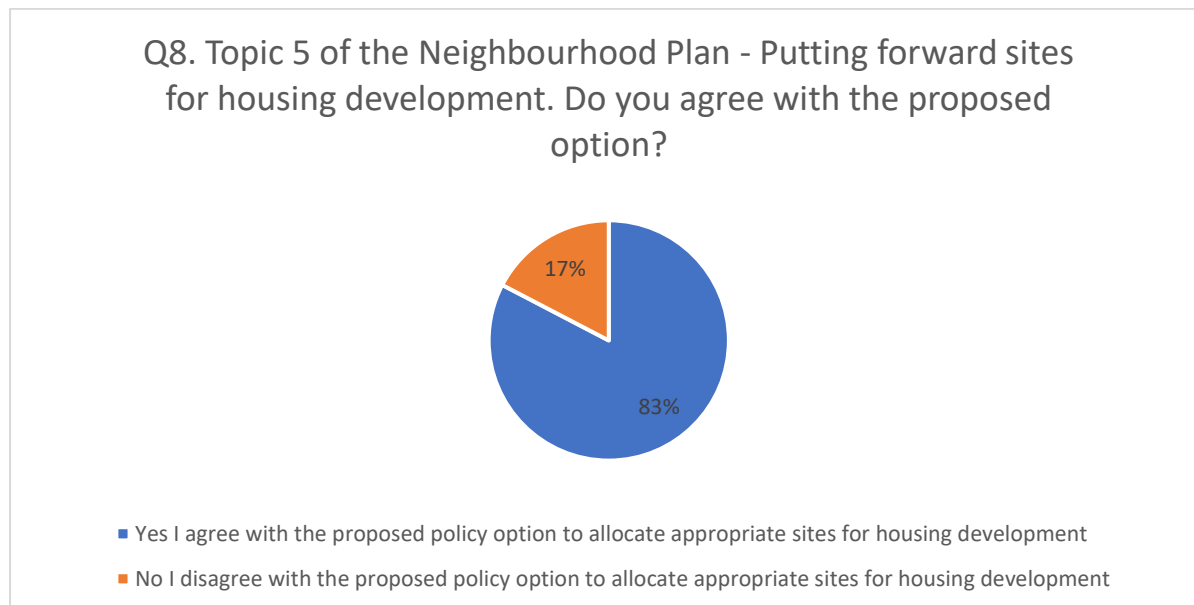
B a more specific policy that relates to each proposed site allocated for housing 76 responded



**Q8. Topic 5 of the Neighbourhood Plan - Putting forward sites for housing development. Do you agree with the proposed option? \***

Yes I agree with the proposed policy option to allocate appropriate sites for housing development 100 responded

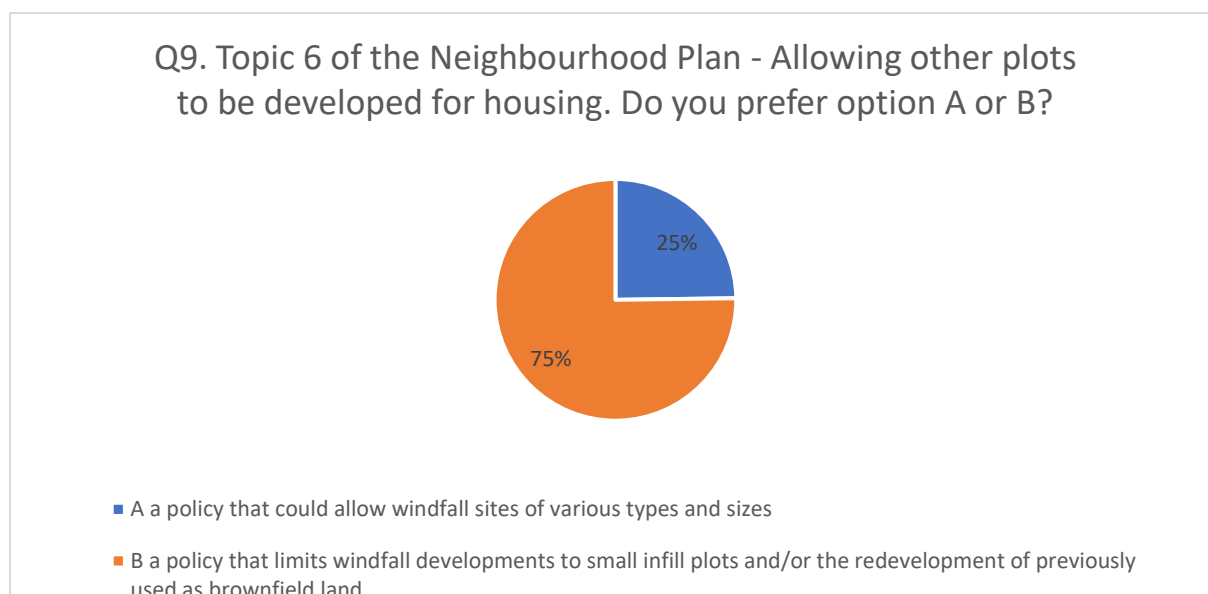
No I disagree with the proposed policy option to allocate appropriate sites for housing development 21 responded



**Q9. Topic 6 of the Neighbourhood Plan - Allowing other plots to be developed for housing. Do you prefer option A or B? \***

A a policy that could allow windfall sites of various types and sizes 30 responded

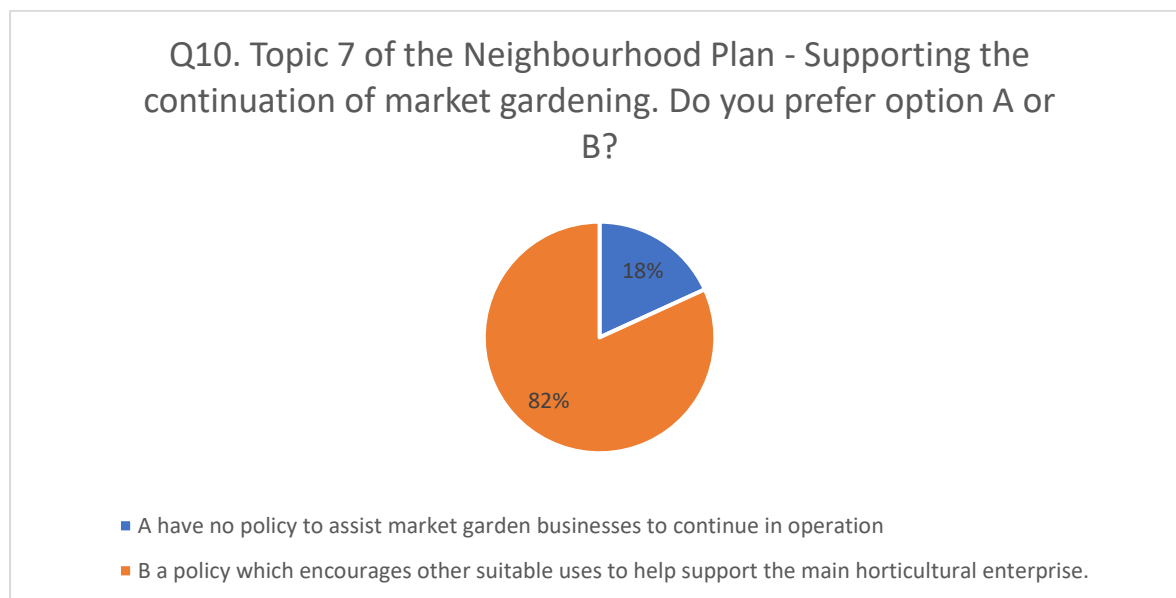
B a policy that limits windfall developments to small infill plots and/or the redevelopment of previously used ('brownfield') land 91 responded



**Q10. Topic 7 of the Neighbourhood Plan - Supporting the continuation of market gardening. Do you prefer option A or B? \***

A have no policy to assist market garden businesses to continue in operation 22 responded

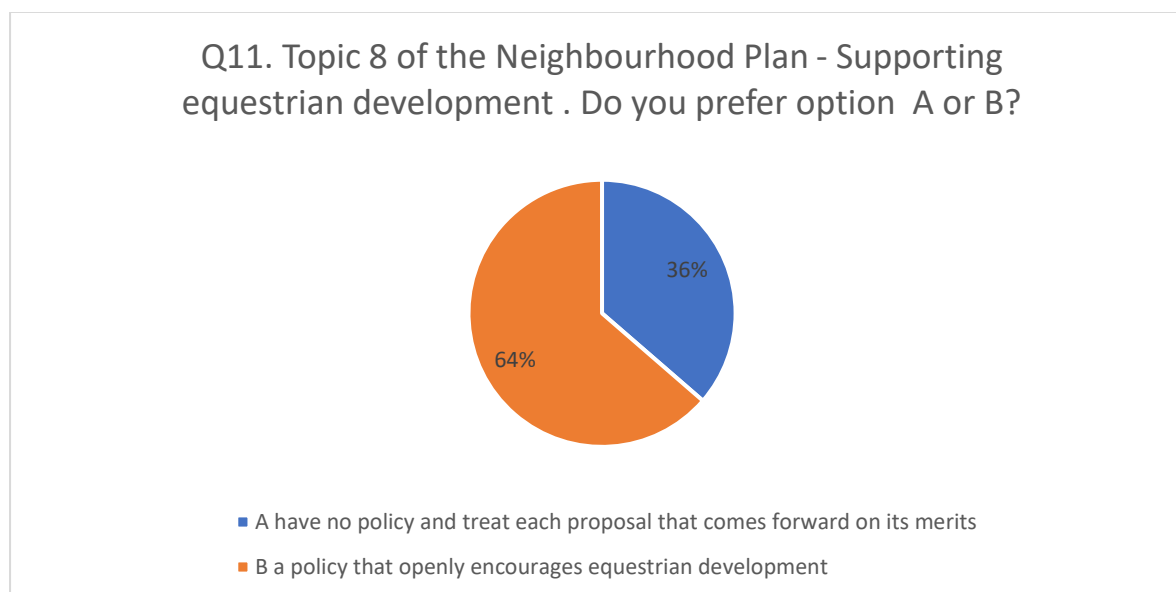
B a policy which encourages other suitable uses to help support the main horticultural enterprise. 99 responded



**Q11. Topic 8 of the Neighbourhood Plan - Supporting equestrian development . Do you prefer option A or B? \***

A have no policy and treat each proposal that comes forward on its merits 44 responded

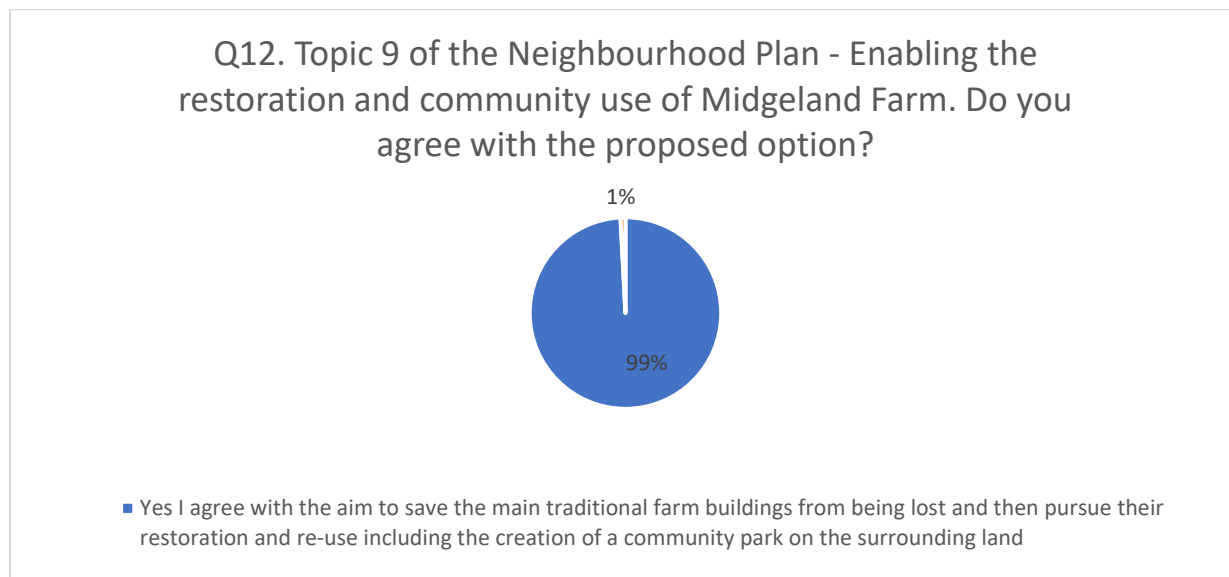
B a policy that openly encourages equestrian development 77 responded



**Q12. Topic 9 of the Neighbourhood Plan - Enabling the restoration and community use of Midgeland Farm. Do you agree with the proposed option? \***

Yes I agree with the aim to save the main traditional farm buildings from being lost and then pursue their restoration and re-use including the creation of a community park on the surrounding land 120 responded

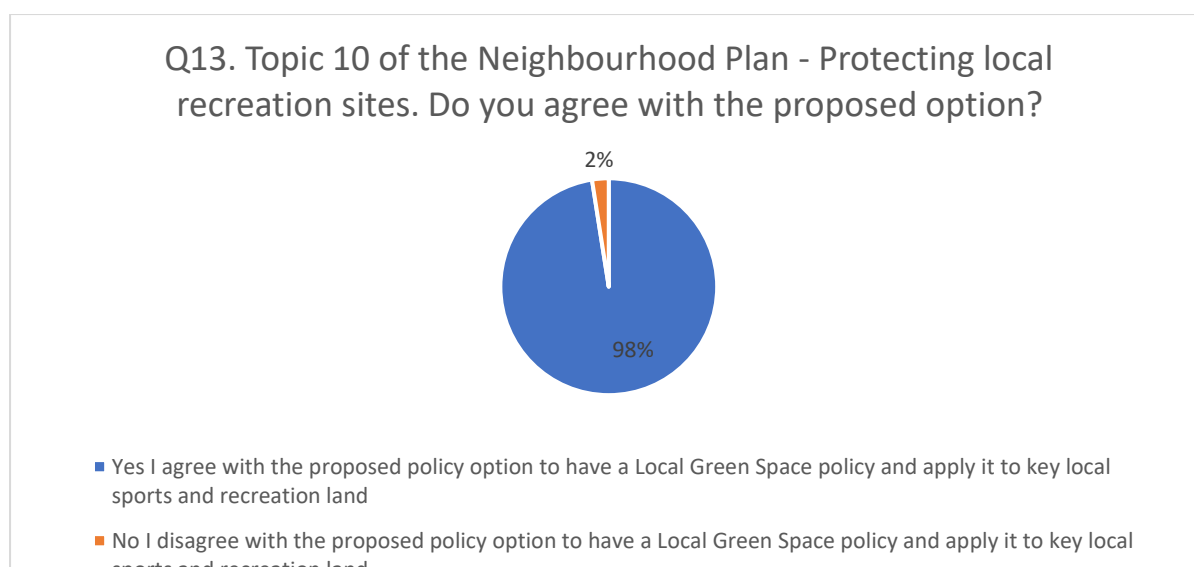
No I disagree with the aim to save the main traditional farm buildings from being lost and then pursue their restoration and re-use including the creation of a community park on the surrounding land 1 responded



**Q13. Topic 10 of the Neighbourhood Plan - Protecting local recreation sites. Do you agree with the proposed option? \***

Yes I agree with the proposed policy option to have a Local Green Space policy and apply it to key local sports and recreation land 118 responded

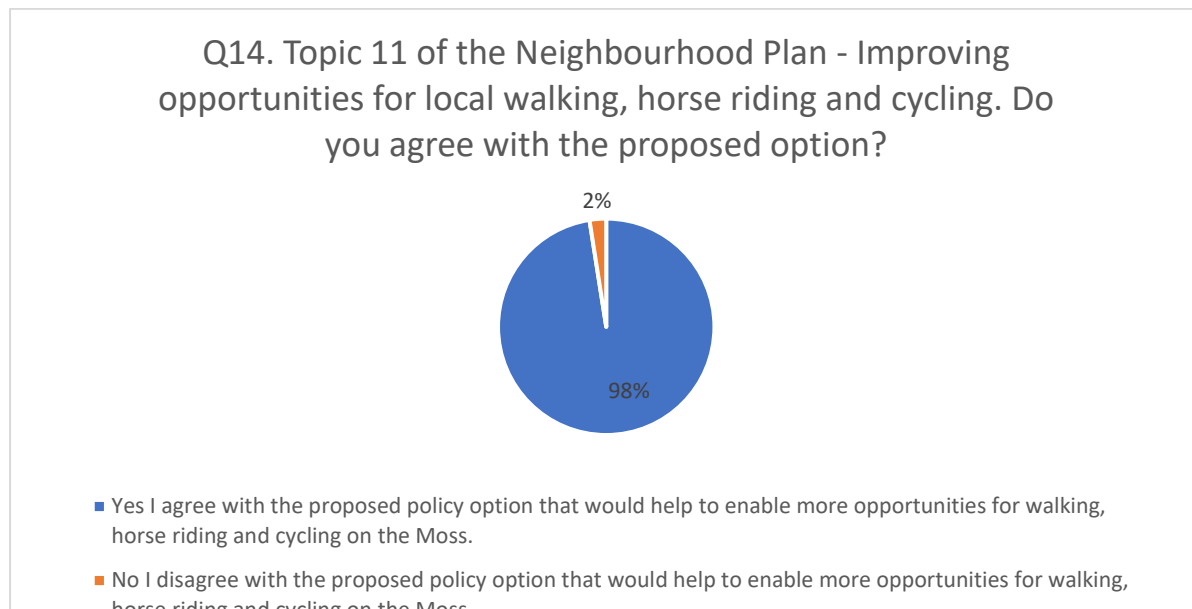
No I disagree with the proposed policy option to have a Local Green Space policy and apply it to key local sports and recreation land 3 responded



**Q14. Topic 11 of the Neighbourhood Plan - Improving opportunities for local walking, horse riding and cycling. Do you agree with the proposed option? \***

Yes I agree with the proposed policy option that would help to enable more opportunities for walking, horse riding and cycling on the Moss. 118 responded

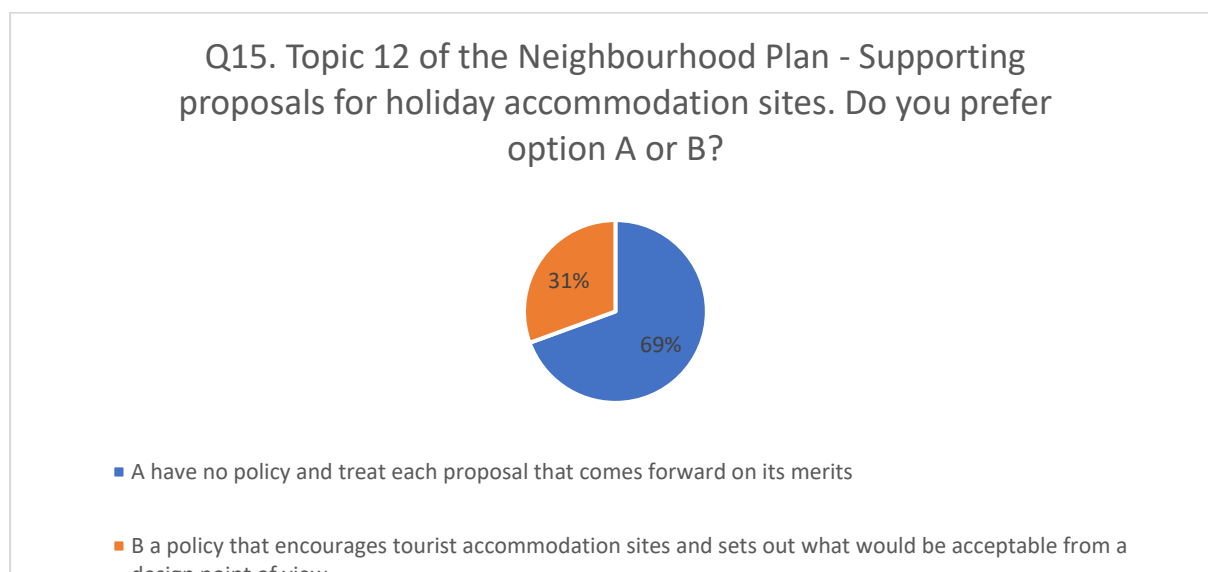
No I disagree with the proposed policy option that would help to enable more opportunities for walking, horse riding and cycling on the Moss. 3 responded



**Q15. Topic 12 of the Neighbourhood Plan - Supporting proposals for holiday accommodation sites. Do you prefer option A or B? \***

A have no policy and treat each proposal that comes forward on its merits 84 responded

B a policy that encourages tourist accommodation sites and sets out what would be acceptable from a design point of view 37 responded

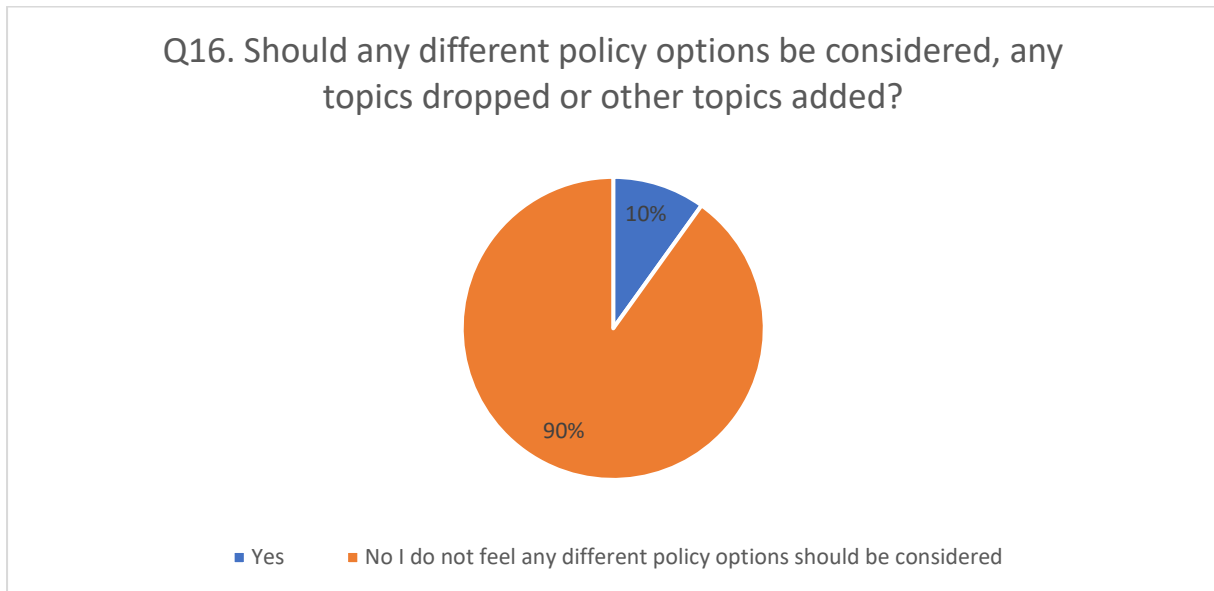




**Q16. Should any different policy options be considered, any topics dropped or other topics added?**

Yes please see my comments in the box below 12 responded

No I do not feel any different policy options should be considered 109 responded



**Comments (8 comments)**

Consideration of how green and open spaces could benefit the wider population of Blackpool (improve health and well being of people in low deprived areas of Blackpool) and not just the local community.

