

St. Anne's Neighbourhood Development Plan

Report of Consultation



January 2016

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1.0 Introduction

1.1 This document describes the various stages of consultation and community engagement undertaken in preparing the St. Anne's Neighbourhood Development Plan (NDP). It should be read in conjunction with the 'St. Anne's NDP Consultation Strategy' which sets out the overall approach to community engagement and stakeholder consultation.

1.2 The key dates and events that have taken place with regard to the development of the NDP are as follows:

- April-June 2013: Neighbourhood Area Designation
- February 2014: Key Stakeholder Meetings
- April/May 2014: Consultation on Aims and Issues
- June/July 2015: Consultation on the Pre-Submission Plan

1.3 The designation process, principally undertaken by Fylde Council and the subsequent stakeholder meetings in February 2014 are summarised below in this introduction. This report concentrates on the outcomes from both the early consultation on the aims and issues (April/May 2014) and the Draft Plan (June/July 2015) and the subsequent amendments.

Application for Neighbourhood Designation (April - June 2013)

1.3 30 organisations were consulted by Fylde Council with regard to the application. Representations were received from 7, however, no objections were forthcoming, the only key issue relating to the need to involve Blackpool Airport representatives. The report can be found in full on the Council's website: [click here](#)

Key Stakeholder Meetings (February 2014)

1.4 A series of meetings and discussions took place in February 2014 with the following key local stakeholders before the "launch" of the NDP: Fylde Council; Blackpool Council; Blackpool International Airport and Lytham St. Anne's Civic Trust.

1.5 The purpose of the meetings was to brief stakeholders of the town council's intended programme for preparing the NDP, outline its potential scope, agree appropriate contact details and where required request evidence sources.

1.6 Key contacts were made and confirmed and the overall response to the production of an NDP for St. Anne's was positive. Database and contact information was shared where possible.

2.0 Aims and Issues (April/May 2014)

2.1 The town council wished to engage the local community at an early stage in the plan making process and undertook a comprehensive consultation exercise held between 14th April and 28th May 2014. The purposes of which were to: “launch” the NDP process; increase public awareness about the importance of the plan; outline what it could and couldn’t do; seek views on the initial draft aims of the NDP and the issues to be addressed in it.

2.2 The consultation exercise involved the following elements:

- establishment of a specific web page on the town council’s website with links to an online questionnaire;
- an article in the town council newsletter delivered between 7th and 13th April 2014;
- an email to statutory and non-statutory consultees advising of the commencement of the NDP, and requesting comments on the draft aims and potential issues;
- a series of public events and ‘theme group’ meetings;
- static exhibitions at the town council office, and the Lytham library;
- a local press release; and
- a secondary school photo competition to raise the profile of the NDP and encourage youth participation.

Questionnaire Outcomes

2.3 The questionnaire was designed to encourage a meaningful response on some of the likely key issues, but without ‘leading’ responses or outcomes. It was made available both online and by hard copy. To aid analysis those received by hard copy were entered onto the online database.

2.4 In total some 307 questionnaires were completed and the full results, taken from the survey software, are set out in Appendix 1. A summary of the key findings from the questionnaire are set out below:

- 75% of the respondents lived in the NDP area
- 5% of the respondents were local business owners
- 75% of the respondents had been associated with St. Anne’s for 10 years or more.
- Over 60% of respondents were over 50 years of age.
- 8% of respondents did not agree with the aims
- 44% of respondents said that they supported the aims but didn’t want to ruin the area
- 44% supported the aims and wanted more facilities
- 26% supported the aims and wanted more housing

2.5 With regard to what aims should be included in the NDP a number of strong concerns and issues emerged as follows:

- there is a requirement for more facilities for young people
- no demand for additional housing
- existing vacant buildings to be used
- if more housing is needed it should be affordable for young people
- no new housing without adequate infrastructure
- too many charity shops in the town centre
- protect green spaces
- sustainable design and use of existing and future water and wastewater infrastructure
- energy efficiency

2.6 In terms of the future of St. Anne's and in what ways the town can continue to be sustainable, the following scored highly: employment; better community and leisure facilities; better transport links and affordable housing. Other suggestions included: better youth facilities; parking issues and enforcement; better bus and train links; and better shops.

2.7 With regard to the potential location for new houses the majority of respondents (50%) preferred a mix of locations, both on the edge and within the existing town. In terms of type of housing there was a higher level of support for small affordable houses for sale and rent, and for medium to large family houses for sale.

Public Events

2.8 The town council arranged 6 walk-in events between 25th April and 24th May 2014. Local people were invited to complete the questionnaire either via hard copy at the event or online. They were also asked to identify site specific issues by means of placing yellow stickers on large format plans. A summary of the key issues raised during the events is set out below:

- housing
- school capacity – more needed
- infrastructure
- trains - timing
- energy generation e.g. fracking
- dementia friendliness of future homes
- parks maintenance & standard
- improve roads
- poor appearance of the former Pontins site
- no fracking

Theme Groups

2.9 In order to ensure that a wide range of views from key local stakeholders informed the development of the NDP a number of 'topic groups' were established as follows: environment (including climate change, open space and flooding); housing; transport and movement; economy; community and health; and design and heritage.

