

Summary Table of Examiner’s proposed modifications and reasoning

| Proposed modification (PM) | Page no./ other reference | Modification | Reasoning |
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| PM1 | Front cover | Include within the title: “2020 – 2030” . | In paragraph 4 of the Introduction, the period of the Plan is described as from 2020 to 2030. The Examiner recommended that, in order to be clear for all users of the Plan, the period should be stated on the front cover |
| PM2 | Policy MM1 | c. Delete: “... with no site level raising ...”. Substitute: “... local dyke network, subject to advice on sustainable drainage and flood risk in the PPG. ” | Policy MM1 supports the design of proposals for new development subject to criteria a. to e. Criterion a. requires that the provisions set out in the Marton Moss Design Code are reflected in the submitted scheme. Criterion c. considers drainage requirements about which United Utilities suggested including a long separate policy and raised detailed concerns about the stipulation in the policy that there should be no site level raising. For those reasons, the Examiner considered that the site level raising phrase should be deleted but with the addition of a reference to PPG advice on drainage and flood risk. |
| PM3 | Policy MM2 | Delete: “... and significant open land elsewhere ...”. | Policy MM2 defines three areas of Major Open Land which are to be safeguarded in order to maintain their contribution to the overall character of Marton Moss and the green infrastructure. The policy seeks to restrict development not only on Major Open Land, but also on significant open land elsewhere. The Examiner considered that the latter category was too uncertain and lacking in clarity for development management to be effective. |

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| | | | Therefore, the Examiner recommended the deletion of the phrase. |
| PM4 | Policy MM4 | <p>Amend the “Appropriate forms of development” to:</p> <p>Site C: “No more than 11 dwellings.”</p> <p>Site G: “No more than 8 dwellings.”</p> <p>Site H: “No more than 6 dwellings.”</p> <p>Site I: “1 detached dwelling fronting School Road.”</p> | <p>Although the Marton Moss Neighbourhood Forum would prefer no changes made to the descriptions, the Examiner agreed with Blackpool Council that the wording would provide flexibility to guide the development of the site allocation, together with an upper limit to help guard against inappropriate and excessive development within whole plots, and would assist in protecting the distinctive character of Marton Moss.</p> <p>The Examiner also agree with the reason from Blackpool Council for the altered description at Site I, which he recommended as a modification.</p> |
| PM5 | Policy MM6 | <p>Amend c. to:</p> <p>“would not unduly disturb neighbouring residential occupiers.”</p> <p>Delete d.</p> <p>Add a final sentence:</p> <p>“Where the proposal is for a town centre use, it will need to comply with Blackpool Local Plan Policies CS4: Retail and Other Town Centre Uses; and DM15: Threshold for Impact Assessment.”</p> | <p>Policy MM6 supports development involving the re-use of an existing glasshouse and/or the diversification of an operating horticultural business with certain provisos. In order to enable the policy to generally conform to Policy CS4 of the BLP Part 1, Blackpool Council suggested an amendment to clause c., the deletion of clause d. and the addition of a final sentence.</p> <p>The Marton Moss Neighbourhood Forum and Examiner agreed with the suggestions, other than the requirement to comply with the NPPF which is taken as read.</p> |

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| PM6 | Policy MM8 | <p>Amend b. to:</p> <p>“measures to retain, as far as reasonably practicable, the structure of the farmhouse, stable, barn and early shippens will be supported. Any loss will be mitigated by measures to preserve any remaining structures and/or programme of archaeological recording.”</p> | <p>Policy MM8 seeks to safeguard Midgeland Farm for community use and to retain at least part of the remains of the buildings. Blackpool Council suggested amendments to the policy based on the structural condition and the future of the buildings at the farm to which the Marton Moss Neighbourhood Forum agreed. The Examiner agreed with the suggestions and recommended them as modifications.</p> |
| PM7 | Policy MM9 | <p>Amend the policy to:</p> <p>“Open land used for informal recreation immediately to the North of St Nicholas School, as shown on the Policies Map is designated as Local Green Space where development will be managed in accordance with national policy for Green Belts.”</p> | <p>Policy MM9 designates one Local Green Space (LGS) immediately to the north of St Nicholas School. However, the policy states that only minor buildings or similar structures ancillary to and essential for the open recreational enjoyment of this land will be permitted. This does not have due regard to national guidance, (albeit it is correctly stated in paragraph 137 of the Plan which immediately precedes Policy MM9), so the Examiner recommend an appropriate modification to address this.</p> |