More emphasis please on solving the horrendous traffic situation on Common Edge/School roads.

All the above are valid and strong points. Possibly in the future consideration could be given to a heritage site to include a working market garden as might have been seen at the turn of the century to be viewed alongside the development at Midgeland Farm.

If Midgeland Farm cannot be made into a community facility for whatever reason we need a community building somewhere to act as a community hub, for youth groups/activities, families & elderly people. If we lose Marton Methodist Church we will struggle.

I believe the following should be included

1. Elected committee to move the plane forward, reasons as previously stated
2. Voting on all aspects brought to meeting should be open to land owners as well as home owners, see comments above.
3. No discrimination against anyone applying for planning permission, on racial, ethnic or any other grounds, and a free say on planning applications not lead by the opinions of an unelected committee, as per emails circulated that actually request that objections are made.

traffic is a major issue and should be included in the plan, more traffic calming measures need to be looked at especially around the area of Midgeland Road leading to School Road

As previously mentioned in this survey, We don't feel that any further housing developments are required in the Marton Moss area but would encourage any development that helps improve and maintain our dykes, footpaths and bridleways.

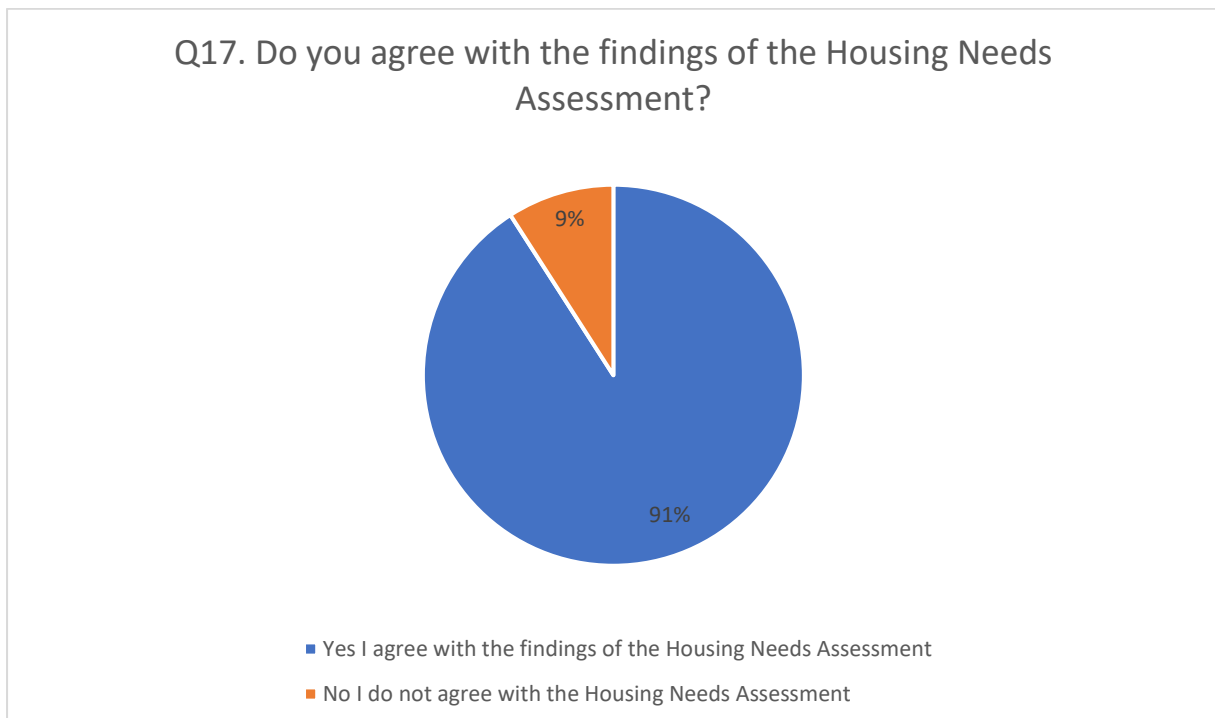
Restrict the Neighbourhood Plan to the conservation area south of Progress Way.

The 12 Policy Options seem at odds with the results of the Residents Survey Results in which Q9 identified loss of green space as the top concern and Q5 identified the natural environment as the most important issue (scoring 9 out of a possible 10). In Q10 , safeguarding wildlife was one of the main topics raised. None of the 12 current Policy Options directly reflect these concerns. Proposed Objective 3 (Safeguarding Wildlife) is not reflected in any of the Policy Options.

### Q17. Do you agree with the findings of the Housing Needs Assessment? \*

Yes I agree with the findings of the Housing Needs Assessment 110 responded

No I do not agree with the Housing Needs Assessment, my comments are in the box below 11 responded



Comments (10 comments)

A larger amount of housing could be accommodated without causing harm to the character of the Area if done so in a sustainable way.

There are little enough green space in Blackpool apart from Stanley Park, leave the Moss alone!

Looking at the area I feel there is a good mix of housing. The surrounding area needs to be developed sympathetically and I feel large scale development in the form of apartments and/or flats wouldn't be suited to the area.

To many new homes on green belt when town centre needs redeveloping

I'm well aware we need housing but not at the expense of the amount of traffic it generates. Especially when the infrastructure isn't put in place first. School Road has seen a major increase in the volume of cars using it due to the housing estate on Cropper Road. There are to be more houses built further up which again will cause great congestion on our roads. I'm also concerned about the fact there is no footpath.  
If infill sites were used traffic would be dispersed around the area and not come from one site.

If you own your own land you should be actively encouraged to develop it, build your own home or the land will be sold to developers or as the committee have suggested 'the wrong type of person', who is the wrong type of person ???? The committee and the voting persons view members of the travelling community as the wrong type of person, their ongoing objections to applications proves this.

I'm well aware we need housing but not at the expense of the amount of traffic it generates. Especially when the infrastructure isn't put in place first. School Road has seen a major increase in the volume of cars using it due to the housing estate on Cropper Road. There are to be more houses built further up which again will cause great congestion on our roads. I'm also concerned about the fact there is no footpath.  
If infill sites were used traffic would be dispersed around the area and not come from one site.

I feel any development should be single property as multiple property is not in keeping with the area if we are trying to maintain the character of the moss

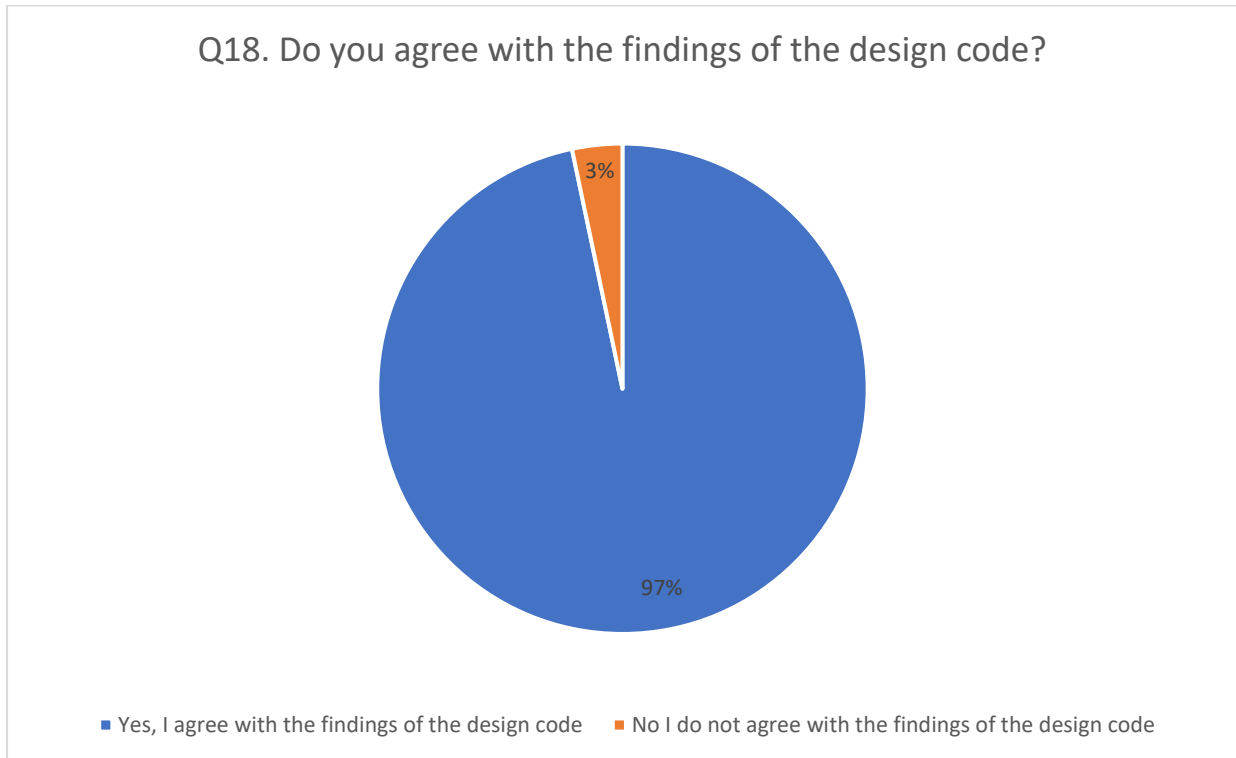
We do NOT need any more housing, affordable or otherwise.

I do not believe that Marton Moss is an appropriate location for any further so called 'affordable housing'.

**Q18. Do you agree with the findings of the design code? \***

Yes, I agree with the findings of the design code 117 responded

No I do not agree with the findings of the design code, my comments are in the box below 4 responded



**Comments (3 comments)**

I don't agree with a blanket red RAG status for development of major open land. You can develop open land in such a way as to maintain trees, hedgerows, water habitats and retain wildlife corridors for maintaining habitat connectivity and existing character.

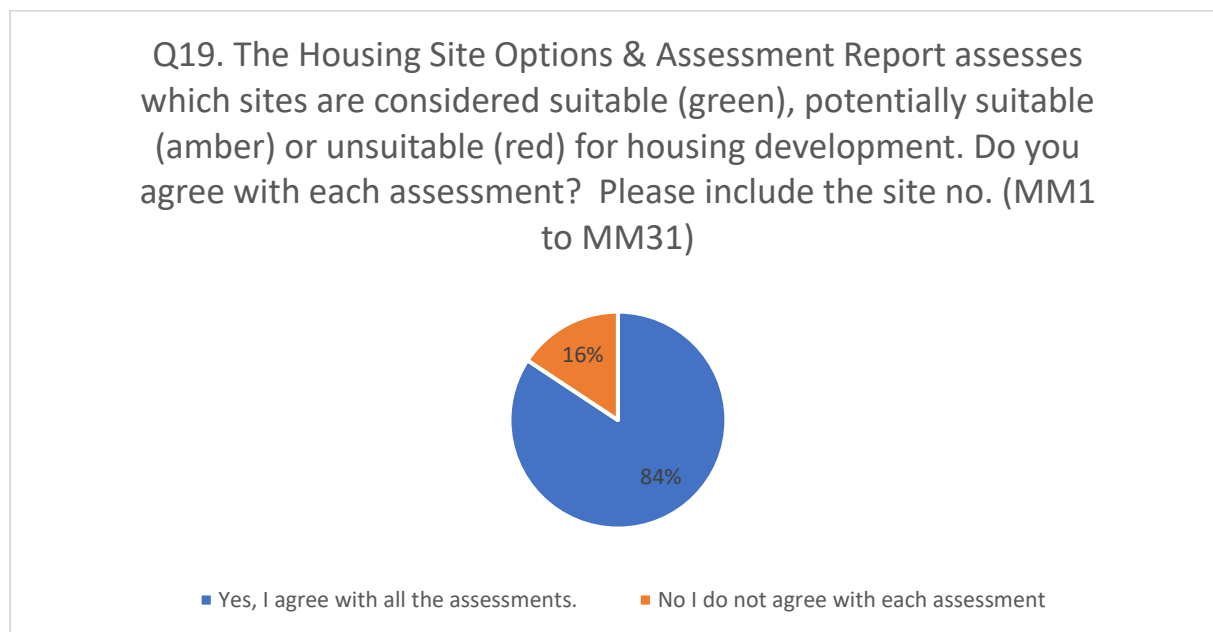
Extra loud for those at the back, No more houses.

In general agreement, but with some slight reservations.

**Q19. The Housing Site Options & Assessment Report assesses which sites are considered suitable (green), potentially suitable (amber) or unsuitable (red) for housing development. Do you agree with each assessment? Please include the site no. (MM1 to MM31) \***

Yes, I agree with all the assessments. 102 responded

No I do not agree with each assessment, my comments are in the box below. 19 responded



**Comments (18 comments)**

I feel MM7 should at least be amber potentially suitable as per my comments above. Other sites in the immediate area to MM7 have been identified as green albeit they are both predominantly within the flood risk 2 zone and have more constraints than MM7. [REDACTED] it was infact an eyesore to the community. The buildings we dilapidated, dangerous and overrun with rats. The land was overgrown and unkept. The boundary fencing was also broken and dangerous. [REDACTED]

MM5 - access totally unsuitable from either Chapel Road or Stockydale Road. Traffic is already well in excess of what the roads were originally built for and there are few pavements on stretches where people often walk/horse ride.  
 MM10 would only be acceptable using the existing driveway onto Chapel Road. The property has limited visibility on exit, due to being on a bend. The road is narrow, and there is no footpath.

I feel MM29 should be a definite for building , frontage on to Division Lane only though.

Firstly there is a lack of clarity and transparency on how the overall RAG rating was established. What weightings have been applied to the different criteria used for site assessment and how has that weighting been used to determine the final RAG status? Take two examples. MM1 - RAG Status

Red and MM16 RAG status Green. How has MM16 been given Green when its a greenfiled site, within a flood zone, is grade 2 agricultural land, has potential impact on the historic environment as its within MM conservation Area, has a public footpath crossing the site, has poor accessibility to community facilities, has no pedestrian access. MM1 falls within a SSSI impact zone (however, there would be no requirement for Natural England Consultation if less than 10 houses built on), has poor accessibility to community facilities, medium sensitivity for landscape and visual constraints, greenfield site, outside existing built up area and has been identified as major open land. How are these two sites so different? I would like to see further consultation regarding the Site Options RAG status report due to its lack of transparency and would like to see consideration given to sustainable development on some of the land earmarked as "Major Open Land".

I would not like to see any development that would affect the rural aspect of and around St Nicholas Road. Access to MM22, MM23 & MM25 would appear to be from School Road which is not suitable for an increase in traffic particularly as there is a small primary school very close to this point.

Comments as Q17

Nothing seems to provide amenities for all this housing

I do not agree with MM17b being suitable for housing. It is a former market garden with greenhouses, not an industrial site as stated and was used for horse grazing until present owner allowed it to go unused. The statement that this is 'previously developed land' is incorrect, it has only had greenhouses on as has much of Moss land. It should remain grazing land.

I also disagree with MM30, the existing dwelling is a characterful thatched cottage which must not be allowed to be demolished for a replacement dwelling. This is a heritage property which should be retained and would have a detrimental effect on the neighbourhood if it were allowed to be replaced.

Building on field mm17bwould ruin the character of Stockydale Road

Some of the sites have already had planning permission denied, (Sandy Lane, Midgeland Road, for example), or are subject to a potential TPO, (School Road), yet are classed as green. This would suggest that Marton Moss would have more protection under the council's Local Plan. Also, whilst I support not building on the land around Chapel Road/ Progress Way, one of the sites is deemed unsuitable as it has no access to local amenities, whilst another site, very close by is classed as green, with no mention of local amenities.

I disagree [REDACTED] MM23 [REDACTED] do not want any development on it, it is also difficult to tell from the map if mm25 forms [REDACTED] either way i do not want any development in this area.

Site Number (MM29)

I don't agree with there any Public Rights of way crossing the site• it was stated as eyes a bridle way at the side of the land• it's not crossing the land. There is a dyke between the land and the bridle way. There is no Public Right of way over this land.

I think if infill sites were developed on Midgeland Road and Division Lane it would have to address the dykes and could potentially avoid flooding in the future.

Any site should be considered on its own merit, no area should be discounted for any reason.

Site Number (MM29)

I don't agree with there any Public Rights of way crossing the site it was stated as there is a bridle way at the side of the land it's not crossing the land. There is a dyke between the land and the bridle way. There is no Public Right of way over this land. I think if infill sites were developed on Midgeland Road and Division Lane it would have to address the dykes and could potentially avoid flooding in the future.

MM7 has been designated unsuitable. This is the only plot between Progress Way and St Nicholas Road that does not have a house on it. [REDACTED]  
[REDACTED]  
[REDACTED] I request that the designation be reconsidered.

particularly opposing MM16 and MM. New Hall Ave too small to support and further traffic. More housing not required. Surrounding land has already experienced a massive rise and the water levels in the ground leaving the fields and gardens boggy all year round, any further building would cause more problems for the surrounding properties.

Most of the sites north of Progress Way are perfectly suitable for development.

MM17B

Has never been Former Industrial Site !  
was a Market Garden & then used for equestrian grazing  
Access to Stockydale is unsuitable due to the narrow lane,  
developing this site would spoil the look & feel of the lane.

MM30

This is a characterful cottage with thatched roof, any replacements would not be in keeping with the area, with Stockydale being unsuitable for any extra traffic.

MM5

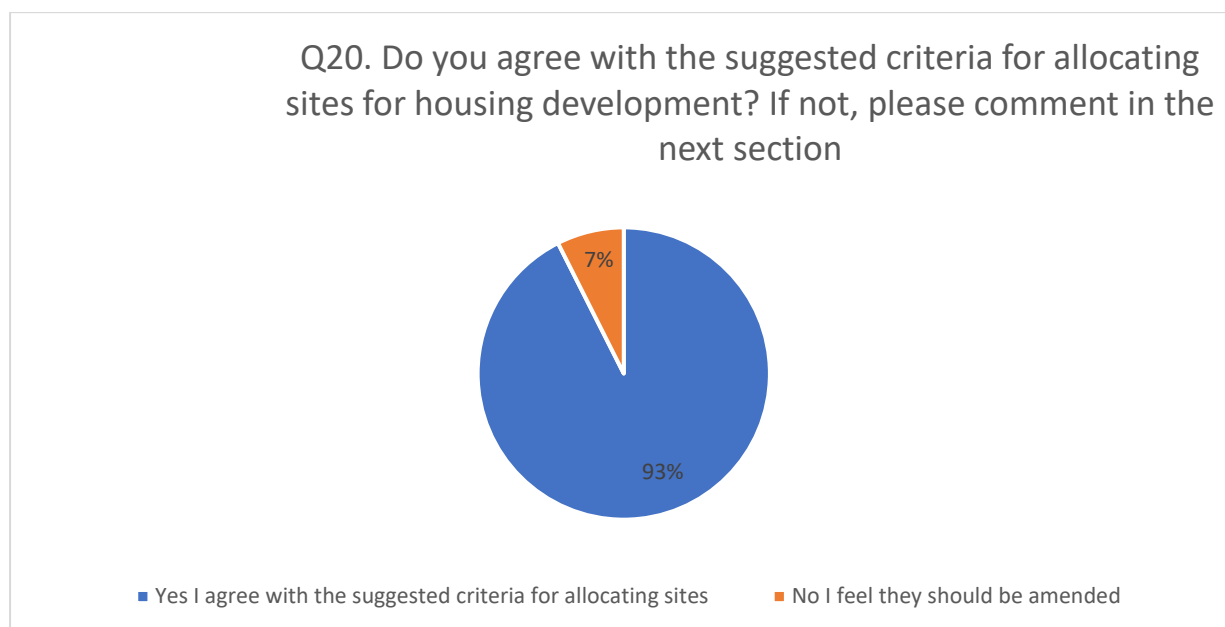
This site would impact the rural feel of the area



**Q20. Do you agree with the suggested criteria for allocating sites for housing development?**

Yes I agree with the suggested criteria for allocating sites 112 responded

No I feel they should be amended, please see my comments in the box below 9 responded



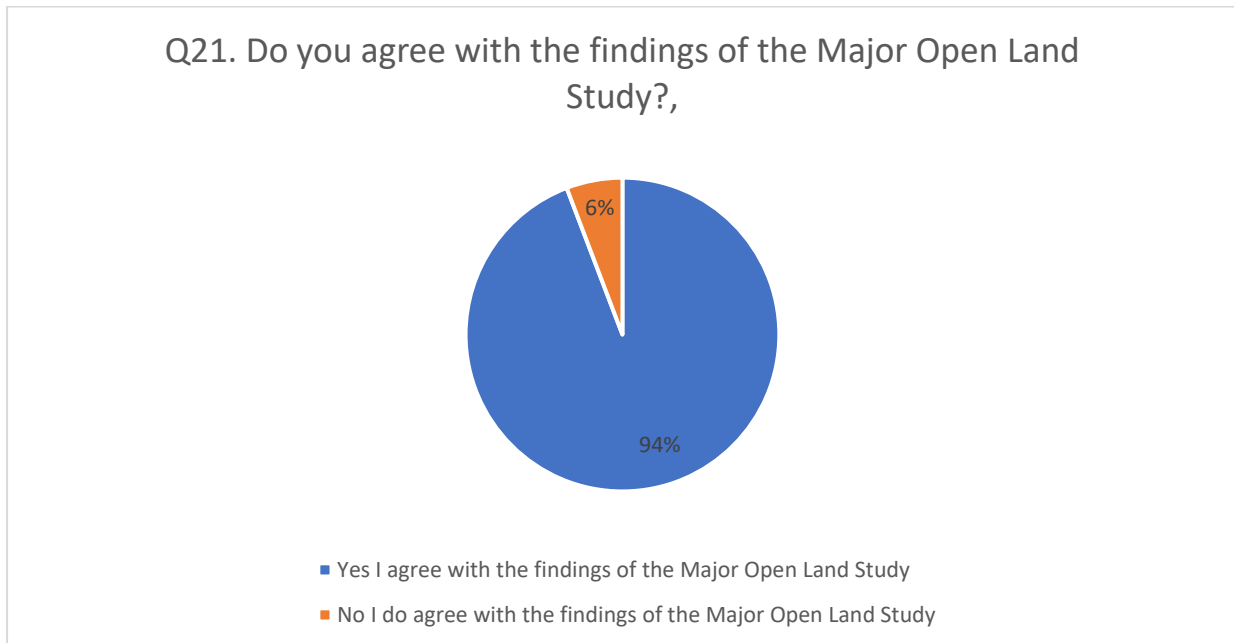
**Comments (9 comments)**

It's not that I don't agree with the selected criteria, however, there is a lack of transparency regarding how all the criteria are taken into consideration to form the RAG rating.
I don't think we need anymore houses - we are semi rural and would like to stay this way
Whilst I agree with certain aspects could provision be made to only allow a certain number of developments per year given the number of required housing over the next 10 years to ensure only limited development.
As above, the criteria didn't seem to be applied consistently. The question on planning permission, as an example, stated nothing/nothing relevant on the land at Sandy Lane, when permission was sought and refused, (the appeal was decided in 2015).
I disagree as development should be left to the owner of the land and free of outside influence.
Yet again all sites should be considered on their own merit, we need housing and the Moss should never become exclusive, decided on and by people with unelected authority.
Remove MM16 and M9
The allocations are ok within the conservation area boundary - not the proposed Neighbourhood Plan area.
There has been enough development on the moss.