- 2.10 The role of these topic groups was to highlight any existing issues and to understand the role of existing plans, strategies and programmes and their relationships to the neighbourhood planning process and discuss how best to deal with them ie through either: NDP policy; inclusion in the implementation plan; via a Neighbourhood Development Order (NDO) or Community Right to Build Order (CRTBO); or through other means e.g. through the Fylde Local Plan.

Formal Representations

- 2.11 In addition to the above a number of written representations were received (8 in total) and these are shown in full in Appendix 2 together with the town council's response. Appendix 2 also sets out the full list consultees from Stage 1 (excluding names and addresses of local residents).

Other Meetings

- 2.12 The town clerk gave a short presentation to the St. Anne's Chamber of Trade on 8th May 2014. Envision (consultants acting on behalf of the town council) met with representatives of Fylde Council on 12th May 2014 to discuss the progress of the NDP and the emerging key issues. Key outcomes from the meetings were as follows:

- There is no clear timescale for the construction of the M55 to Heyhouses link road
- The s106 agreement made in respect to the Queensway development which funds the M55 to Heyhouses link road contains a clawback arrangement in respect of other subsequent developments benefiting from the road
- The proposed open space provision at Queensway may benefit from policy protection through the NDP pending the new local plan being adopted.
- Fylde Council are considering the merits of a borough-wide general house design guide
- There is need for new secondary school provision in St. Anne's
- Fylde Council may review the need for continued holiday accommodation policies and the boundary of the town centre as part of the emerging local plan

- 2.13 The NDP and arrangements for the 1st stage consultation were discussed at two meetings of the town council, attended by members of the public on 8th April and 20th May 2014. Representatives of Blackpool Airport made a presentation to the town council on 2nd June 2014.

Lessons learned and feedback

- 2.14 The town council was keen to learn lessons from the 1st stage consultation process in order that improvements/adjustments could be applied in the next

stages of plan preparation. The town council's in-house team highlighted the following key outcomes:

- The original open public consultation events were too long at 4 hours. Consider shorter event times in more locations.
- Incentives are useful i.e. pens, bugs, free chocolate.
- Everything takes far longer than expected. Always allow and plan for more time than you think you will need.
- The Theme Groups were very intensive, in a perfect world hold one a week. This was not possible due to officer/councillor commitments and existing workloads.
- The public think that you are attempting to sell them something when you approach them to ask for their opinions.
- Community apathy is widespread.
- Consultation events are better undertaken in the summer months.
- Delivering a NDP is a huge task for a small organisation such as the town council, particularly in addition to the day job.
- People do not realise how important the NDP is and the impact of future development. Because of this there is a need to target the bigger issues such as healthcare, school and transport provision, to make people take notice. Without a formal plan development will occur by stealth so no formal planning is undertaken or delivered upon.
- Consultants, such as Envision, are essential as part of the delivery process, if you wish to deliver and ensure the NDP is 'made' in less than 2 years.

2.15 Despite the considerable time and effort put into organising and publicising the events by the town council, attendance was generally disappointing. Whilst there are lessons to be learned, the results must be balanced by the general issue of community apathy during plan making. This is particularly an issue at early stages of plan making. People tend to respond more when firm proposals are set out, and lines drawn on plans.

2.16 Appendix 3 sets out a comprehensive summary of the key issues which emerged through the 1st stage consultation exercise. This shows where the issues were raised for example the questionnaire, the theme groups, written consultation responses and events, and is subdivided into the following issues:

- Housing
- Economy
- Transport
- Health and community infrastructure
- Heritage
- Design and built environment
- Natural environment
- Climate change

3.0 Pre Submission Plan (June/July 2015)

3.1 The 2nd stage consultation took place between 15th June and 31st July 2015 over a period of 6 weeks. Unlike the previous consultation on the aims and issues a full suite of documents was now available for comment and these are still available on the town council's website: [click here](#). The database had been expanded since 2014 by approximately 30% and a list of consultees added at Stage 2 (excluding names and addresses of local residents) is summarised and contained at the end of Appendix 4. The draft plan itself was made available online together with a number of important supporting documents including:

- Neighbourhood Plan Survey (downloadable version)
- NDP Draft Programmes
- Key Milestones
- Draft Report on Consultation (early stages)
- Neighbourhood Plan Profile Document
- Design Guide
- Design Guide Supporting/Companion Document
- Sustainability Report
- Basic Conditions Statement
- Proposals Maps (1-4)
- Draft Delivery Strategy

The full suite of documents was made available in hard copy at both the town council and Fylde Council's offices.