## Q21. Do you agree with the findings of the Major Open Land Study? \*

Yes I agree with the findings of the Major Open Land Study 114 responded

No I do agree with the findings of the Major Open Land Study, please see my comments in the box below 7 responded



### Comments (6 comments)

The main reasons for designating the four areas as major tracts of open land that should be protected and hence all have a Red RAG status include: "The areas contribute greatly to the pastoral character of the Moss. They act to help break-up and separate the more built-up parts of the Area and distinguish it from the remainder of Blackpool. In addition, these open tracts play an important functional role in supporting biodiversity, acting as part of the local ecological networks. It is also commonly accepted that open green spaces within otherwise built-up areas can play an important role in the physical and mental well-being of people living nearby and visitors to an area". Land in particular bounded by Chapel Road, Yeadon Way and Cropper Road North do not break up and separate the more built-up parts of the Moss as they are on the very outskirts of the Moss boundary. I could understand this statement if they were intermingled within the built up areas. In fact those that would 'break-up' the built-up area have either got an Amber or Green RAG status. Large parts of land around Chapel and Cropper road are only pastoral as they currently house illegally grazed horses. Some of the fly grazers who understand the dangers of the highly poisonous to livestock Ragwort which is common in this area, have taken it upon themselves to erect illegal fences and gates! Others have probably had horse casualties. This areas has for a long time been unkept and a hotspot for fly tipping and would benefit from development that is in-keeping with the character of the Area with sustainable development that maintains habitat connectivity and enhances local biodiversity through restoration. Developers who clearly value biodiversity and include biodiversity adaptations and green infrastructure, where it is feasible, should be encouraged. Whilst I agree that nature provides physical and mental well-being

benefits, I question how many people in the community and wider would benefit from the land as it stands over a well thought out sustainable development ?

I feel that other areas should be added to this list. These being around New Hall Avenue and Jubilee Lane North but excluding MM9 & MM16, which can be accessed from Midgeland Road.

There are enough footpaths on the Moss - leave it alone

I object to the open land study as part of the land suggested (south of Ecclesgate Road )

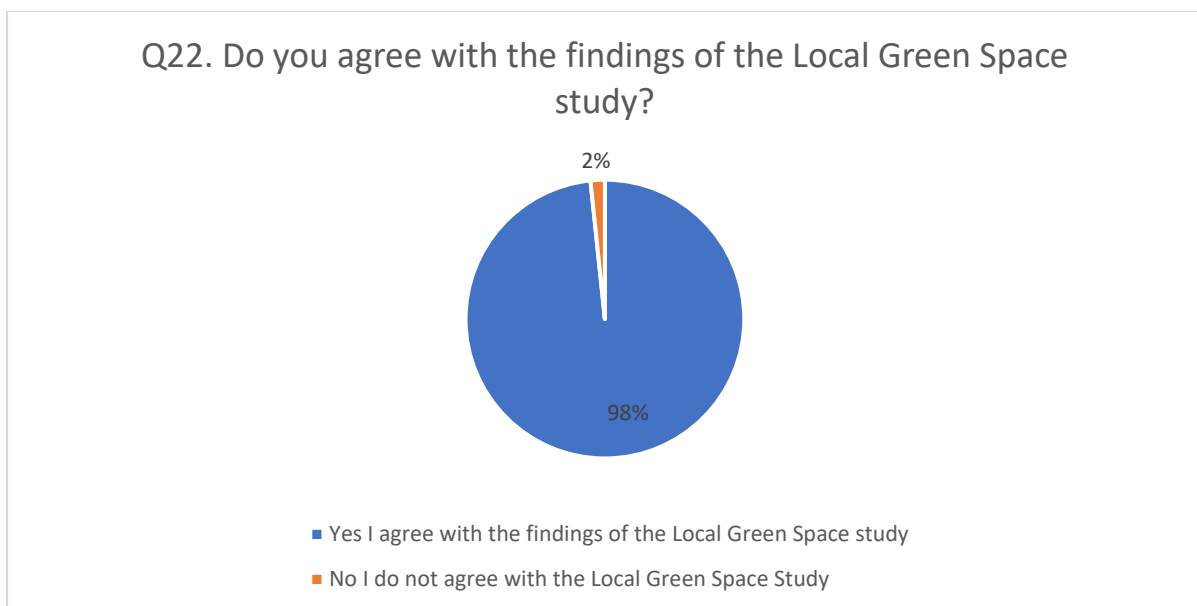
More land should be considered

The Neighbourhood Plan would have more merit if the northern boundary of the area is Progress Way.

## Q22. Do you agree with the findings of the Local Green Space study?

Yes I agree with the findings of the Local Green Space study 119 responded

No I do not agree with the Local Green Space Study, please see my comments in the box below 2 responded



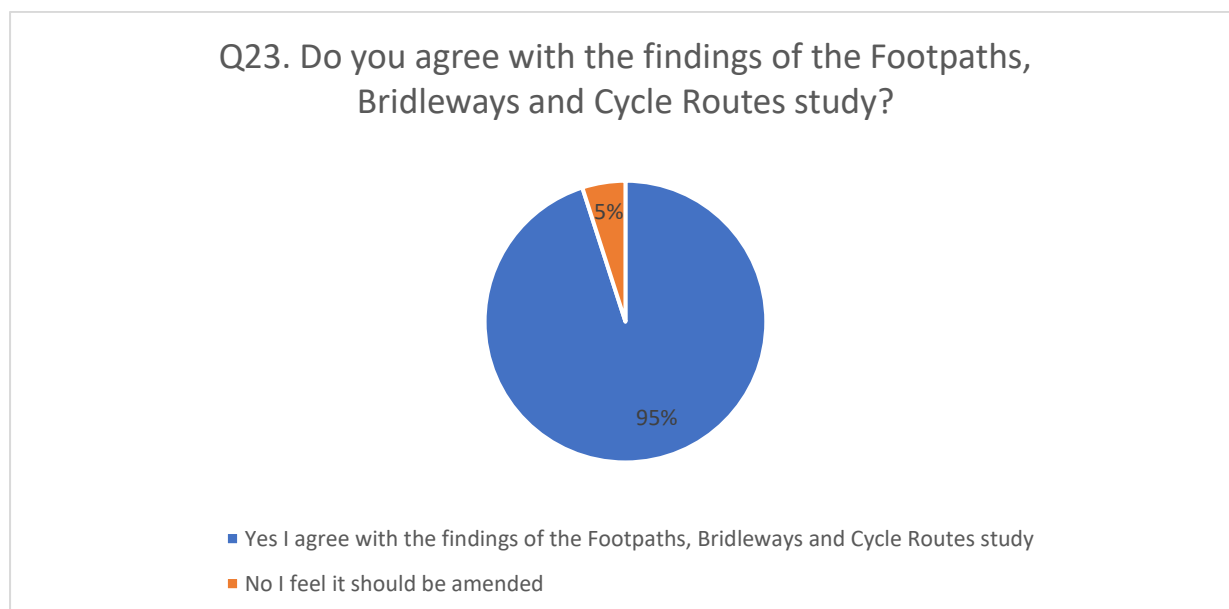
## Comments (1 comment)

I do not agree with local green space being turned into outdoor recreation areas, however i have no objection to it being safeguarded from development.

### Q23. Do you agree with the findings of the Footpaths, Bridleways and Cycle Routes study?

Yes I agree with the findings of the Footpaths, Bridleways and Cycle Routes study  
115 responded

No I feel it should be amended, please see my comments in the box below 6  
responded



#### Comments (6 comments)

The additional footpaths proposed would be difficult if not impossible to achieve. More thought needed on this topic. We need to bring the current public footpaths up to scratch before we start thinking about new ones, most of them are impassible.

No I do not agree as one of the proposed new paths (near the western end of St Nicholas Rd) has no clear route as the route it would take is unclear [REDACTED]. The fact that there is already a footpath that serves the same destinations 200 meters away adds to the reason why the proposed new footpath is unnecessary. In addition to this, it could lead to a vast increase of vehicular traffic due to the school as there is no adequate parking for the school on school road. I feel that this would lead to St Nicholas Rd being used as a pick up and drop off point for children and as there is no turning point available at the end of St Nicholas Rd where would they be able to turn around? Furthermore, the question must be raised that due to St Nicholas Rd being unadopted who would be liable for maintenance of the road and any damage to vehicles, also who would be liable for any trips/falls that may occur, this question of liability must be established. Adding to this, there is no pavement on St Nicholas Rd it is only a single track road wide enough to accommodate one car and it is definitely not wide enough for two cars to pass safely. With no parking on St Nicholas Rd it is a concern that people would leave their cars to walk dogs, go to the football ground and school etc leaving driveways blocked and the road impassable. With the increase in vehicular traffic and no safety measures in place I also fear my son, who is diagnosed with autism and possesses no road safety skills, would be put at risk. Due to the

increased footfall along St Nicholas Rd, people going to the football ground, pub etc could lead to an increase in antisocial behaviour potentially late at night leading to increased anxiety for the residents of St Nicholas Road, who are predominantly older and widowed. Finally, as sections of the proposed new path would be difficult to be made accessible to people with disabilities surely this would be discriminating as in this age, surely a new footpath would have to be disabled friendly.
I believe it's unrealistic to expand the footpath network. We don't even maintain the current paths and most of them are overgrown and virtually impassable.
The existing set up adequately caters for these requirements.
I feel some rights of way have been missed on the plan
More connected safe bridleways and bike routes needed

**Q24. Do you have any other comments to make at this stage of the Neighbourhood Plan?, If so, please use the box below**

No further comments
Thanks for the chance to give my opinion
I do feel plot MM7 has been assessed unfairly and would like to understand why. As stated prior the plot is deemed yellow low risk but is listed as red unsuitable. 338 Midgeland Road [REDACTED] [REDACTED] has recently granted permission for a annex again within flood zone 2. 338 Midgeland Road is also in the process of further developing their residential house by extension again within flood zone 2. [REDACTED] the buildings now on site have never flooded. [REDACTED]
Plot MM9 is predominantly flood zone 2 to the frontage yet it has been assessed and recommended development should take place to the front of the plot.
Section 10 Possible policy options - School Lane should it be School Rd ?
No further comments
Please just keep it as it is just get it tidied up and stop all these housing estates being built.
Very much in favour of restoration and re-use of midgeland farm for the creation of a community park on the surrounding land!
No
if large developments were to be permitted there should be a donation to midgeland farm to help re develop ,and to maintain roads bridleways footpaths it go into a slush fund ,and where appropriate local tradesmen and facilities to be used
Let's make Marton Moss Great again!

The encroachment of development on all sides of the Moss is causing major traffic congestion which is a huge concern. This should be made an absolute top priority.
It is to be hoped that the Council will take notice and support the plan.
This is a great job being done by all concerned with this plan. Thank you.
leave the Moss alone
Our moss is overrun by travellers who do not add anything to our community and our roads are to busy
The biggest problem is the horrendous traffic situation on the Moss, especially Common Edge Rd and School Rd. This should be the primary focus of the neighbourhood plan. No more large housing developments. More rigid enforcement of traffic speed and weight regulations.
I think the Neighbourhood Plan is very well written and incorporates all of the key issues with clarity. I am very grateful for the effort, dedication and time that has gone into ensuring the vision has the opportunity to become a reality.
No
No, Mr Woodhouse and forum members seem to have covered our intentions.
Please don't allow house building on flood plains and marsh land!
My wife and I have recently taken walks in the area during the lockdown period. We often use Ordnance Survey maps and follow rights of way shown on them. Sadly, we found some are not accessible or even blocked. We feel that those in authority should be dealing with this. Having noticed the notices around about this survey, and found the website for the survey, we are pleased that this problem has already been noted in one of the reports and strongly support efforts to rectify the situation.
The traffic situation on the Moss area continues to get worse. Even with one end of Midgeland closed off at the Division Lane junction the road is still busy. More housing developments will inevitably worsen this already bad situation. Please resist large housing development as a priority. Thank you.
Thank you for taking the time and effort to produce the plan but we do have concerns about the changes that have already happened on the moss (ie tree removal and burning and retrospective planning for concrete laying and building erection.
We moved to the area 4 years ago to enjoy the rural feel and are worried that over development will destroy that precious rural feel. We therefore fully support the efforts and intentions of the Forum.
Thank you for the work done so far on this.
Having the map showing all public rights of way and your report on condition was something that deserves wider publication. It's really useful. I hope the Council support the provision of better signage and maintenance.
I'd also like to see a regular plan to keep the bridlepaths alongside the Progress Way cut as these paths are multi use and there is no regular maintenance plan. It's not safe as the path is narrow if

different user types meet eg horses and cyclists which is a health and safety concern. Also we need more loop walks.

We need cycle lanes and existing overgrown rights of way cleared

As explained above, my main objection is the inclusion of specific additional sites for housing when the requirement for the plan period has already been met and there is no evidence that housing over and above the requirement is needed. Also, I cannot see how any of the areas identified would result in the provision of any Affordable Homes, which would appear to be what Blackpool as a whole, lacks. I appreciate that a lot of work has gone into the plan so far, and I am in agreement with the majority of the other findings in the documents which are well written and easy to understand.

Keep up the good work!

Something has got to be done concerning traffic The radar Road I believe has now got funding, but I don't believe this will be enough with the amount of land soon to be developed. We have to look after this community which includes St Nicholas School from all the traffic generated by the amount of houses being built in the area.

If articulated lorries are to be allowed to use all School Rd What's going to happen at school times the road will be gridlocked. The emergency services struggle to get through at these times as it is. God forbid if there is an accident on Queensway everything comes to a standstill.

I'm sorry if some of the answers contradicted what I am now saying but to be honest I found it very difficult to find the information I needed to answer some of the questions. All I do know is surely there are other places to build other than here. Let infill sites be used but make the buildings in keeping with the area. Keep to the amount of houses allowed for each site.

I agree wholeheartedly for Midgeland Rd Farm to be saved from further deterioration and to allow it to become part of the community. It's needed even more now with all the traffic in the area and dangers on the road.

I believe I have made my comments and feeling about the proposed plan clear in the comments I have provided.

I think we have enough houses with the thousands of houses that have been built on the moss over the last 20 years. The little bit of the moss land that is left should be used for equestrian pursuits, bridleways, safe cycling and walking. I also think more market gardens should be encourage. The pandemic is proof that we need quite safe county lanes and outdoor areas for people to use.

Thank you for all your efforts on behalf on the people of the Moss. Don't be discouraged by the few spiteful and venomous individuals who are only motivated by self interest.

Something has got to be done concerning traffic The radar Road I believe has now got funding, but I don't believe this will be enough with the amount of land soon to be developed. We have to look after this community which includes St Nicholas School from all the traffic generated by the amount of houses being built in the area.

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I agree wholeheartedly for Midgeland Rd Farm to be saved from further deterioration and to allow it to become part of the community. Itâ€™s needed even more now with all the traffic in the area and dangers on the road.

Traffic is a huge problem on the moss, particularly Chapel Road where i run my Equestrian business from. It is used as a rat run to and from the motorway as well as the big Tesco. In order to support equestrianism this is something that requires serious consideration as it simply isn't safe. Riders are being forced to stable their equines outer fylde where traffic is much less which is a real shame from a personal level and for Marton Moss in general.

Thank you for your efforts to keep the Moss a pleasant place to live. It is appreciated.

Increasingly difficult to get out onto Common Edge due to traffic. No more big developments on the Moss please. Thanks for your hard work.

No I don't

Whilst we should consider the general aspects of use and development of the Moss area, I feel it's also important to consider the wants/needs of the residents/landowners. Most want to live on their own land but can't due to current planning restrictions. Designating a site for development does not necessarily mean giving the whole site up for a housing estate to be built (e.g. the old Baguley's site) but allowing a single residence to be built. Please bear this in mind.

Can we have any say on what goes on in Marton Moss Fylde? As this also impacts on Marton Moss Blackpool.

Relating to the appearance of the School Rd./Midgeland Rd. Junction: Instead of relying on possible development to improve the appearance, could more not be done by the council, through grants, or by the landowners to properly maintain these areas. It could then be included under the greenspace/open land studies. Also is there not an onus on the council to keep the junction safe. When overgrown it becomes difficult to see oncoming traffic when turning, and therefore dangerous on a route which is becoming more and more used.

Big thanks to you for all your hard work. The Moss deserves to be protected.

As a resident who was born on Marton moss in 1948 I feel that it is absolutely essential that this area situated between the urban conurbations of Blackpool and Lytham st Anne's must strongly retain it's unique rural position the legacy of a one time thriving horticultural industry from which the area derives the unique landscape of leafy lanes.hedge rows and the myriad of public footpaths and bridle ways all of which played their part in the access to the various horticultural smallholdingsThe vast majority of residents have lived here all their lives in a area that allows freedom and space and now perhaps more advanced in years still wish to do so in a environment that is part of our lives

Whilst we accept that there are now some shortfalls.public footpaths,and parcels of land that are now disused and would only deteriorate further without some rejuvenation(all of which has been highlighted in the plan)I do not agree with any proposals for mass housing.It is of paramount importance that a green belt is maintained between the Southern and Northern boundaries of Blackpool and StAnnes.Without this restriction on Intense housing development this unique,area would be lost and would become part of a urban landscape.

To summarize, I support the proposed plan but hope the above personal comments are noted.

<p>We feel that there are plenty of improvements that can be made to the area without adding any more housing. As there are plenty of areas in Blackpool that are in desperate need of renovation we feel that new housing would be better placed there. What the moss needs are better roads not full of pot holes. Maintained footpaths. Dykes to be improved and maintained to address the flooding issue which continuously gets worse the more kensington's puts up houses in the area. The bus route to be returned to Midgeland road.</p>
<p>Having recently moved here I would not like to see the area become over developed like so many of our towns. I chose this area because of its open aspects and rural character.</p>
<p>Further accommodations should be made for gypsies/travelling showman sites</p>
<p>Further accommodations should be made for gypsies/travelling showman sites</p>
<p>No more housing estates please. Lets keep the rural feel that makes the Moss special.</p>
<p>I think that the draft Plan could be improved/updated to better reflect residents' self-identified concerns based on the Survey Results data. Forthcoming national planning policy will require all new development to deliver Biodiversity Net Gain (BNG). The Plan should also require SUDS in any new development (given identified local drainage issues &amp; concerns). For residential development, you might like to look at design codes like 'Building with Nature' (<a href="http://www.buildingwithnature.org.uk">www.buildingwithnature.org.uk</a>). It would also be helpful to look at Blackpool's Nature Conservation Statement and given the border with Fylde, their adopted Biodiversity SPD. You need to be considering ecological networks (especially north-south) &amp; any opportunity to enhance these (perhaps through the Midgeland Farm proposal).</p>
<p>Thank you for taking the trouble to keep me informed</p>
<p>None</p>
<p>None</p>

## APPENDIX D

### ORGANISATIONS CONSULTED AT EVIDENCE & POLICY OPTIONS AND REGULATION 14 STAGES

- Blackpool Borough Council (various departments)
- Public Health Blackpool
- Fylde Borough Council
- Lancashire County Council
- St Anne's Town Council
- The Coal Authority
- Homes England
- Natural England
- Environment Agency
- Historic England
- Network Rail
- Highways Agency/National Highways
- Marine Management Organisation
- United Utilities
- National Grid
- Electricity North West
- Cadent Gas
- Lancashire Police
- Lancashire Police and Crime Commissioner
- NHS England
- Blackpool Clinical Commissioning Group
- Vodaphone/O2
- EE
- Three
- Talk Talk
- BT Openreach
- Campaign to Protect Rural England
- Blackpool Civic Trust
- Marton's Past
- The Wildlife Trust for Lancashire, Manchester and North Merseyside
- Blackpool Airport
- Sport England
- Fields in Trust
- Open Spaces Society
- Ramblers
- Sustrans
- Friends, Families and Travellers
- Showman's Guild
- Ancient Monuments Society
- Council for British Archaeology
- Georgian Group
- Society for the Protection of Ancient Buildings
- Victorian Society
- Twentieth Century Society

## APPENDIX E

### HOW THE REGULATION 14 PLAN REFLECTS THE EVIDENCE AND POLICY OPTIONS STAGE RESPONSES FROM ORGANISATIONS

Organisation	Summary of Points Made	Forum View/How Point Reflected in Regulation 14 Plan
Blackpool Civic Trust	<p>Trust is interested to work together to find a way forward on Midgeland Farm.</p> <p>Concern that allowing windfall housing development will lead to garden grabbing.</p>	<p>So is the Forum.</p> <p>Based on the Design Code the policies in the Plan will appropriately control new housing development.</p>
Blackpool Council	<p>More prescriptive policy on design is needed with guidance on landscaping, retaining trees and hedgerows.</p> <p>Major Open Land areas should be identified with also guidance on retaining open character elsewhere.</p> <p>Land around Midgeland Road/School Road junction should be kept open but with improved boundary treatment when opportunity arises.</p> <p>Need to allocate new homes to meet the housing requirement so appropriate sites should be allocated in the Plan.</p> <p>A site-specific policy is favoured in guiding the sizes and types of new homes with details of how each site should be best developed and the maximum dwelling capacity so as to retain local character and limit traffic generation.</p> <p>Concern about the proximity of potential housing sites to each other and the cumulative impact on local character and openness.</p>	<p>Policy MM1 covers these aspects.</p> <p>Policy MM2 designates the Major Open Land areas and applies controls over new development in relation to other significant open land.</p> <p>Such an approach is not considered necessary or feasible beyond the provisions of Policy MM3.</p> <p>The Plan does propose housing allocations, but the overall amount of housing is now considered to be an indicator not a requirement.</p> <p>Policy MM4 specifies the appropriate form of development for each proposed housing allocation and a suggested dwelling capacity.</p> <p>It is not accepted there is a problem in this respect.</p>

<p>Blackpool Council</p>	<p>The proposed policies and site allocations will need to be subject to a viability assessment adhering to national guidance although a standard approach is unlikely to be appropriate for single detached houses to be built by smaller private contractors.</p> <p>Maintaining the character of the area will require lower density housing but that may not be viable on sites in excess of 1 hectare so the focus ought to be on bringing forward small sites.</p> <p>The search for potential housing sites should continue, such as south of Chapel Road and Cropper Road North, to the east and west of Dickies Lane where there are badly sited uses.</p> <p>Given the modest number of dwellings the Neighbourhood Plan that is proposed it is unlikely that meaningful contributions to affordable housing will be received. An alternative would be to pursue allocation of a specific site solely for affordable housing working in partnership with a Registered Housing Provider.</p> <p>Although evidence estimate a significant need for specialist housing for older people some of these individuals will already be coping living in mainstream housing with home support. In addition, the Local Plan already has policies seeking more accessible and adaptable housing.</p> <p>A need for housing for newly forming households/first time buyers could be dealt with through requiring an appropriate housing mix that encourages some smaller more affordable housing.</p> <p>In design terms cul-de-sac development will not be appropriate in the Conservation Area and housing densities should generally be low, but also follow historic patterns meaning short rows of terraced housing would be appropriate.</p>	<p>Housing viability work has now been done but as indicated the standardised approach fails to fully recognise the economics of small sites and private contractors.</p> <p>Several proposed housing allocations (A, B and P) have been reduced from site suggestions areas.</p> <p>The Forum remains open to new site suggestions, but Dickies Lane has an industrial character not considered suitable for residential development.</p> <p>Agreed contributions (as determined by the relevant Local Plan Policy) will be low. Discussions have taken place with Blackpool Council housing officers who do not consider Marton Moss as a priority for affordable housing schemes.</p> <p>Noted and agreed. One proposed housing allocation in the Plan (site O) is proposed for older people's bungalows.</p> <p>Agreed. Terraced housing is suggested as an appropriate form of development on several proposed housing allocations.</p> <p>Agreed, the Plan's provisions reflect this approach.</p>
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	<p>Favour a windfall housing policy with strict criteria.</p> <p>Clarify what constitutes ‘other suitable uses’ for horticultural holdings.</p> <p>Support a criteria-based policy for equestrian development in relation to location, scale, design, and highway requirements. Also suggest that the Plan points to British Horse Society standards in relation to over-intensive development.</p> <p>Community aspiration for Midgeland Farm, supported in principle, Forum should work in partnership with Blackpool Council, Lancashire County Council, and the Civic Trust.</p> <p>In terms of protecting local recreational sites pointed to Local Plan policies and the requirements for designation in the Neighbourhood Plan.</p> <p>Support for improving opportunities for local walking, horse riding and cycling as a means of improving accessibility.</p> <p>Holiday accommodation sites – pointed to Local Plan provisions that restrict where such uses should be located. The Neighbourhood Plan should favour camping type uses.</p> <p>Consider including policy text similar to part 2 of Local Plan Policy CS26.</p> <p>Made detailed comments concerning the site assessment work and individual sites in terms of their appropriateness (generally supported) and highway access and drainage requirements.</p>	<p>Policy MM5 has such.</p> <p>Policy MM6 proposed criteria controls.</p> <p>Policy MM7 goes as far as is considered necessary and refers to British Horse Society good practice.</p> <p>Agreed.</p> <p>Noted and reference is made to national policy leading up to Policy MM9.</p> <p>Noted.</p> <p>This matter is appropriately covered in Policy MM1.</p> <p>Agreed and included in Policy MM1.</p> <p>Detailed comments taken account of in proposing housing allocations.</p>
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Environment Agency	<p>Gave general advice on flood risk, new development near water courses, climate change, biodiversity, contaminated land, and EA regulated sites used for intensive agriculture.</p> <p>Made specific comments concerning all the Call for Sites suggestions.</p>	<p>Noted and taken account of where necessary (eg Policy MM1) and without duplicating Local Plan policies.</p> <p>Taken account of in proposing housing allocations.</p>
Fylde Council	Questioned whether there is a need for the Plan to address specialist housing for older people and the Lifetime Homes standard.	These matters are covered by Local Plan policies.
Highways England	No comments.	Noted
Historic England	No comments.	Noted.
Homes England	No comments.	Noted.
Wildlife Trust for Lancashire, Manchester and North Merseyside	<p>There is no mention of climate change unless this is inferred through the reference to flooding and drainage.</p> <p>Should recognise that much of the area's biodiversity is bound up with the historic ditch network and ponds.</p> <p>Sustainable drainage systems should be part of any new development.</p> <p>Reference should be made to biodiversity net gain and design codes like 'Building with Nature'.</p> <p>Consider ecological networks and opportunities to enhance them.</p> <p>The Policy Options seem at odds with residents' concerns about loss of green space, protecting the natural environment and safeguarding wildlife.</p>	<p>Climate change is now reflected in the Plan's Vision.</p> <p>Agreed and referred to in paragraphs 34 and 58.</p> <p>Included in Policy MM1</p> <p>Objective 3 now does this, and paragraph 57 refers to Building with Nature.</p> <p>These are taken account of in the Draft Biodiversity Strategy which is referred in Policy MM1.</p> <p>The policies now incorporated in the Plan fully reflect residents' concerns on these matters.</p>

National Grid	General comments only.	Noted.
Natural England	<p>Explained the Habitats Regulations Assessment (HRA) procedure, some 'site allocations' could result in the direct loss of or disturbance to land functionally linked to the Ribble and Alt Estuaries Special Protection Area and Ramsar Site.</p> <p>Developing the suggested 'site allocations' could result in increased recreational disturbance on nearby functionally linked land and nearby coastal internationally protected sites.</p> <p>So, HRA screening will be needed, and maybe a need for a Strategic Environmental Assessment.</p> <p>Propose Objective 3 (habitats and wildlife) should also refer to 'enhance' as well as safeguard these features.</p> <p>Policy options could be strengthened by referencing the natural environment and the need to promote recreational areas away from the coast and functionally linked land.</p>	<p>Noted. This has now been fully investigated in the Habitats Regulations Assessment.</p> <p>Noted. This has now been fully investigated in the Habitats Regulations Assessment.</p> <p>Agreed and both assessments now done.</p> <p>Now amended.</p> <p>There are numerous natural environment references in the Plan and also Objective (6) amended accordingly.</p>
Sport England	Avoid designating sports playing fields as Local Green Space as that would stifle and restrict potential future growth of sports clubs which the Sport England protection approach allows for.	Agreed. The Local Green Space Study has been revised and Policy MM9 does not refer to any sports playing fields.
United Utilities	<p>Pleased to see an Objective that new development should minimise the incidence of flooding and where feasible improves land drainage.</p> <p>There should be no discharge of surface water to the public sewerage system and development proposals should incorporate Sustainable Drainage Systems.</p>	<p>Noted.</p> <p>Policy MM1 refers.</p>



## APPENDIX F

### INTERVIEW WITH MARKET GARDENERS – 8 OCTOBER 2020

Question	<b>Joe Amatiello</b> <b>Amatiello Nurseries</b> <b>New Hall Avenue</b>	<b>Steve Stanley</b> <b>Stan's Mowers</b> <b>New Hall Avenue</b>
What has been grown in your glasshouses this last season?	Nothing commercial, just hobby gardening.	Bedding plants, hanging baskets etc sold direct to the public mainly and a few shops.
Has the use of the glasshouses changed over the last 10 years? If so how?	Yes, they were used for growing tomatoes hydroponically, mainly sold to Booths supermarket. Parents moved here in 1969 and whole of existing holding plus land across the road was used and under glass.	No change over that time but more competition with supermarkets selling bedding plants.
Over that period has the holding been used for any other purposes to support the main business? If so what?	No.	Just the mower shop run by our Son but he is not charged for using the premises.
Is there a future for market gardening on the Moss over the next 10 years?	No. To be competitive commercially the operation must be big – 30 to 50 acres of glass, no space to expand here. Tomato retail prices not increased in 10 years. Children not interested in taking over.	No, existing business will finish when we retire, children again not interested.
Are there appropriate uses that could financially support the main business?	No.	No
Can glasshouses feasibly be re-used for other purposes?	Could be used as a small garden centre or storage.	Agreed

Are empty glasshouses at high risk of damage that would quickly render them unusable/unsafe?	Modern aluminium glasshouses (ours dates to 1982) are quite strong provided the panes are properly fixed. Bird strikes can smash the glass and with such breakages you can get wind damage.	Agreed, ours about 30 years old, in the 1960's they were cedar timber frame structures.
If the holding is cleared of glasshouses would there be any decontamination of the ground needed to render the site safe for re-use?	No	No
What could be appropriate re-uses of your land should you cease to operate?	Not sure. I considered campsite use, but economics look marginal given the need to provide site facilities such as a shower block and rental prices have to be kept low because of competition	A house for us! There is a demand for caravan storage but have turned requests from individual people away as there is a security issue. Caravans are best stored under cover in large industrial style sheds.
How feasible would it be to re-site the glasshouses on another site?	Quite easy with modern glasshouses they just need new fixings. The frontage one has been sold but given dismantling and transportation costs re-sale values are low.	Agreed
Do you have any old photographs of the operation of the holding, traditional tools or other equipment that ought to be saved for posterity and exhibited in a museum?	Not so many. No equipment left from the 1960s hey-day but a demonstration glasshouse at the school would be a good idea, better than Midgeland Farm, too windy and poor soil there.	The School always was a 'garden school' so it is a good place for the pupils to directly experience what it was like.

## APPENDIX G

# REGULATION 14 COMMENTS FORM RESPONSES WITH FORUM REPLIES

### Introduction

The consultation stage for public engagement on the Regulation 14 draft of the Neighbourhood Plan started on 7 March 2022 and continued until 19 April 2022. This report collates all the responses received on the comments form during that period. The form was available to use on the Forum's website along with all the documents it referred to. However, for those people not on-line paper copies of the documents and the form were supplied on request. This report includes the responses received on paper copies of the form.

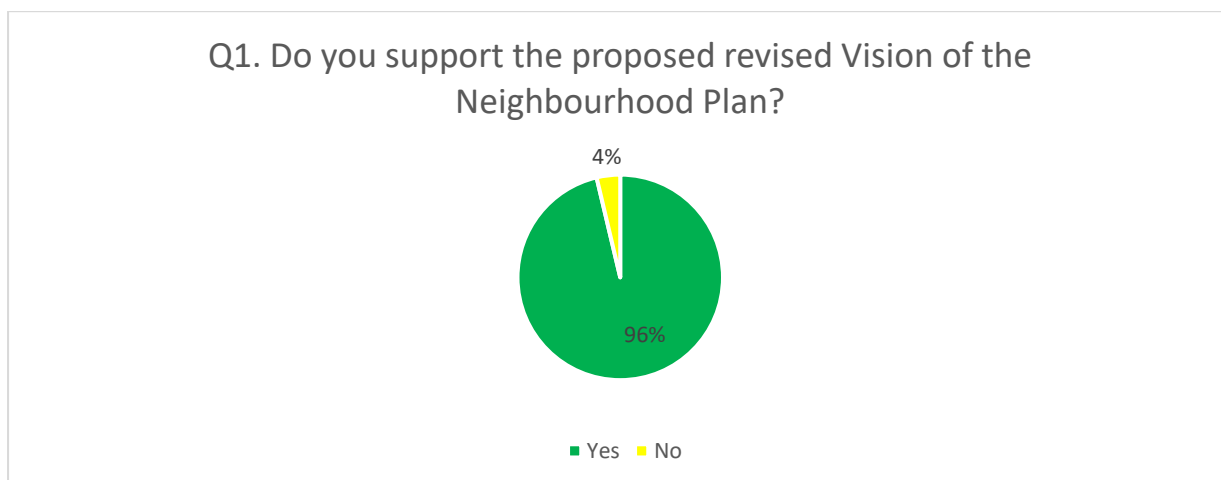
A total of 54 responses were received using the comments form. Anonymous responses were allowed but respondents were asked to provide their address or at least a post code so that the distribution of people taking part could be noted but again not published. All the responses are believed to be from or on behalf of individual people although a few of them are understood to run local businesses, such as riding stables.

Most of the respondents to the survey form only answered the questions posed on it and did not provide additional comments. The percentage proportions in support or not for each question are shown on pie charts.

Some respondents made additional comments, these are reproduced verbatim. No attempt has been made to correct spelling mistakes or grammar. All the responses are shown anonymously.

**This report has been adapted from the one published earlier and dated April 2022. Now the report includes replies made on behalf of the Neighbourhood Forum to the comments submitted. The replies are shown in red text and indicate whether in response to the comments there have been any changes made to the now published version of the Neighbourhood Plan – the Regulation 16 draft.**

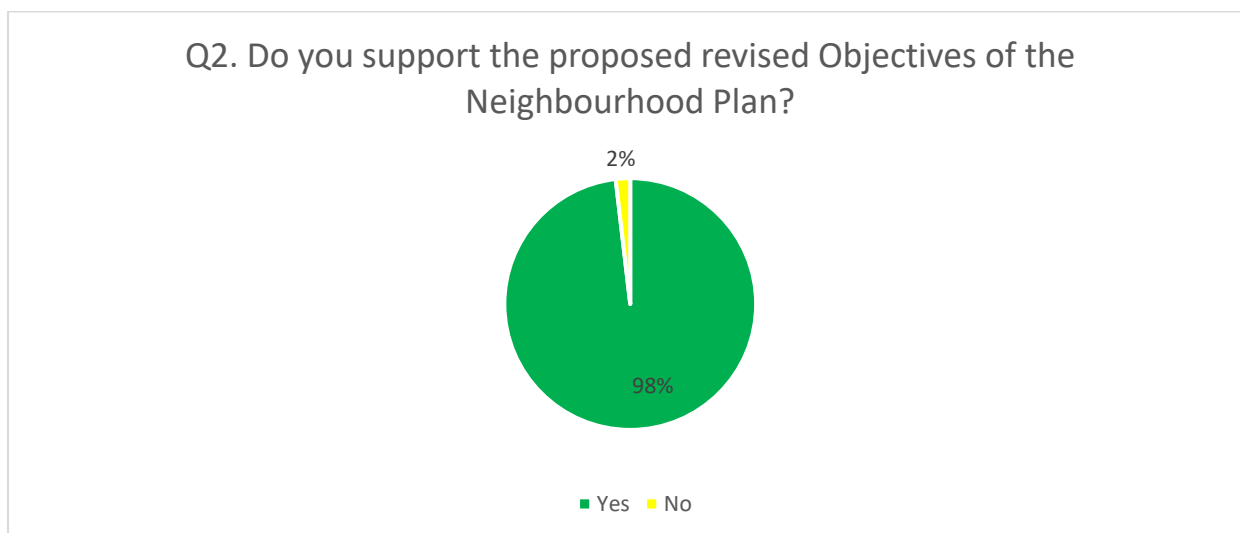
## Q1. Do you support the proposed revised Vision of the Neighbourhood Plan?



### Comments

As landowners of MM15, although we broadly agree with the objectives of the forum we submitted a Call for Sites form to the Council who informed us that Policy CS26 restricts development in advance of the Neighbourhood Plan for the area. At the meeting we noted that our land has not been identified for future development. We feel that if we are not able to develop then what can we do with it? It will become overgrown and an eyesore which will not enhance the moss as proposed in the plan as there are already 2 properties adjacent to MM15. The reasons for keeping it undeveloped does not seem reasonable. We wish the forum to reconsider the boundaries on the Policies map - major open land. **Reply - The extent of the Major Open Land bounded by Chapel Road, Yeadon Road, Progress Way and Cropper Road North is correctly drawn and rightly includes site suggestion MM15. NO CHANGE.**

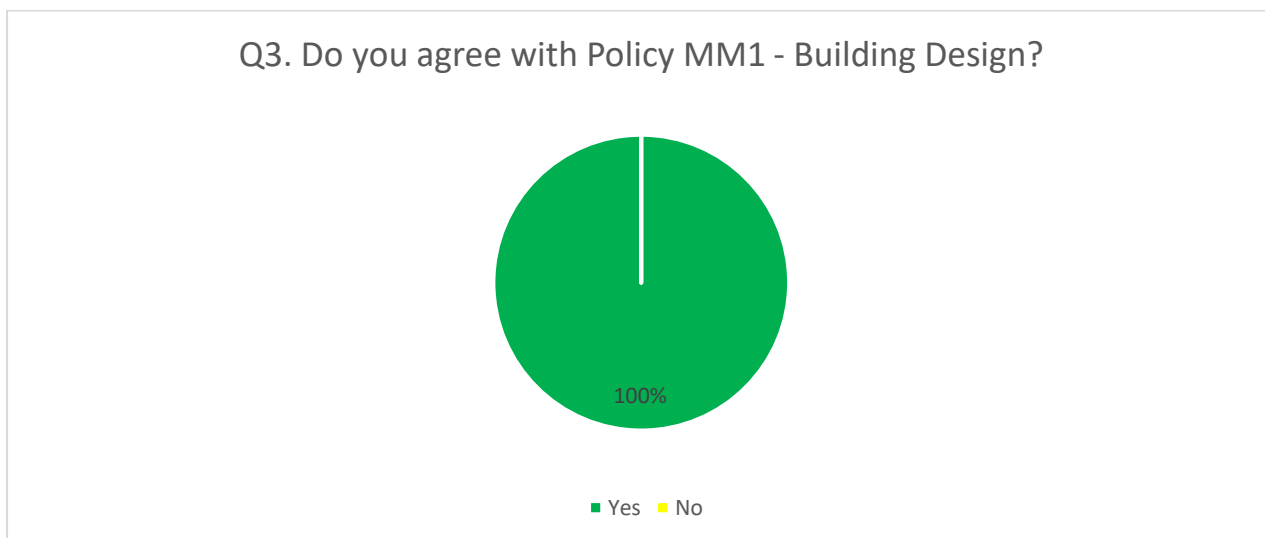
## Q2. Do you support the proposed revised Objectives of the Neighbourhood Plan?



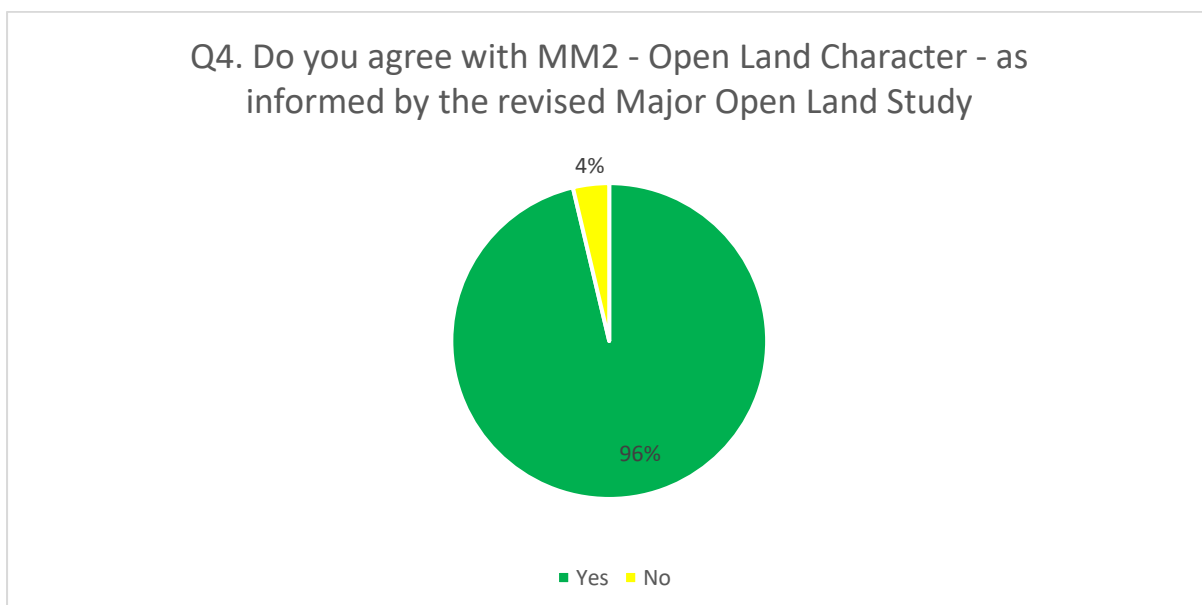
### Comments

I do support the objectives of the plan in terms of the conservation area. I'm not convinced that the plan should apply to the area north of Progress Way. **Reply - The designated Neighbourhood Area includes the land to the north of Progress Way and that also coincides with the area covered by Local Plan Part 1 Core Strategy Policy CS26 which is to be replaced by the policies in the Neighbourhood Plan. NO CHANGE.**

### Q3. Do you agree with Policy MM1 – Building Design



### Q4. Do you agree with Policy MM2 – Open Land Character - as informed by the revised Major Open Land Study?



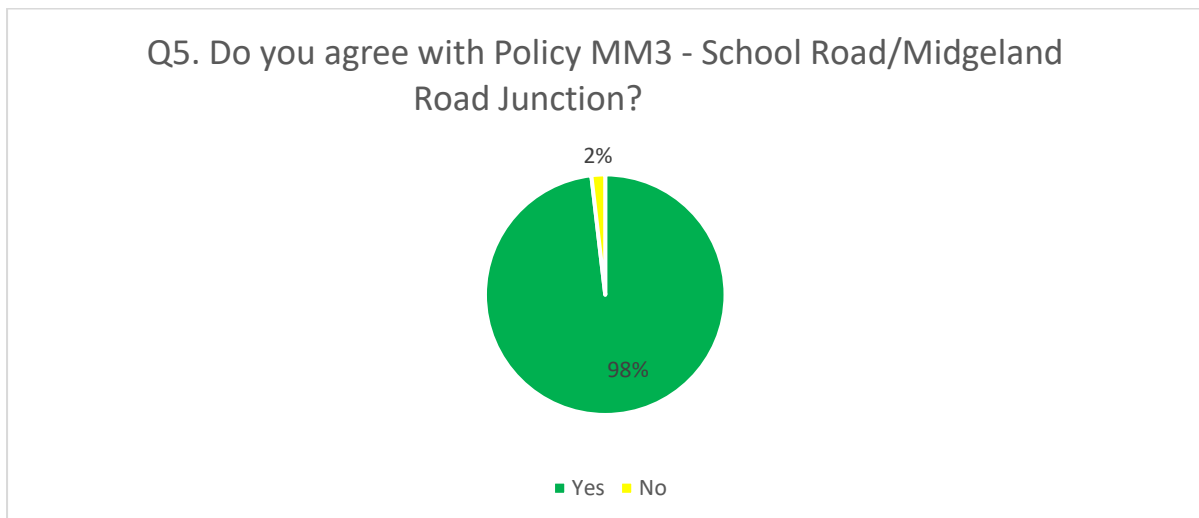
#### Comments

We agree with it being inappropriately developed but please see answer in question one

I'm not convinced that the land between Chapel Road and Yeadon Way should remain undeveloped.

**Reply (to both above) - Points already replied to. NO CHANGE.**

### Q5. Do you agree with Policy MM3 – School Road/Midgeland Road Junction?

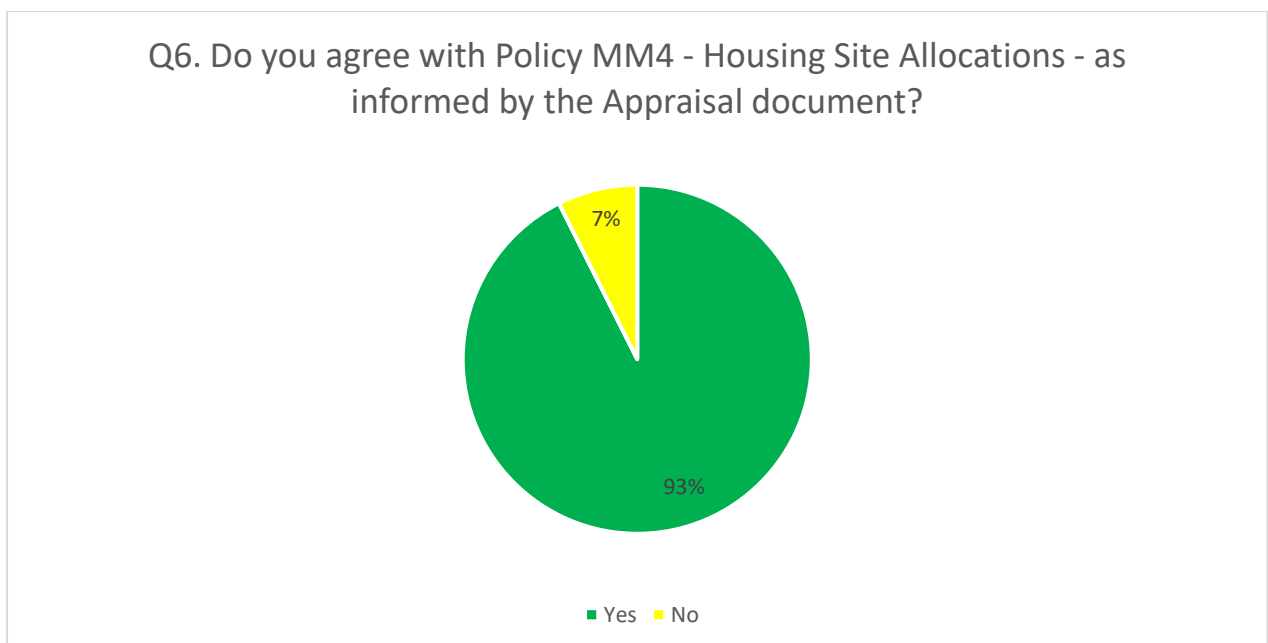


#### Comments

This junction is a prime site for the construction of a roundabout. Apart from improving road safety, the appearance of the junction would be considerably enhanced and could include a tasteful feature.

**Reply** - It is agreed a roundabout here could be beneficial in the ways suggested but such traffic management works are outside the scope of the Neighbourhood Plan. **NO CHANGE.**

### Q6. Do you agree with Policy MM4 – Housing Site Allocations - as informed by the Appraisal document?



## Comments

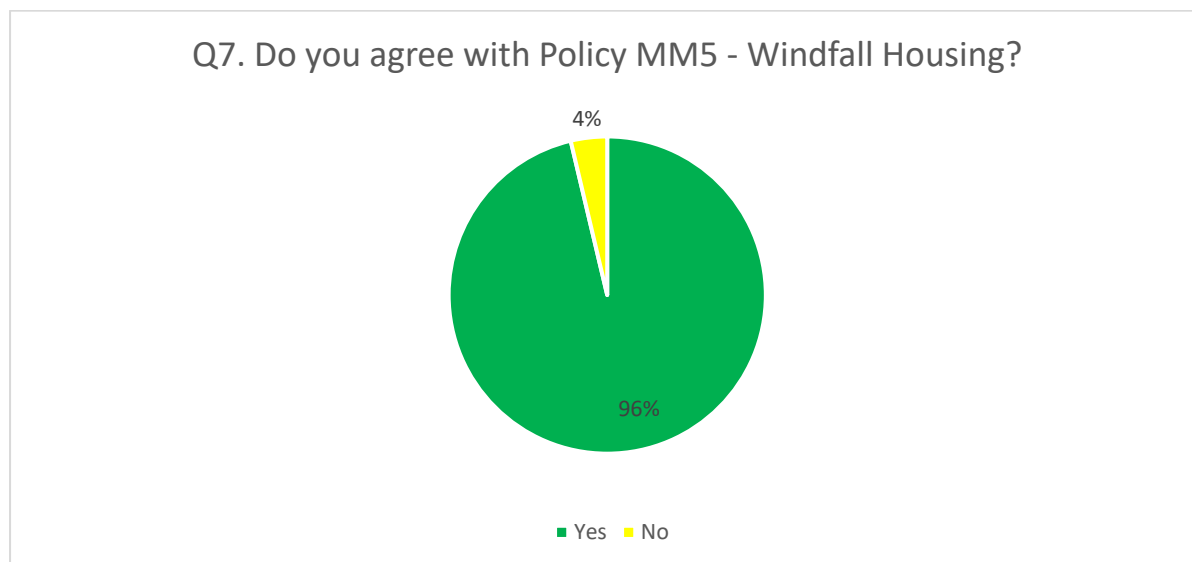
Disappointed to see that, despite requests, our land has not been designated MM4. Whilst I understand this does not necessarily preclude us from development, it does/will require us to provide additional justification for development over those designated MM4. And indeed a large area of land on the same road - area M - MM9 - has been designated MM4. Our land is apparently entirely within Flood Zone 2 but I can't see or find the document that shows this. **Reply - Site suggestion MM4 is confirmed to be wholly within Flood Zone 2 by the Environment Agency and there is no over-riding justification to include this site within the Neighbourhood Plan. NO CHANGE (Site M/MM9 is separately considered).**

I agree with all allocations but with I, J & K only as long as access to the new developments is not via the unadopted St Nicholas Road. I.e. access to I from School Road and access to J & K via a new road off Midgeland Road. If the council were to offer to adopt St Nicholas Road, discussion would need to be had with the residents and agreement. **Reply – The Council, as highway authority, has no objection to small scale housing developments being accessed off St. Nicholas Road. NO CHANGE (Site K is separately considered).**

We feel that we have been excluded See comments in question one. **Reply - Point already replied to. NO CHANGE.**

There are other suitable sites that should be considered. **Reply – Several other additional sites have been suggested for inclusion in the Neighbourhood Plan and some of these have been found suitable for inclusion as housing allocations. CHANGE Some additional sites have now been included in the Regulation 16 Plan.**

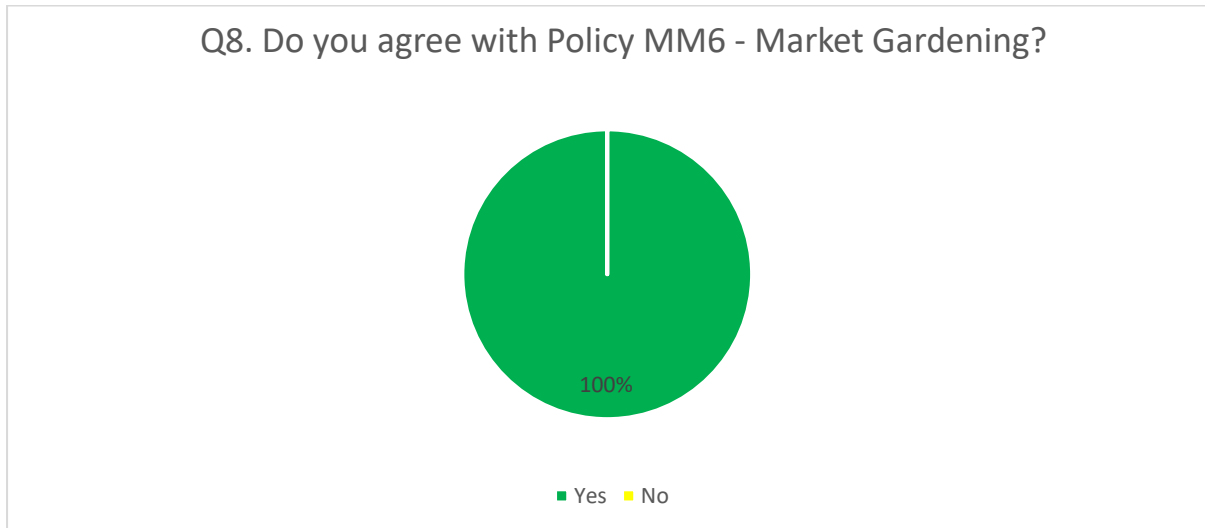
## Q7. Do you agree with Policy MM5 – Windfall Housing?



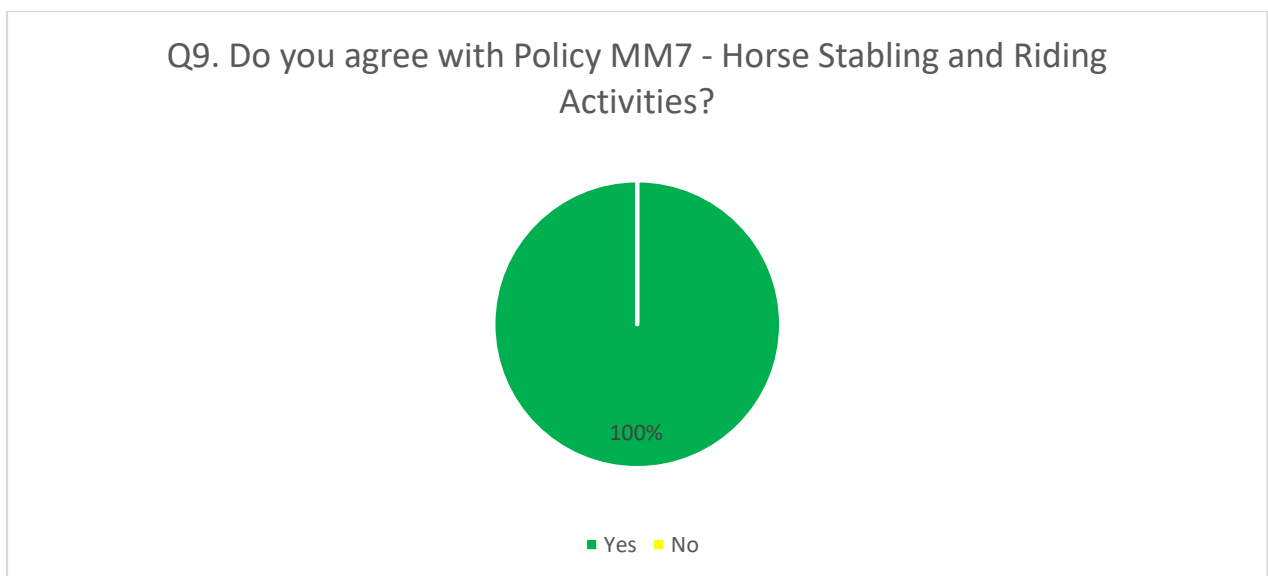
## Comments

As in Q6, there are other suitable sites that should be considered. **Reply - Point already replied to. NO FURTHER CHANGE.**

**Q8. Do you agree with Policy MM6 – Market Gardening?**

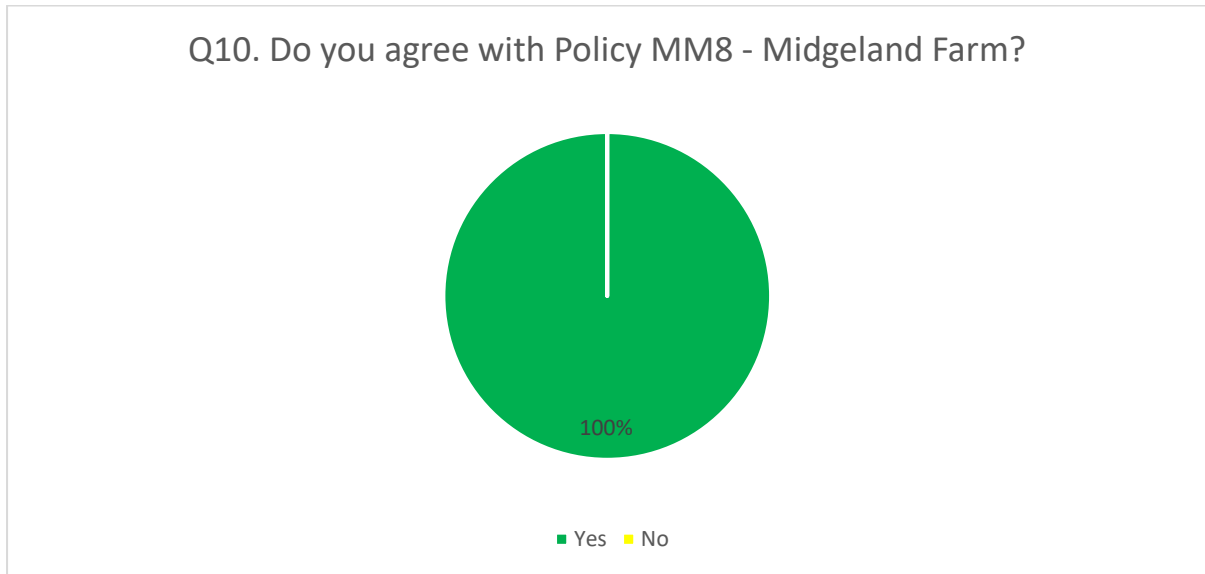


**Q9. Do you agree with Policy MM7 – Horse Stabling and Riding Activities**

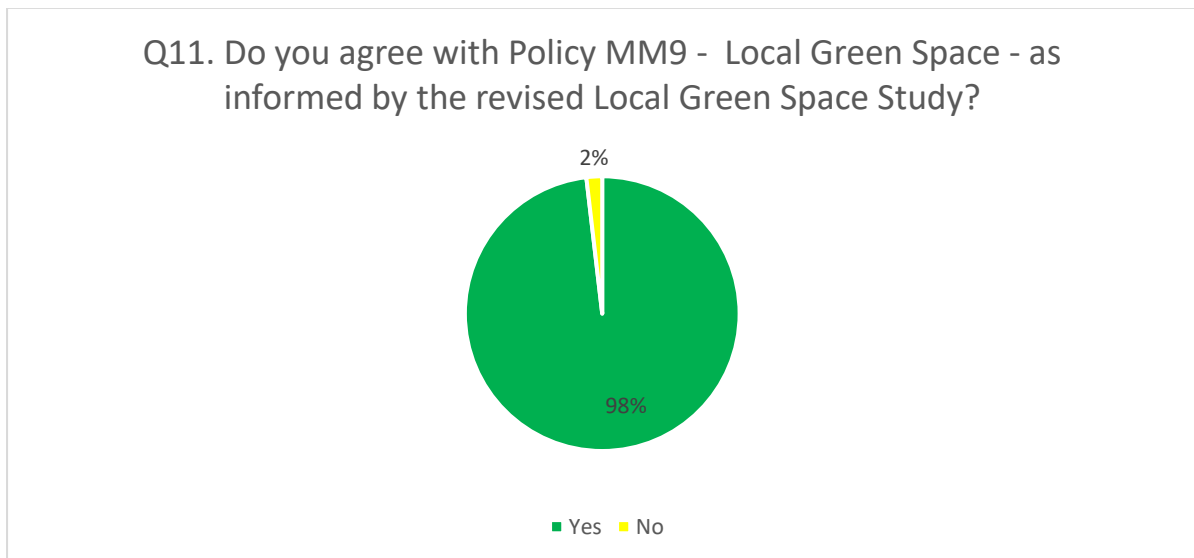




**Q10. Do you agree with Policy MM8 – Midgeland Farm?**



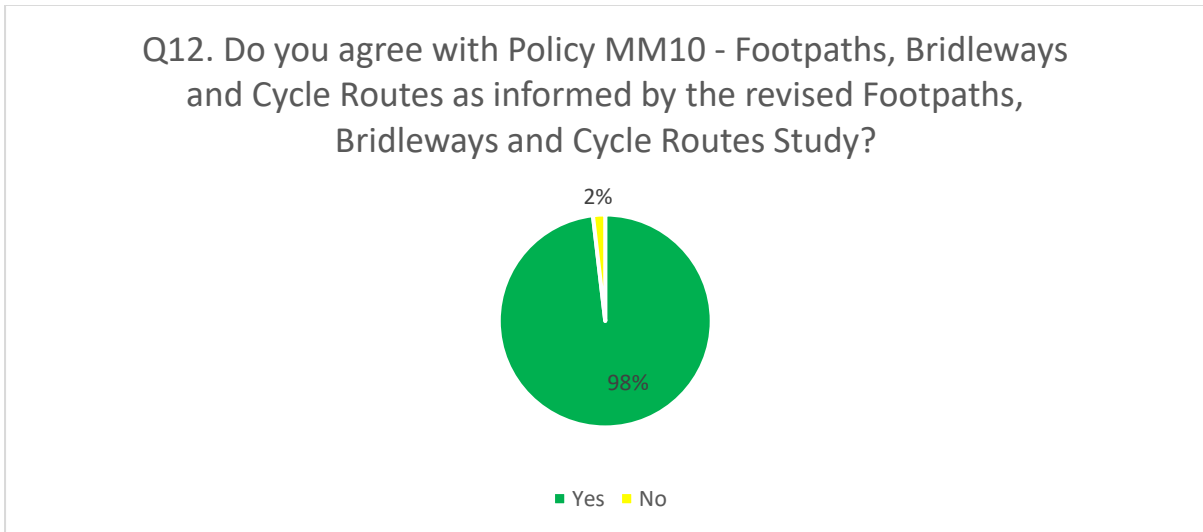
**Q11. Do you agree with Policy MM9 – Local Green Space – as informed by the revised Local Green Space Study?**



**Comments**

I agree in respect of lands to the south of Progress Way. **Reply - Point already replied to. NO CHANGE.**

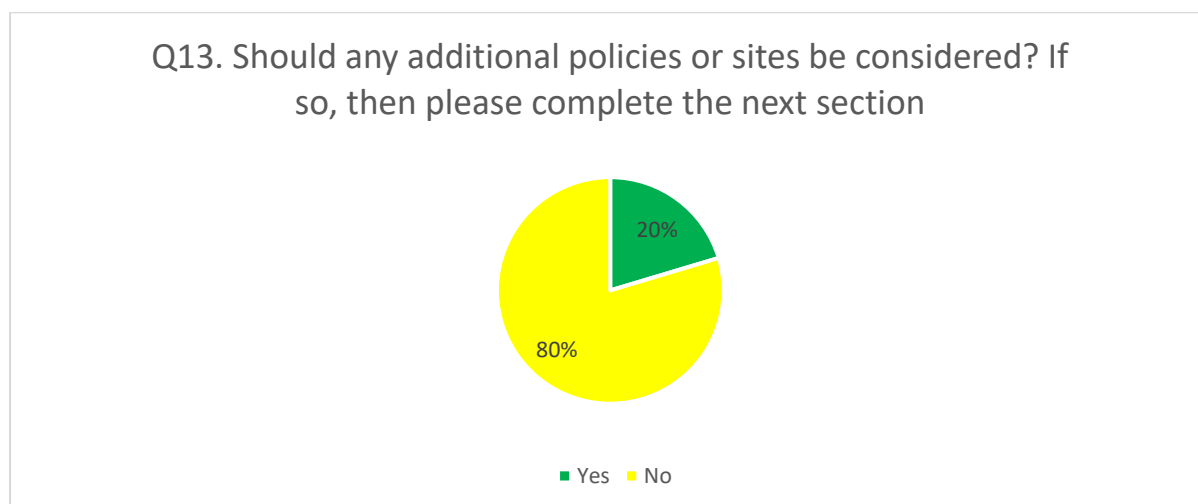
**Q12. Do you agree with Policy MM10 – Footpaths, Bridleways and Cycle Routes – as informed by the revised Footpaths, Bridleways and Cycle Routes Study?**



**Comments**

There is no realistic demand for the creation of cycle routes and frittering money away on such would be a complete waste of precious resources. **Reply – This policy is well supported by local respondents and has the support of the Council as highway authority. NO CHANGE.**

**Q13. Should any additional policies or sites be considered? If so, then please complete the next section.**



**Comments**

Could the Forum include a policy relating to reducing the impact of traffic in the area, like modifying road layouts or other traffic calming measures? Midgeland Road which is my only access to a main road is becoming more and more like a race track and I believe other areas of the Moss are experiencing similar problems. **Reply – Such traffic management works are outside the scope of the Neighbourhood Plan. NO CHANGE.**

Please see my responses to Q6 & Q7 above. I will complete and submit the required separate Assessment Form. **Reply – Noted. CHANGE Some additional sites have now been included in the Regulation 16 Plan.**

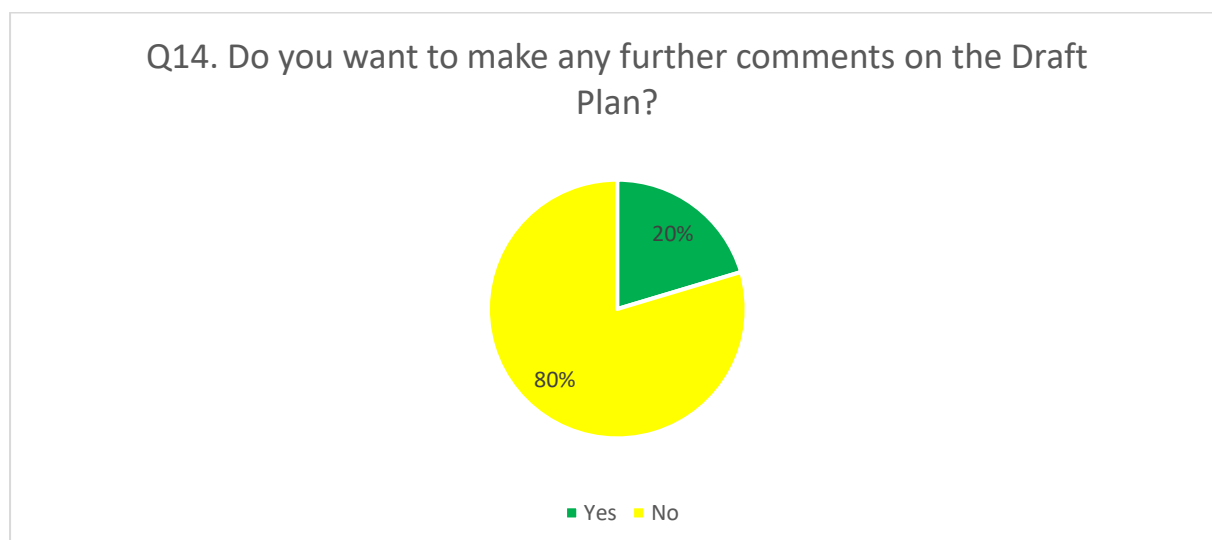
To much land has already been swallowed up by developers. **Reply – The Neighbourhood Plan only proposes small scale development. NO CHANGE.**

Any sort of policy that mitigates traffic congestion would be welcomed. **Reply – Such a policy would be outside the scope of the Plan. NO CHANGE.**

"Does this question relate entirely to Footpaths, Bridleways & Cycle Routes? **Reply – No, the question asked about any additional policies and sites not included in the Plan. NO CHANGE**

Yes we wish for additional sites to be considered on our property, 1 detached dwelling next to Amarella School rd and fronting school rd & 2 detached dwellings to the rear of Amarella on land where the greenhouses once stood fronting onto Sandy Lane. **Reply – A site assessment form for this property has been received and the proposals are considered suitable to be allocated for housing development. CHANGE These two sites have been included the Regulation 16 Plan.**

## Q14. Do you want to make any further comments on the Draft Plan?



### Comments

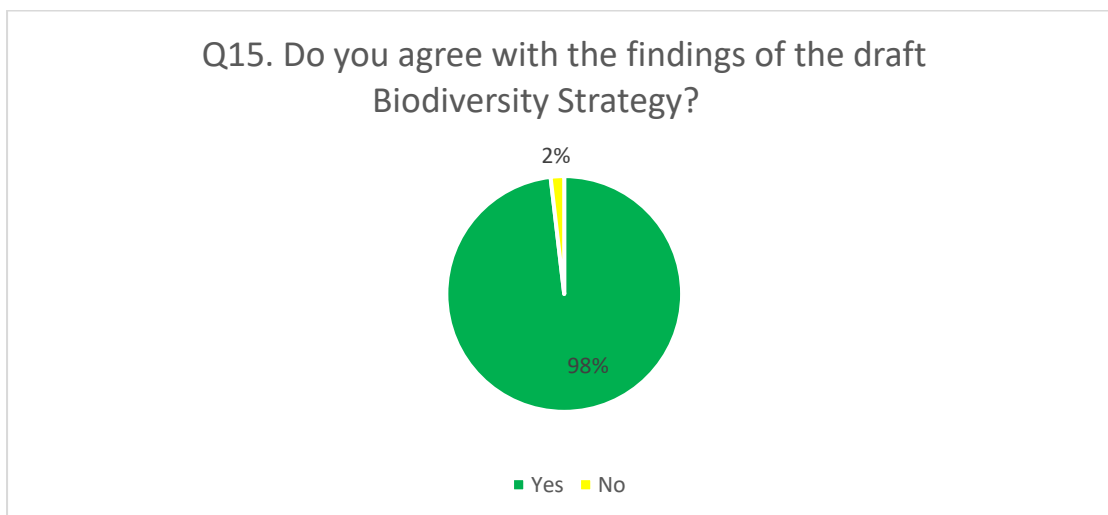
Please see comments in question one - revised vision of neighbourhood plan. **Reply - Point already replied to. NO CHANGE.**

Could the Forum do anything about the poor state of the boundary fences at the Midgeland/School Rd junction. The council have ignored this for years and considering this is a major gateway to the Moss it is a real eyesore. Just new fencing would make a massive improvement. Also the traffic on School Rd is horrendous. Have the Forum any influence in this area? **Reply – Policy MM3 aims to improve the appearance of this junction. Dealing with traffic matters is outside the scope of the Neighbourhood Plan. NO CHANGE.**

Appendix H calculations are flawed. The 1.16% of the borough population living within the Forum Area cannot realistically be used to determine building requirements within the full Borough when a far higher percentage of undeveloped land lies within the Forum Area. **Reply – The housing indicator calculations rightly take into account population and household statistics. The amount of undeveloped land is irrelevant to those calculations. NO CHANGE.**

I feel that we are a strong community and work well together. To maintain this we need to limit selling land to those who do not wish to be part of a community and I feel strongly that any building works should be done with a clause stating that a contribution to the condition of the roads be inserted. The roads on the Moss are cinder ash and not suitable for constant heavy loads for building works with hardcore, bricks etc. Road should be made good by those undertaking construction work. I also feel that land sold for residential purposes should be closely monitored to ensure that the building is in keeping with the other buildings, with the correct services and with an individual address. I do not feel that any further land needs to be given to caravan sites. **Reply – The Plan cannot restrict how land is sold but using the Design Guide and Policy MM1 it can help ensure that new buildings are in keeping with the character of the area and properly serviced. In respect of construction traffic damage to roads used for site access the powers to achieve repairs varies according to whether the road is an adopted highway or a private road. For adopted roads any damage by construction traffic could be pursued by the Council using its highways powers. For unadopted roads this issue is a private matter to be pursued by the owners of the road. However, in both instances a Construction Management Plan could be imposed as a condition on the planning permission with the aim of controlling undesirable effects. NO CHANGE.**

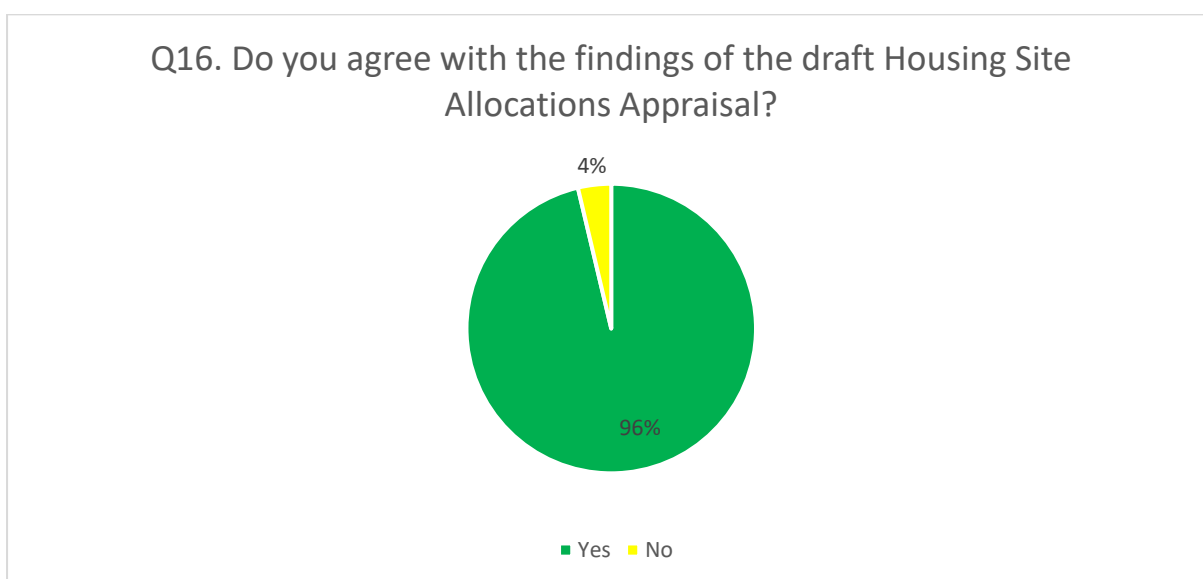
### Q15. Do you agree with the findings of the draft Biodiversity Strategy?



#### Comments

Not certain! **Reply – Noted. NO CHANGE.**

### Q16. Do you agree with the findings of the draft Housing Site Allocations Appraisal?

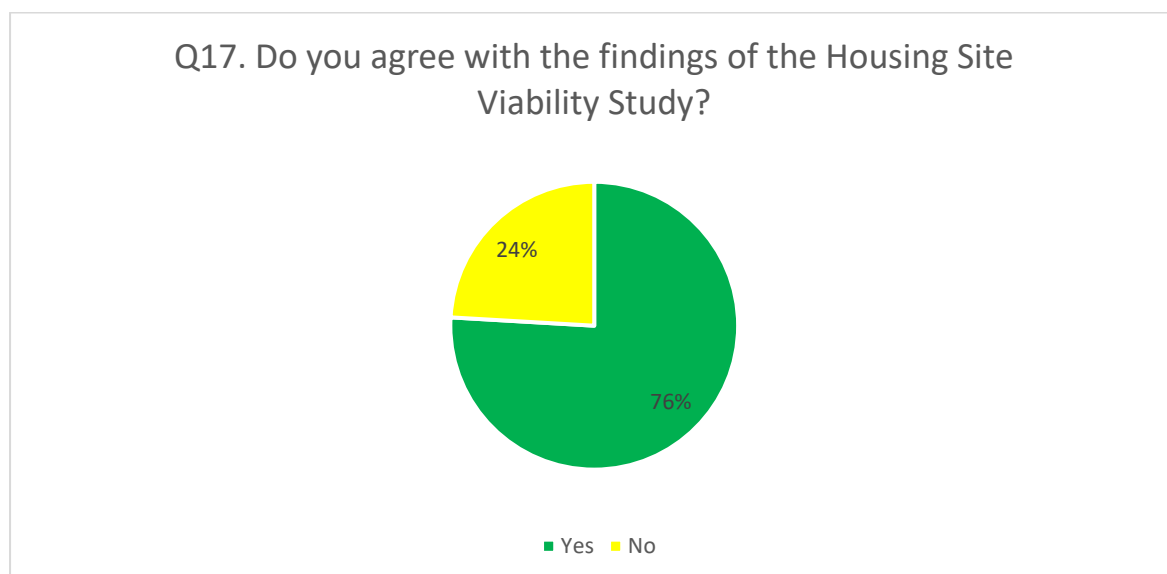


#### Comments

I can't find the referenced "Watercourse and flood risk mapping, latest published, Environment Agency/Gov.uk" that states that our land is fully within Flood Zone 2 and as such I cannot accept the appraisal. **Reply - The Environment Agency have confirmed which proposed housing sites are within Flood Zone 2. NO CHANGE (In response to this comment).**

There are other sites for housing that should be considered - Assessment forms will be submitted shortly. **Reply – Noted. CHANGE Some additional sites have now been included in the Regulation 16 Plan.**

## Q17. Do you agree with the findings of the Housing Site Viability Study?



### Comments

Figures used are inappropriate for Marton Moss

This document is very difficult for a lay person to understand. What is the point of this?

I don't understand this at all it's bonkers

I gave up after the first few pages. How is anyone expected to understand this gobbledegook.

Some of the documents were quite difficult to follow but this report is almost impossible to make any sense of. It seems to me that most, if not all, of the people on the Moss want to build a nice house on land they already own, either for their children or other relatives. What's the point of all these complicated formulas about developers profit and so on. It's complete nonsense. It just doesn't apply to the Moss. We DONT WANT big Kensington style developments.

Don't understand it. It seems like they're making it up as they go along.

This study appears to use areas outside the Forum area when making assessments and conclusions. Any findings must therefore be considered as flawed and not taken into account.

Not really relevant to the vast majority.

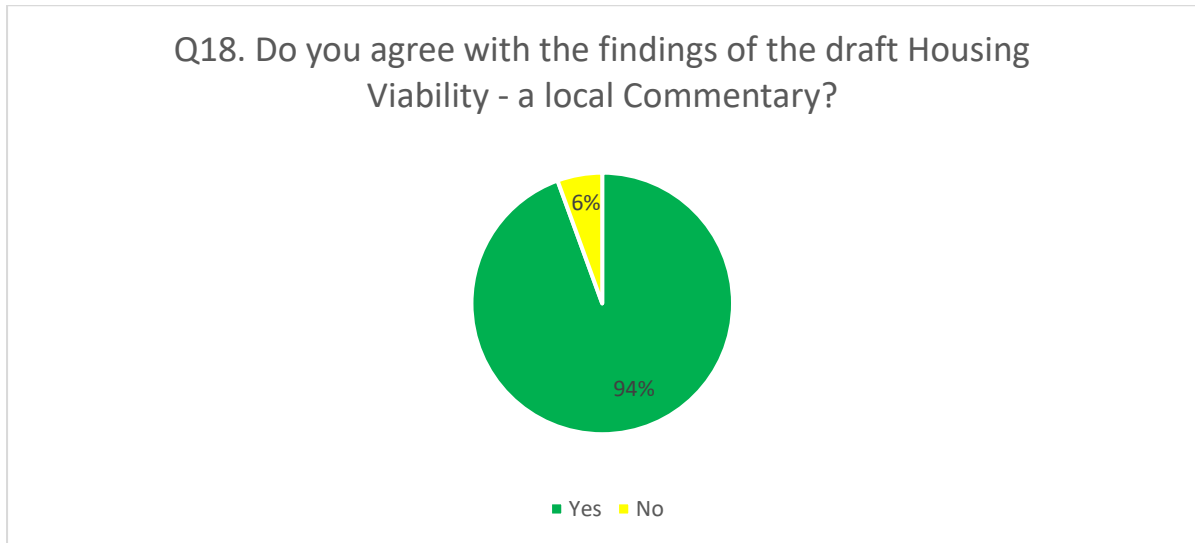
Doesn't seem to apply to our area. Strange method resulting in inappropriate conclusions. What a huge waste of effort and money.

Some negativity seems to have been the overriding consideration with regard to many of the proposals.

It doesn't reflect the "moss"

**Reply (to all of the above) – National planning guidance requires that housing viability work should be done in a standardised way. However, other factors specific to Marton Moss should also be considered. That is why the Housing Viability – a Local Commentary document was produced. NO CHANGE.**

**Q18. Do you agree with the findings of the draft Housing Viability – a Local Commentary?**



**Comments**

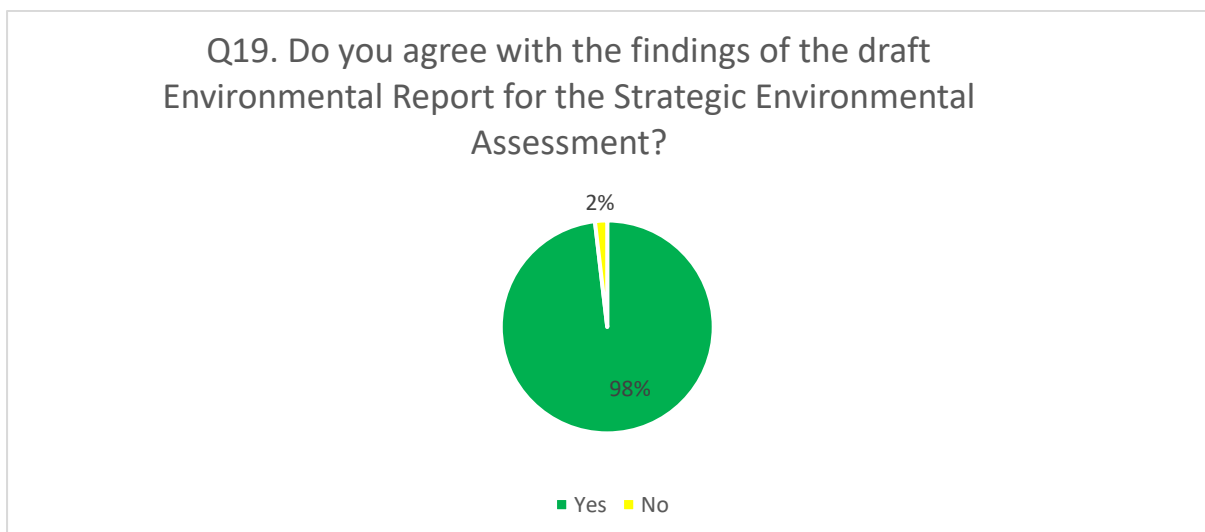
This made a bit more sense but still, what does this prove?

This is slightly easier to get your head round.

In some respects I do agree with the Local Commentary. Clearly the AECOM report is filled with negativity.

**Reply (to all of the above) – The Local Commentary document sets out other local factors to be considered. NO CHANGE.**

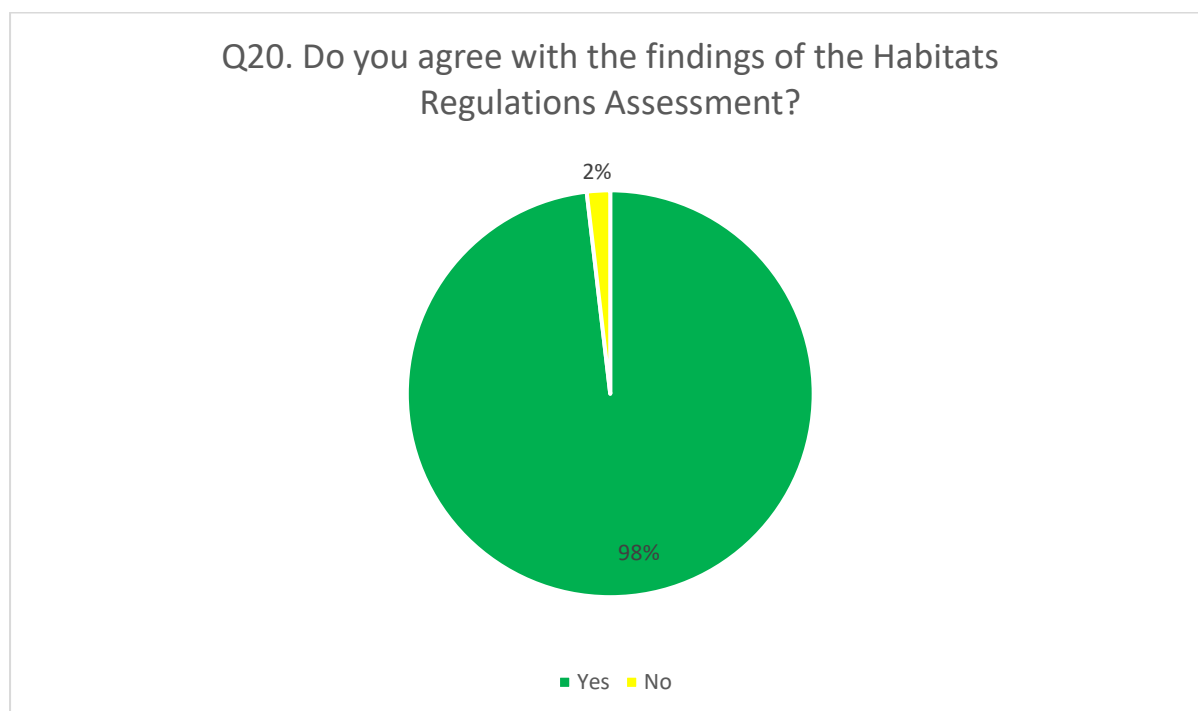
**Q19. Do you agree with the findings of draft Environmental Report for the Strategic Environmental Assessment?**



**Comments**

No comment at this stage. **Reply – Noted. NO CHANGE.**

## Q20. Do you agree with the findings of the Habitats Regulations Assessment?



### Comments

Largely in agreement. **Reply – Noted. NO CHANGE.**

## Q21. Do you have any other comments to make at this stage of the Neighbourhood Plan?

Note: The following comments have been sorted into Concerns and Neutral/Supports so it is easier for readers to take in the replies.

### Concerns

The horrendous traffic situation persists all around the Moss. School Rd and the junction to Common Edge just gets worse. Don't know if the Forum have any influence in this area. Something desperately needs doing to convince the useless council to do something about the traffic problem. It was always difficult to get out onto School Rd from Sandy Lane at school times but these days it's happening more and more during the day. Otherwise I'm happy with the efforts made by the Forum people on our behalf. Let's keep the Moss green. Thank you.

Even though we live in a "new" development it is fairly small and we still feel part of the semi rural character of Marton Moss. This was a big factor in our choice of settling here and I feel the only way to maintain this is to have strict limits on the number and type of new housing. Any green space should be cherished and protected. If we could get the traffic problems sorted out that would be a huge step forward. Thanks to the committee for their efforts.



The problem with traffic congestion is becoming worse and worse. This weekend there was a near constant line of cars outside my house. I can only imagine how bad the air quality was with incessant exhaust fumes. Hopefully the Forum can help with this issue although to be honest I'm not sure how. Many thanks for your efforts."

"As I previously stated the traffic situation on the Moss continues to get worse. We live on Common Edge and are increasingly concerned about the effect this new road layout will have on an already dreadful situation. Hopefully the forum can acted on our behalf as the council merely treat us with contempt.

Many thanks to the Forum people for at least making an effort to improve the Moss. Blackpool Council have just let it deteriorate over the years. Their so called strategy is to completely ignore us. The house shakes with the number of huge lorries that go thundering past on School Rd. 7.5 Tonne limit? I don't think so.

Seems like a tremendous waste of money but obviously that's not the fault of the Forum. They appear to have shown great patience in dealing with the bureaucracy. I think most residents would have given up on this process and let the council have their own way, so well done to the Forum people responsible. We live on School Rd near the junction of Midgeland so are particularly keen to see any improvement in traffic management at that junction. Also the owners of the fields on that corner should be required to maintain the fences. They have deteriorated over the years and are now in a dreadful state of disrepair. "

We live on Midgeland and have seen the boundary fences get worse and worse over the years. Is there no way that the owners of each piece of land could be forced to maintain their fences. It would improve the appearance of this corner of the Moss tremendously. Many thanks to the people who have worked so hard to put this plan together.

**Reply (to all of the above) – Dealing with traffic problems, including congestion, and implementing traffic management works are not within the scope of the Neighbourhood Plan. Policy MM3 aims to improve the boundary fences at the junction of School Road and Midgeland Road. NO CHANGE.**

I am in agreement with the aims of the plan to keep the character of Marton Moss Area. However in terms of development so long as new proposals which are of architectural merit are also considered. For 58 Stockydale Road site, on the plan, access for two dwellings- possibly consider access from Stockydale Road. **Reply – This relates to the Site U proposed housing allocation in the Neighbourhood Plan. The Regulation 14 draft stated in Policy MM4 that the site should be developed for "2 detached dwellings fronting Jubilee Lane". The Council, as highway authority, says in response "In terms of being able to access the site from Stockydale Road, the site has a substantial boundary hedge on Stockydale Road. In addition the site is on the inside of a sharp bend in Stockydale Road. Either of these factors would make it difficult to achieve realistic visibility splays to enable site access" (letter dated 12 April 2022). NO CHANGE.**

We need to protect the open aspect of the Moss from over development. **Reply – This is what the Plan aims to do. NO CHANGE.**

"Many of the required reports would appear to have been produced as a box ticking exercise. **Reply – Some of the evidence documents have to follow a standardised approach to meet national guidance requirements but every attempt has been made to reflect local circumstances. NO CHANGE.**

## Neutral/Supports

I had no idea there was this massive amount of work involved. Many of the documents are very technical and not easy for most people to follow. The main objectives seem however to be fairly simple still. Keep the Moss free from Kensington type developments and let's keep the dwindling green space. We are at the very edge of the Marton Moss area so this is particularly important for us. The Forum team responsible for putting all this together have done an amazing job. Well done to them.

No thank you.

If we don't protect the essence of The Moss it will definitely become swallowed up in the urban sprawl of Blackpool. Urbanisation in St. Annes is spreading northwards with horrible American style housing estates all crammed together. This is probably the last chance we will have to retain the heritage of The Moss. I really hope that the aspirations of the Forum are realised. Well done to the people responsible. It's only my age and poor health that prevent me from being actively involved.

We wholeheartedly support the plan and feel that the approach is sensible, fair and diverse in it's vision. We are more than happy to actively support the conservation of this special and unique area of the town whilst allowing for necessary and much needed change to strengthen, develop and secure it's future.

Keep up the good work.

I am a landowner on Marton Moss and fully support the ambitions of the neighbourhood forum.

"Many people living on the Moss have for years been frustrated and blocked by Blackpool Council policy regarding new development. I believe that the policies proposed by the Forum are much more sensible and will encourage residents to be more area proud.

No further comments, thanks

I strongly believe that the steps outlined in the Neighbourhood Plan are essential to preserve the character of the Marton Moss area. Too much of the area has already been lost to housing schemes which were not sympathetic to the unique character of the Moss.

No further comments thanks

Very impressive set of documents, thanks and well done.

No further comments

No additional comments thanks

I'm in agreement that the character of the Moss should be kept and that large development should not be allowed.

No comment

No Comment

"A great deal of thought and professional advice has gone in to this Plan. It strives to find a balanced view of the area. allowing small scale development for the residents but not the large scale developments that surround the area. It tries to preserve the very nature of this special place, improve the lot of the residents by allowing houses for their children and relatives at affordable prices as they already own the land. It allows for families to accommodate elderly relatives rather than sending them to nursing homes, it tries to be family friendly in that respect.

The design code seeks to leave the green spaces at the rear of properties which is the nature of the place.

The habitats and Environment assessments mean that any building work will have to take into account the needs of the wildlife.

Long experience makes us doubtful that things could improve but at least the forum is trying to make things better for the people who live on the Moss and they are to be applauded for that."

No I agree with the policies and associated comments within the document.

Not at this stage.

I would like to give thanks to those who have worked hard to compile the Neighbourhood Plan. I think it is comprehensive, inclusive and positive for Blackpool and its community.

**Reply (to all of the above) – Noted. NO CHANGE.**

## APPENDIX H

### INTERVIEWS WITH A HOUSE BUILDER AND AN ESTATE AGENT

#### About house building prospects and the local housing market at Marton Moss

With: James Kenyon of J W Kenyon Construction

Date: 4 April 2022

Q1	How do you rate the current state of the housing market/house building prospects at Marton Moss?
A	<i>The principle seems okay, I support using infill plots facing an existing road as these are in keeping with the area and also would be more viable than in-depth sites requiring more infrastructure. As such I agree with the Plan and would be interested in building on infill plots.</i>
Q2	Thinking just about the Moss, what types of houses sell/would sell best?
A	<i>A range of properties but particularly 3 and 4 bedroomed detached houses as well as semi-detached properties – good family homes for semi-professional people. This is one of the better areas of Blackpool to build and sell new homes.</i>
Q3	What is the demand like for terraced housing?
A	<i>Not so much but could make money on them.</i>
Q4	What is the demand like for bungalows?
A	<i>I have never built any, but it is likely that any house type mix would work on the sites proposed.</i>
Q5	Is there particularly high demand/profit to be made from individual 'one-off' characterful properties built at a lower density compared to standard design higher density homes on an estate layout?
A	<i>Yes, individually designed new properties would be in most demand particularly on plots on private lanes even where the roadway is poorly maintained.</i>

Q6	Considering the range of potential housing sites proposed in the draft Neighbourhood Plan what sort of demand would there likely to be for new homes on these from house buyers/house builders?
A	<i>Yes, I am sure there would be good demand.</i>
Q7	How do you rate the AECOM Housing Site Viability Study?
A	<i>The viability of house building will vary from site to site depending on the amount of site preparation, the ground levels, infrastructure required including drainage and what has been paid for the land. As builders we approach one site at a time.</i>
Q8	Does the Housing Market Local Commentary document make valid points concerning the approach to viability likely to be followed by local builders?
A	<i>Yes, there is money (profit) to be made from building new individual homes on the sites proposed in the Plan.</i>
Q9	Do you have any further points to make concerning this matter?
A	<i>Being a 'Mosser' I agree with the Plan and now understand how the housing sites proposed have been selected. I agree with the overall approach of avoiding mass housing developments.</i>
Q10	Does your company currently own or have any other contractual interest in any of the sites proposed for house building in the Neighbourhood Plan?
A	<i>No</i>

**With: Stephen Tew of Stephen Tew Estate Agents**

**Date: 4 April 2022**

Q1	How do you rate the current state of the housing market/house building prospects at Marton Moss?
A	<i>Very good, there is a shortage of property on the market and prospective buyers are looking to move in to the area.</i>
Q2	Thinking just about the Moss, what types of houses sell/would sell best?
A	<i>Semi-detached and detached properties mostly but any type of really.</i>
Q3	What is the demand like for terraced housing?
A	<i>It depends on the price; terraced house are popular with first time buyers as starter homes for owner occupation but not for investors as buy-to-let properties.</i>
Q4	Are house buyers willing to pay more, like for like, for new homes compared to second-hand? If so, what proportion more?
A	<i>Yes, the new house premium would be between 5% and 10% higher than for the equivalent second-hand property.</i>
Q5	How did the sales go for the new bungalows at Birchwood Gardens (the former Baguley's Garden Centre site)?
A	<i>It was a slow start as potential buyers find it difficult to commit to off-plan schemes but there were no issues with selling these bungalows once they were coming out of the ground. There is a waiting list for the second phase.</i>
Q6	Was that because they were bungalows, or would new houses also sell well on the Moss?
A	<i>Houses would have also sold well.</i>

Q7	Is there particularly high demand/profit to be made from individual 'one-off' characterful properties built at a lower density compared to standard design higher density homes on an estate layout?
A	<i>There is at least as much if not more demand for individual homes.</i>
Q8	Considering the range of potential housing sites proposed in the draft Neighbourhood Plan what sort of demand would there likely to be for new homes on these from house buyers/house builders?
A	<i>There is a lot of interest from people who want to pursue a self-build project, a big demand for that type of scheme.</i>

## APPENDIX I

### REGULATION 14 AND ADDITIONAL REPRESENTATIONS FROM ORGANISATIONS AND FORUM REPLIES

This table takes account of the original representations made by organisations during the Regulation 14 consultation period on the draft Neighbourhood Plan, comments made subsequently in response to additional housing site suggestions made during the consultation period and any subsequent correspondence.

The table (with some inevitable repetition) also covers comments made on the two site suggestions submitted too late to be included in the Regulation 14 Plan but publicised at the same time:

- Stan’s Mower, New Hall Avenue
- Grazing Land, Jubilee Lane North

The three additional sites submitted during the Regulation 14 consultation period and subsequently commented on by organisations were:

- 41 Stockydale Road
- Amarella, School Road
- Corner of Common Edge Road and School Lane

All the above sites have also been assessed in the Housing Site Allocations Appraisal report.

All the documents - the original representations, Site Assessment Forms for the site suggestions, comments on the site suggestions and subsequent correspondence have been posted on the Marton Moss Neighbourhood Forum website [www.martonmossforum.org](http://www.martonmossforum.org)

The Forum Reply column includes text which states whether the Neighbourhood Plan has been changed (and how) or not for the Regulation 16 Submission Stage draft of the Plan.

Organisation	Summary of Representation	Forum Reply
Blackpool Airport Enterprise Zone	This is seeking a proposed housing allocation of land on the corner of Common Edge Road and School Road. The proposed site is an extension to Site C which was shown for 1 detached dwelling or 5 terraced houses in the Regulation 14 Plan. A Site Assessment Form accompanies the representation as do illustrative housing layout drawings (two options) and various other suggestions totaling up to 13 residential properties including the original site C. One house would be demolished (2 School Road) as is required in any event to allow for road junction improvements associated with the nearby Enterprise Zone.	This proposal is fully considered in the revised Housing Site Allocations Appraisal report and has been found to be acceptable for such development. The land is capable of being developed in accordance with the Design Code and the suggestion of some terraced houses meets with the intention of the Plan to provide some more affordable accommodation. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>to show the whole site as proposed, to be a larger Site C housing allocation on the Policies Map and specify in Policy MM4 that the Appropriate Form of Development would be “at least 6 terraced houses fronting Common Edge Road and 1 detached dwelling or 5 terraced houses fronting School Road”.</b>



<p>Blackpool Airport Enterprise Zone</p>	<p>It would be helpful if reference to the Enterprise Zone was included in the Neighbourhood Plan and shown on the appropriate plan.</p> <p>We note that a housing allocation is proposed adjacent to no. 322 Common Edge Road, to the north of the garden centre, named Site B. It is advised that any access proposals for this allocation site should take fully into account the wider highways improvement works proposed to Common Edge Road. This is to prevent any future conflict between the housing development and wider highway network. Reference should be made in the policy to this requirement.</p> <p>Policy MM10 sets out the network of existing, proposed and improved footpaths, bridleways and cycle routes within the plan area. It is considered that these works represent an opportunity to create a wider network of sustainable transport options alongside the works taking place at the Blackpool Airport Enterprise Zone, rather than to be viewed in isolation within the neighbourhood plan area boundary. Recent planning approvals for replacement sports facilities at the Enterprise Zone have included for a new pedestrian and cycle route on the northern side of Division Lane which it is hoped will become part of a wider network of routes within this area to support local residents</p>	<p>Disagree. The Enterprise Zone is not a proposal of the Neighbourhood Plan, and its extent is outside the Neighbourhood Area so cannot be shown on the Policies Map. <b>NO CHANGE.</b></p> <p>Disagree. This is a detailed matter to be resolved at the planning application stage. <b>NO CHANGE.</b></p> <p>Noted. <b>NO CHANGE.</b></p>
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<p>Blackpool Civic Trust</p>	<p>There are now 3 visions for the area:</p> <ol style="list-style-type: none"> <li>1. The Blackpool Local Plan which is currently going through review</li> <li>2. Marton Moss Conservation area and its planning guidelines</li> <li>3. The draft Marton Neighbourhood Plan which is currently going through review. Each plan has covered different areas of land as well as each having different time horizons. It is vital that one plan comes into being working on the same time lines and principles.</li> </ol> <p>It is also essential the character of the area is protected consistently. And that the [the?] land mass should be as defined in the Conservation area.</p> <p>We agree the Neighbourhood plan should be the base for the way forward as it represents the local viewpoint but aesthetically it needs strengthening in the style and character of what can be developed so the unique character is preserved and wherever enhanced as we move forward. It is vital that development is restricted on existing agricultural land so the open character of the area is protected.</p> <p>The Civic Trust wishes to be further consulted as proposals for Midgeland Farm are developed to ensure its unique character is retained as it is one of the oldest properties on the Fylde Coast. We are supportive of the contents of the Conservation area plan but we are prepared to see limited planning permission granted over time but they must be an integral part of an overall master plan as proposed in the Draft Plan.</p>	<p>Disagree. The Neighbourhood Plan is in general conformity with strategic policies in the Local Plan and consistent with Part 2 thereof. The Neighbourhood Plan takes full account of the Conservation Area as exemplified by the Design Code which draws directly from it. <b>NO CHANGE.</b></p> <p>Disagree. The Neighbourhood Plan's Policies aim to ensure a consistent approach protecting the character of Marton Moss as a whole and in accordance with the Conservation Area. <b>NO CHANGE.</b></p> <p>Disagree. The Neighbourhood Plan is thoroughly evidenced, especially through the Design Code and the Major Open Land Study, to justify sufficiently strong policies so as to appropriately control the appearance and location of development. <b>NO CHANGE.</b></p> <p>Agreed. The Forum is very keen to involve the Civic Trust in proposals for Midgeland Farm through working together on an equal partnership footing and also agree that a flexible pragmatic approach may well be needed to achieve the appropriate re-use of this site. <b>CHANGE the Plan by adding to the end of paragraph 127 "These aims can best be achieved by the two Councils, the Civic Trust and the Forum working together".</b></p>
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Blackpool Civic Trust	Overall we are supportive of the Marton Moss local plan but it now needs to be consolidated into one document with one set of guidelenes [guidelines?], and one set of time lines.	Disagree. It is not practical to produce one document on a single time line. <b>NO CHANGE.</b>
Blackpool Council	<p>Support is given to the Plan’s vision, especially in terms of climate change. The policies on the environment and movement are welcomed as is the Design Code.</p> <p>Policy MM2 Open Land Character could benefit from clearer wording regarding what constitutes open-air leisure appropriate to a rural area and guidance on acceptable types of holiday accommodation linking to part 1b of Local Plan Policy CS21. It may also be beneficial to include additional guidance on residential amenity and the siting of built proposals in maintaining the open character.</p> <p>For Policy MM3 School Road / Midgeland Road Junction the policy should aim to safeguard the open nature of this junction with a policy to enhance the boundary treatments when the opportunity arises.</p>	<p>Noted. <b>NO CHANGE.</b></p> <p>Partially agreed. More guidance on appropriate open-air leisure and acceptable forms of tourist accommodation should be provided in the Background Justification to the policy and reference to Local Plan Policy CS21 made in the Relevant Local Plan Policies text. <b>CHANGE paragraph 70 of the Plan to add after ‘recreation’ in the 7<sup>th</sup> line “, open air leisure pursuits such as equestrian eventing and golf,” and add at the end of the paragraph a new sentence “Camping tourist accommodation comprising tent and touring caravan sites would also be acceptable within areas of Major Open Land.” Also add to paragraph 74 as a new 3<sup>rd</sup> sentence “Policy CS21: Leisure and Business Tourism – aims to focus tourism investment in central parts of Blackpool and at existing outdoor leisure and tourism facilities elsewhere, only exceptionally will new holiday accommodation be allowed in peripheral locations outside these areas”.</b></p> <p>Disagree. The prospects of improving boundary features here would be reduced if the land around the junction were to be kept open. <b>NO CHANGE.</b></p>

<p>Blackpool Council</p>	<p>The Plan makes reference to a required amount (in Para 84) of housing. The figure the Plan refers to is not a requirement as it is not seeking to meet a housing need, rather it is an assessment of how much housing growth can be accommodated whilst maintaining the character of the Moss.</p> <p>In terms of housing allocations, there is some concern regarding the sites proposed for housing allocations within the Conservation Area. Notwithstanding the site capacities that are set out in Policy MM4 Housing Site Allocations the large size of the proposed allocations could attract speculative development to cover the whole plot. The plan should consider how the development of proposed housing allocations takes account of the potential impact on the character of the conservation area.</p>	<p>Partially agreed. It is accepted that there is no formal housing requirement figure for the Neighbourhood Plan. This is because meeting Blackpool’s overall housing requirement is not dependent on any contribution from development sites in Marton Moss. The calculated figure explained in Appendix H is referred to there as an ‘indicator’ and this is the term that should be used in the Background Justification for Policy MM4. However residential development of sites in the Neighbourhood Area will be meeting at least some housing needs. Also, the indicator figure is not “an assessment of how much housing growth can be accommodated whilst maintaining the character of the Moss” rather it represents an approximation of the Neighbourhood Area’s minimum ‘share’ of Blackpool’s required housing provision. <b>CHANGE the Plan to replace (in respect of the amount of housing in the Neighbourhood Area) use of the words ‘required’ or ‘requirement’ with the terms “indicated” or “indicator” or “indication” as appropriate, in paragraphs 46, 84, 85, 90, 91 and in Appendix I.</b></p> <p>Partially agreed. Policy MM4 as informed by the Design Code already takes account of the potential impact on the character of the conservation area. <b>NO CHANGE.</b></p>
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<p>Blackpool Council</p>	<p>In response to the Environment Agency’s call for sequential testing of sites due to Flood Zone 2 issues the Council has confirmed that approach would be required for the Neighbourhood Plan if sites so affected were to remain in the Plan.</p> <p>Proposed housing allocation Site I adj. to Rushy Meade, School Road is covered by a Tree Preservation Order and a tree application was approved in January 2021 to remove some of the trees including those on the frontage to School Road. However, the TPO covers the entirety of the site, and as such we are concerned that this may impact on its suitability for housing development and needs further consideration for inclusion as a housing allocation.</p> <p>The comments made by the Council as highway authority on individual sites at the Evidence and Policy Option stage of the Plan still apply. Also taken together the proposed development sites and densities are not sufficiently large to raise issues in relation to the volumes of traffic flows and appear to be able to accommodate adequate parking space for the level of development suggested.</p> <p>However, the suggestion that Site U adj. Stockydale Road be accessed via that road instead of Jubilee Lane is not supported. There is a substantial hedge on the Stockydale Road frontage and a sharp bend on that road such that either factor would make it difficult to achieve realistic visibility splays to enable site access.</p> <p>There is no highways objection to limited development of the site suggestion at Stan’s Mowers, New Hall Avenue.</p>	<p>Agreed. <b>CHANGE the Plan to exclude Sites K former Klondyke Nurseries, St. Nicholas Road and Site M between 231 and 245 Midgeland Road and alter the extent of Site N former Marina Nurs, New Hall Avenue to avoid land within Flood Zone 2.</b></p> <p>Agreed. <b>CHANGE the Plan to specify in the Appropriate Forms of Development column of Policy MM4 to state “1 detached dwelling fronting School Road” in respect of Site I.</b></p> <p>Noted. <b>NO CHANGE.</b></p> <p>Noted. <b>NO CHANGE.</b></p> <p>Noted. <b>NO CHANGE.</b> (This site is not to be added to the Plan because it is in Flood Zone 2 and there is no over-riding necessity to allocate it for housing).</p>
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<p>Blackpool Council</p>	<p>There is no highways objection to the development of the site suggestion at Grazing Land at Jubilee Lane North at the scale anticipated.</p> <p>There is no highways objection (provided there is no pedestrian access close to the signal controlled junction) to the development of the site suggestion proposal to extend Site C - land on the corner of Common Edge Road and School Road. Also, the surface water flood risk (flagged by United Utilities) is considered by the Council (as Lead Local Flood Authority) to be feasibly capable of being resolved.</p> <p>There is no highways objection to the development of the site suggestion at adj. 41 Stockydale Road subject to standard access requirements.</p> <p>There are no highways objections to the development of either part of the site suggestion at Amarella, School Road subject to standard requirements.</p> <p>Corrected factual information is provided in relation to two additional site suggestions published at the time of Regulation 14 consultation and later in response to the three further sites suggested during the consultation period.</p>	<p>Noted. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>to add this site to the Policies Map and Policy MM4 as Site V for 1 detached dwelling.</b></p> <p>Noted. <b>CHANGE the Plan to show the whole site as proposed, to be a larger Site C housing allocation on the Policies Map and specify in Policy MM4 that the Appropriate Form of Development would be “at least 6 terraced houses fronting Common Edge Road and 1 detached dwelling or 5 terraced houses fronting School Road”.</b></p> <p>Noted. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>to add this site to the Policies Map and Policy MM4 as Site W for 2 detached dwellings.</b></p> <p>Noted. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>to add this site to the Policies Map and Policy MM4 as Site X for 1 detached dwelling fronting School Road and 3 detached dwellings fronting Kitty Lane/Sandy Lane.</b></p> <p>Noted. This information has been taken account of in the assessment of these sites in the Housing Site Allocations Appraisal report.</p>
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<p>Blackpool Council</p>	<p>In respect of the latter sites the retention of trees / hedgerows to site frontages would help maintain their character in accordance with Local Plan Policies CS6 and DM21 as well as the Greening of Blackpool Supplementary Planning Document.</p> <p>Policy MM6 Market Gardening Businesses should have stronger wording around what are the proposed alternative uses of horticultural sites and ensure compliance with Local Plan and national policy particularly in terms of town centre uses.</p> <p>Policy MM7 Horse Stabling and Riding Activities would benefit from stronger wording relating to scale, design, highway requirements and amenity, particularly in relation to access for vehicles such as horse boxes and floodlighting.</p> <p>Paragraph 127 in the supporting text for Policy MM8 Midgeland Farm identifies other authorities and organisations involved in the site in delivering the policy. The policy may benefit from additional detail about working with these bodies to deliver the policy and overcoming any viability issues.</p> <p>On Policy MM9 Local Green Space, it is noted that the criteria set out in paragraph 102 of the National Planning Policy Framework are set out in the supporting text. Paragraph 134 of the MMNP may benefit from the addition of a cross-reference to the Local Green Space Study that accompanies the plan to identify how the Local Green Space meets the criteria in national policy.</p>	<p>Agreed, this is already covered by Policy MM1 Building Design however <b>CHANGE the Plan to state at the start of paragraph 63 “Local Plan Part 1 Core Strategy Policy CS6: Green Infrastructure – sets out how high-quality and well connected networks of green infrastructure in Blackpool will be achieved”.</b> (Policy DM21 is already referred to).</p> <p>Partially agree. It is not possible to predict every use that might be an acceptable alternative to the pre-existing horticultural one. However, the form of any retail re-use should be limited. <b>CHANGE the Plan to add an additional clause to Policy MM6 to state, “any retail use is limited to local catchment or bulky goods operations”.</b></p> <p>Disagree. Previous consideration has been given to the prescription of this policy topic at the Evidence and Policy Options stage. <b>NO CHANGE.</b></p> <p>Partially agreed. It is not considered appropriate to name authorities and organisations in the policy wording, better to refer to them in the Background Justification. <b>CHANGE the Plan by adding to the end of paragraph 127 “These aims can best be achieved by the two Councils, the Civic Trust and the Forum working together”.</b></p> <p>Agreed. <b>CHANGE the Plan by adding at the start of paragraph 134 “The Marton Moss Local Green Space Study assesses all the potential candidate sites for designation as Local Green Space.”</b></p>
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Blackpool Council	In relation to Appendix F Statutory and Locally Listed Buildings, the locally listed K6 telephone box on Midgeland Road was removed some time ago.	Noted. <b>CHANGE the Plan in Appendix F to delete reference to K6 telephone box on Midgeland Road.</b>
Coal Authority	Blackpool is outside the coalfield so there is no need to consult the Authority.	Noted. <b>NO CHANGE.</b>
Environment Agency	<p>Several sites proposed for housing allocation and a new site suggestion are within Flood Zone 2 and should be subject to the Sequential Test before any allocation is further pursued. If found sequentially acceptable flood mitigation should be identified and secured through the Plan.</p> <p>The sites at least partially within Flood Zone 2 are:</p> <p>Site K former Klondyke Nurseries, St. Nicholas Road.</p> <p>Site M Between 231 – 245 Midgeland Road</p> <p>Site N Former Marina Nurs, New Hall Avenue</p> <p>Site suggestion - Stan’s Mowers, New Hall Avenue</p> <p>Revising a site boundary to exclude areas of Flood Zone 2 or 3 would be acceptable to the Environment Agency.</p> <p>General references are also made to proximity of development works near to main river watercourses, climate change, biodiversity, development close to pig or poultry farms and near historic landfill sites.</p>	<p>Agreed. There is no reliance on sites in the Neighbourhood Plan to contribute to Blackpool’s housing requirement figure. So, there is no justification to pursue sequential testing. Also, as it is not feasible to exclude any part of Sites K, M and Stan’s Mowers from Flood Zone 2 they should not be proposed for allocation for housing development. However only a small part of Site N is within Flood Zone 2, and the remainder of the site could be safely developed for a reduced amount of housing. <b>CHANGE the Plan to exclude Sites K and M as proposed housing allocations on the Policies Map and from Policy MM4. Revise the area covered by Site N on the Policies Map and specify that 2 detached dwellings would be an Appropriate Form of Development in Policy MM4. Do not allocate Stan’s Mowers site.</b></p> <p>Noted, however there is no need for such detailed policies to be included in the Plan or other amendments as these matters are suitably covered in Policy MM1 and other policies in the Blackpool Local Plan against which all relevant planning applications will be considered. It is also noted that there is no objection in relation to pig/poultry farms of historic landfills in respect of any of the proposed housing allocations. <b>NO CHANGE.</b></p>



Fylde Council	<p>The following benefits could usefully be added:</p> <p>Objective 1: An aesthetically pleasing location is recognised to improve health and wellbeing.</p> <p>Objective 7: Improvements in air pollution could be a direct benefit of reducing reliance on motor vehicles.</p> <p>Objective 8: Again, improvements to health and wellbeing would be an important benefit.</p> <p>Objective 10: Will bring benefits to the local economy as a whole as well as improving local employment.</p> <p>The 'is' needs to be removed from the second sentence of paragraph 39.</p> <p>Paragraph 8.27 needs to be moved down below Paragraph 8.26 (page 43).</p>	<p>Agreed. <b>CHANGE the Plan by adding after the existing text in each case the following wording to the 'other benefits' column of the Objectives table on page 10.</b></p> <p>Objective 1: <b><i>"and an aesthetically pleasing location is recognised to improve health and wellbeing."</i></b></p> <p>Objective 7: <b><i>"Improvements in air pollution would be a direct benefit of reducing reliance on motor vehicles."</i></b></p> <p>Objective 8: <b><i>"There would also be improvements to health and wellbeing."</i></b></p> <p>Objective 10: <b><i>"and bring benefits to the local economy as a whole"</i></b>.</p> <p>Agreed, this a typing error. <b>CHANGE the Plan by removing "is" from the second sentence of paragraph 39.</b></p> <p>Agreed, this is a formatting error. <b>CHANGE the Plan by adding a line space after Paragraph 8.26 as reproduced in Appendix A.</b></p>
Historic England	No comments to make.	Noted. <b>NO CHANGE.</b>
National Highway	No comments to make.	Noted. <b>NO CHANGE.</b>
Natural England	<p>Natural England welcomes that the draft Neighbourhood Plan has considered impacts on land functionally linked to the Ribble &amp; Alt Estuaries Special Protection Area (SPA) and Ramsar site and from recreational disturbance to the sites, and that the plan recommends mitigation measures in the form of homeowner packs. The representation also refers to standard considerations of Neighbourhood Plans.</p> <p>However, the potential impacts from recreational disturbance on coastal designated Special Protection Areas (SPAs) and Ramsar sites should be considered for the Common Edge Road/School Road site.</p>	<p>Noted. Further Habitats Regulations and Strategic Environmental Assessment work has been done in relation to the whole Plan as revised for the Regulation 16 stage. This work takes account of the the Common Edge Road/School Road site. The Assessments conclude by recommending no further policy amendments to the Plan.</p>

Sport England	<p>After initially and incorrectly assuming the Open Space to the North of St Nicholas School had been excluded from the Plan the Sports Council confirmed no objection to the continued inclusion of that land as proposed Local Green Space as it is accepted it is not a sports playing field.</p>	Noted. <b>NO CHANGE.</b>
United Utilities	<p>In respect of proposed housing allocation at Site A, adj. to Fern Bank, Division Lane, existing public sewers pass through / near to this site which modelling data identifies as being at a higher risk of sewer discharge. This represents a higher risk of public sewer flooding that affects the site. Given this flood risk, we recommend that Marton Moss Neighbourhood Forum considers whether there are more appropriate locations for new development in the first instance. This reflects the sequential approach to flood risk in national planning policy and guidance.</p> <p>There is a modelled flood risk that affects Midgeland Farm. The source of flood risk is not clear. It appears to be associated with either the ditch system of watercourses or from the public sewer at this location. Noting that this site is proposed as a community park, we wish to understand the details of any proposals more fully to ensure that any masterplanning of the site takes account of any flood risk to ensure that there is no unacceptable level of flood risk to any part of the proposals.</p> <p>In relation to the following sites, we wish to note that we are aware of sewer flooding incidents in the wider area.</p> <p>Site D adj. to Ral Mar, Sandy Lane</p> <p>Site E adj. to Lemmington House, Worthington Road</p> <p>Site P Dean Nurseries, Chapel Road</p> <p>Site Q The Hollies, Chapel Road</p>	<p>Agreed, and as there is no reliance on sites in the Neighbourhood Area to contribute to Blackpool’s housing requirement figure there is no justification to pursue setting aside this flood risk concern through sequential testing and allocate the site for housing development. <b>CHANGE the Plan to exclude Site A from Policy MM4. (As a consequence of this the the area of Major Open Land in this vicinity is extended to include what was Site A).</b></p> <p>Agreed. <b>CHANGE the Plan to add the following text to paragraph 123:</b></p> <p><i>“United Utilities point out that there is a modelled flood risk for the site and ask to be consulted as more detailed re-use proposals are drawn up.”</i></p> <p>Noted. <b>CHANGE Plan to add a footnote to Policy MM4 in respect of Sites D, E, P and Q to state: “Site within the vicinity of a sewer flooding incident – prospective developers advised to engage early with United Utilities”.</b> Following this addition there is no need for a detailed flooding related policy to be included in the Plan.</p>

<p>United Utilities</p>	<p>As a result, it is important that the detail of development proposals at these sites are carefully considered. (The representation goes on to recommend the inclusion of site-specific policy).</p> <p>With respect to the following sites, we wish to note that we have significant infrastructure that passes through these sites, and we will not allow a build over of this infrastructure. It is important to note that the infrastructure is very large and therefore it is unlikely to be financially viable to divert. The applicant will need to work with the existing utility constraints and as a result it may not be possible to deliver the proposed number of dwellings as set out below.</p> <p>Site T adj. to Moss Lodge, Jubilee Lane North</p> <p>Site U adj. to 58 Stockydale Road</p> <p>Site suggestion 41 Stockydale Road</p> <p>(The representation also recommends the inclusion of site-specific policies).</p> <p>Site suggestion - Stan’s Mowers, New Hall Avenue – minor detailed comments.</p> <p>Site suggestion - Grazing Land, Jubilee Lane North – minor detailed comments.</p> <p>Site suggestion - Amarella, School Road – minor detailed comments.</p>	<p>Noted. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>to include as Site W 41 Stockydale Road as a housing allocation on the Policies Map add a reference to Policy MM4 in respect of this site and Sites T, U to state in the Appropriate Forms of Development column: “avoiding surface water sewer”. In addition, in respect of Site W add a footnote to state: “subject to demonstrating there would be no amenity impact of the nearby pumping station on any proposed development of the site”.</b> Following the above additions there is no need for any detailed water management policies related to these sites to be included in the Plan.</p> <p>Noted. <b>NO CHANGE.</b> (This site is not proposed for allocation in the Plan due to it being in Flood Zone 2).</p> <p>Noted. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>include as Site V on the Policies Map and in Policy MM4 for 1 dwelling.</b></p> <p>Noted. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>include as Site X on the Policies Map and in Policy MM4 for 1 dwelling fronting School Road and 3 dwellings fronting Kitty Lane/Sandy Lane.</b></p>
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	<p>Proposed extension to Site C - land on the corner of Common Edge Road and School Road. United Utilities infrastructure pass through this site and must not be built over, there is a level of surface water flood risk that should be checked with the Lead Local Flood Authority (Blackpool Council), and minor detailed comments.</p> <p>The representation goes on to refer to sustainable drainage, water efficiency, climate change and landscaping with recommendations for detailed policies.</p>	<p>The indicative housing layouts shown to accompany this Site Suggestion show how the infrastructure can be avoided and the LLFA are content that the flood risk can be mitigated. <b>CHANGE the Plan</b> (taking account of this representation and all relevant others) <b>to show the whole site as proposed to be a larger Site C housing allocation on the Policies Map and specify in Policy MM4 that the Appropriate Form of Development would be “at least 6 terraced houses fronting Common Edge Road and 1 detached dwelling or 5 terraced houses fronting School Road”.</b></p> <p>Noted, however there is no need for such detailed policies to be included in the Plan as these matters are suitably covered in Policy MM1 and other policies in the Blackpool Local Plan against which all relevant planning applications will be considered. <b>NO CHANGE.</b></p>
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## APPENDIX J – SHOWING CHANGES MADE TO PROPOSED HOUSING ALLOCATIONS FOR REGULATION 16

### Policy MM4 Housing Site Allocations

The following sites, as shown on the Policies Map, are proposed for housing development:

Site	AECOM	Location	Appropriate forms of development
A	MM29	<del>Adj. to Fern Bank, Division Lane</del>	<del>4 detached dwellings fronting Division Lane</del>
B	MM19	Adj. to 322, Common Edge Road	4 detached dwellings facing Common Edge Road
C*	MM26	Land on the Corner of Common Edge Road and <del>Adj. to Primrose Terrace, School Road</del>	At least 6 terraced houses fronting Common Edge Road and 1 detached dwelling or 5 terraced houses fronting School Road
D~	MM20	Adj. to Ral Mar, Sandy Lane	2 detached dwellings
E~	MM27	Adj. to Lemmington House, Worthington Road	1 detached dwelling
F	MM21	The Bungalow Nurseries, Worthington Road	1 detached dwelling
G	MM18	Corner of Midgeland Road and Kitty Lane	5 detached dwellings or 3 detached plus 5 terraced houses
H	MM13	Caradaw Farm, School Road	3 detached dwellings or 1 detached plus 5 terraced houses
I	MM22	Adj. to Rushy Meade, School Road	<del>2</del> 1 detached dwellings
J	MM23	Adj. to Larchfield, St. Nicholas Road	2 detached dwellings
K	MM25	<del>Former Klondyke Nurseries, St. Nicholas Road</del>	<del>1 detached dwelling</del>
L	MM24	Adj. to 9 Fishers Lane	2 detached dwellings
M	MM9	<del>Between 231 &amp; 245 Midgeland Road</del>	<del>2 detached dwellings</del>
N	MM16	Former Marina Nurs, New Hall Avenue	<del>3</del> 2 detached dwellings
O	MM17b	Remaining land at former Baguley's Garden Centre, off Midgeland Road	5 detached bungalows, reserved for older people, accessed off new estate road
P~	MM14b	Dean Nurseries, Chapel Road	6 detached dwellings off new estate road
Q~	MM14a	The Hollies, Chapel Road	1 detached dwelling
R^	MM10	Adj. to 1 Runnell Villas, Chapel Road	2 detached dwellings off short private drive fronting Chapel Road
S^	MM5	Off Magnolia Way	10 detached dwellings and 5 terraced houses accessed off Magnolia Way
T	MM31	Adj. to Moss Lodge, Jubilee Lane North	3 detached dwellings fronting Jubilee Lane – avoiding surface water sewer
U	MM30	Adj. to 58 Stockydale Road	2 detached dwellings fronting Jubilee Lane – avoiding surface water sewer
V	-	Grazing Land, Jubilee Lane North	1 detached dwelling
W"	-	41 Stockydale Road	2 detached dwellings – avoiding surface water sewer
X	-	Amarella, School Road	1 detached dwelling fronting School Road and 3 detached dwellings fronting Kitty Lane/Sandy Lane

\*Plus subsequent site suggestion. ~Site within the vicinity of a sewer flooding incident – prospective developers advised to engage early with United Utilities. "Subject to demonstrating there would be no amenity impact of the nearby pumping station on any proposed development of the site. ^ Site with high archaeological potential – see Policy MM1

## APPENDIX K - EXAMPLES OF STREET LAMP POSTERS

### MARTON MOSS NEIGHBOURHOOD FORUM

#### **Do you want a Plan for the Moss that does this?**

- ◆ Some new housing, but limited to small sites?
- ◆ That is designed to be in line with local character?
- ◆ Larger areas of open land kept undeveloped?
- ◆ Midgeland Farmhouse restored and set in a park?
- ◆ Local recreational spaces protected?
- ◆ Better footpaths, bridleways and cycle routes?
- ◆ Policies to help 'in-keeping' local businesses?

#### **Or something else?**

The chance to have your say is available on the Forum's website:

[www.martonmossforum.org](http://www.martonmossforum.org)

Email: [enquiries@martonmossforum.org](mailto:enquiries@martonmossforum.org)

Call or text 07739 517630

Or visit the Forum's Facebook page

**You have until 1st September to tell us what you think**



## **Marton Moss Neighbourhood Forum**

Invite residents, landowners  
and business owners

to view the new Neighbourhood Plan

- Thursday 10th March 19.00-21.00
- Saturday 12th March 12.00– 15.30
- Wednesday 16th March 19.00-21.00

South Shore Tennis Club Midgeland Rd.

Full Neighbourhood Plan on the website  
[www.martonmossforum.org](http://www.martonmossforum.org)

Summary copies available at the Meeting

Committee members  
there to answer your questions

To be conducted in a COVID  
secure manner

## Blueprint to protect the future of Marton Moss

Housing development on Marton Moss should be restricted to just around 50 homes over the next 10 years, a new study of the area has found.

Updated Friday, 7th August 2020, 4:16 pm

[\[Blackpool Gazette On-line\]](#)



The plan aims to protect the semi rural character of Marton Moss

These would be enough to meet demand from existing residents wishing to build on small pockets of land within the semi-rural area on the edge of Blackpool.



But big developments such as Redwood Point and Magnolia Point, which the Moss has seen in recent years, should not be part of future development strategies.

The recommendations on housing needs are part of the draft Marton Moss Neighbourhood Plan which residents are now being consulted on.



Midgeland Farm land could become a community park

Experts commissioned by the Marton Moss Forum have put together a series of reports after examining key features of the area over the past year.

As well as housing, the plan has assessed footpaths, dykes and the need for open space.

Now people living in the area are being asked to look at the documents online and give their feedback.

Once agreement can be reached, it is hoped the neighbourhood plan will be adopted by Blackpool Council within its Local Plan and the Moss will be designated as a special area when it comes to future development.

Stephen Woodhouse, chairman of the Marton Moss Forum which has co-ordinated the work, said residents wanted some housing but not big scale developments of hundreds of homes.

He said: “Residents want between 28 and 52 new homes over the next 10 years.

“Some would be self-build and others would be on empty plots of land which have fallen into disrepair and need some investment.

“It’s about allowing some development for residents but not for the big builders.

“For example there are families who have land next to their homes where they would like to build somewhere for their children to live, or perhaps an annexe so they can look after an elderly resident.

“It’s about tidying the place up, allowing aspects of social care but not changing the character or aspect of the Moss.”

The Marton Moss Forum was set up last year to hand powers to local people to draw up a future blueprint for area after residents voted in favour of producing their own neighbourhood plan.

Action came in response to fears the area was in danger of becoming over-developed.

In recent years house-builder Kensington Developments has built hundreds of new homes at Magnolia Point on Midgeland Road and Redwood Point on land between Moss House Road and Progress Way.

But the council called a halt to more large-scale building being approved and policies were introduced to prevent further mass housing development on remaining parts of the Moss.

The Neighbourhood Plan has now put forward alternative housing strategies, suggesting at least 20 affordable houses are needed between now and 2030, while 13 of 33 sites looked at were considered suitable for housing development.

In total around 50 homes could be built using mainly small pockets of available land.

It is also hoped to make more of the rural footpaths in the area accessible, while cleaning out the many dykes would improve drainage and waterflow.

The report says there are some “well used and maintained paths on the Moss” but the study “also reveals that several others are obstructed or completely blocked in some way making their use either difficult or impossible”.

It adds: “Also, numerous paths lack signs and stiles or are sub-standard in other ways.”

Another proposal is to create a community park on 27 acres of land around the now derelict Midgeland Farm between School Road and Midgeland Road.

The area is a former landfill site and is currently closed off to the public, but within the plan it would be protected from future building and developed as community open space.

Also deemed important to the area is retaining green space such as that occupied by football grounds on School Road, and South Shore Tennis Club on Midgeland Road.

Opting for a neighbourhood plan gave the forum access to up to £10,000 of government funding which has been provided mainly through environmental charity Groundworks.

This has paid for experts and consultants including support and guidance from planning specialists at Envisionuk and Locality.

But now the impetus is being passed back to the residents, businesses and land owners of the Moss who must make their feelings known by the end of August.

The council would then hold a referendum on the plan, which if accepted by the majority would be incorporated into the Blackpool Local Plan.

To access the documents, which include easy to digest summaries, and give feedback as part of a short questionnaire, go to [www.martonmossforum.org](http://www.martonmossforum.org) and search under 'documents'.

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## Have your say on plans to shape development on Blackpool's Marton Moss

The Marton Moss Neighbourhood Forum has issued an updated plan aimed at guiding new developments on the Moss for the next 10 years.

**By Shelagh Parkinson**

Thursday, 10th March 2022, 9:50 am

[From Blackpool Gazette On-line]

The draft Neighbourhood Plan has been produced to allow consultation with residents, landowners and business owners before it is submitted to Blackpool Council.

It is hoped the blueprint will allow limited appropriate development while at the same time protecting the semi-rural appearance of the area.



Forum chairman Stephen Woodhouse said: “A great deal of effort has gone in to carefully producing the plan which reflects comments received previously from local people.

“It’s not the final version and the authors are open to further suggestions, but I feel we’ve about got the balance right of allowing some development but also safeguarding the local environment.”



View of part of Marton Moss

The Marton Moss Forum was set up in 2019 to hand powers to local people to draw up a future blueprint for area after residents voted in favour of producing their own neighbourhood plan.

Action came in response to fears the area was in danger of becoming over-developed. It was agreed to hand control to residents to map out the future of the area, with documents to be submitted to the council.

Open meetings are scheduled to take place at South Shore Lawn Tennis Club on Midgeland Road on Thursday March 10 7pm to 9pm, Saturday March 12 12 noon to 3.30pm, and Wednesday March 16 7pm to 9pm.

Information about the plan can also be viewed on the forum's website:

[www.martonmossforum.org](http://www.martonmossforum.org)

The deadline for comments is Tuesday April 19.