3.2 A special edition of the town council's newsletter focussing on the NDP was delivered to 12,000 homes. Approximately 750 NDP leaflets were printed and 200 flyers for use at events. 751 questionnaires were sent out to those on the database, the majority via email, and 300 letters were issued. 130 letters were sent directly to developers, architects, design companies and approved inspectors asking for feedback specifically on the Design Guide.

3.3 A launch event was held on 17th June 2015 at the Pavilion cafe and the draft plan was reported at town council meetings on 15th July 2015 and 30th September 2015 and to 'Policy and Resources' on 16th June 2015 and 18th August 2015. Articles were placed in the Lytham St. Anne's 'Express' newspaper and on their website and full information was available on Fylde council's website.

Responses to consultation

Written Representations

3.4 21 written representations were received to the draft NDP from a range of organisations, a significant increase to those received during the earlier stage of consultation. These are summarised in Appendix 4 with the town council's comments and any resultant changes to the NDP. In general the comments

received through the written representation were positive and supportive. Some issues of inconsistency have been picked up through the recent amendments.

- 3.5 Fylde Council requested further workshop meetings with the town council and their consultants to discuss a range of issues regarding consistency and conformity with the emerging Local Plan. These took place on 17th and 23rd September 2015 and a summary of the issues raised and the town council's response is shown in Appendix 5. Many of the comments relate to conformity issues but it is recognised by both councils that the NDP is likely to be ahead of the new local plan, hence to avoid a policy vacuum it is necessary to cover a range of topics and issues.

Questionnaire

- 3.6 The questionnaire was made available online and was used at a number of events. Where they were filled in by hand the data was entered back into the online system such that a composite of the results could be made. The response was higher than in the early stages of consultation and much more comprehensive and focussed. The town council felt that having the draft plan for people to look at and study was much more helpful and enabled the public to get more involved as they could see something tangible.
- 3.7 The questionnaire was broken down into a series of questions regarding: the key issues within the draft plan; the vision, aims and objectives; the draft policies; the delivery strategy and the sustainability report. A summary of the key findings and statistics is shown in Appendix 6 and is summarised below. The majority of those completing the questionnaire live in St. Anne's (85%) and over 60% had been involved with St. Anne's for over 10 years. 67% were over the age of 50.
- 3.8 The key issues raised were those relating to: housing; the economy; getting around; sustainability; local character; the environment; community and health; general development issues and delivery. Typically all of the issues raised were supported (approximately 90% of the 250+ who filled in the questionnaire).
- 3.9 Members of the public were asked to list any additional issues which they felt the plan should cover. Over 120 comments were received, however, 53 were already covered in the draft plan, 54 were related to issues outside the scope of the plan such as potholes, schooling, crime etc. Of the remaining, the focus was on: greater control of car parking within the town centre; learning lessons from elsewhere in the UK; more community events; and the need to be carbon neutral.
- 3.10 Support for the vision, aims and objectives was generally very high (over 95%) as was support for the policies included in the draft plan (93%).
- 3.11 Comments were also received on the accompanying Delivery Strategy and Sustainability Report. In general these were supported where they had been

read. In terms of the Delivery Strategy the only negative comments were with regard to the meaning and actual use of the document. Members of the public probably did not fully understand that at this stage it is just a list of policies and areas of responsibility but the town council will be able to develop it as the NDP is implemented over time. The sustainability report is a lengthy although necessary document as part of the plan process. In general there was support for the document with few negative comments.

Policies Maps

- 3.12 Specific comments were received with regard to the policies maps. In general these relate to minor amendments to boundaries and issues of consistency. It has been agreed subsequently to delete plan 2 (transport) which did not contain any specific proposals. A summary of all comments received and the town council's response is contained in Appendix 7. In addition to responding to these comments a number of cartographic changes have been made to improve and simplify the mapping.

Design Guide and Companion

- 3.13 Comments were received principally from Fylde Council and Historic England. As outlined earlier separate letters specifically on the Design Guide were sent directly to developers, architects and design companies. A full schedule of the comments received and the resultant changes made to the documents is shown in Appendix 8. Many of the comments were positive and the recommended changes related to: cross references to other relevant documents; addition of new references; updated information on trees and species. No significant changes were required as a result of the consultation process.

Lessons Learned from Stage 2

- 3.14 As with the earlier Stage 1 consultation, the town council was keen to learn from the Stage 2 process and see if the lessons from Stage 1 helped. A summary of the key points is listed below:
- The Questionnaire: some people were a little daunted by the questionnaire and event volunteer facilitators tended to help people to complete it.
 - Launch event: this provided an excellent platform for the consultation on the Plan; competition event plus cream scone and tea to all attendees
 - Consultation Events: the majority were restricted to 2 hours; sunshine brings people out; People asked far more questions at Stage 2; need to read and understand your own Plan before any consultation event. You need to know your Plan inside out; leaflets helped as contained a summary of the Plan's aims; consultation methods developed by staff including: crib sheets; enthusiasm for the Plan; listening skills; acknowledgement that people don't always agree.

- Responses: some very negative comments, more severe than in Stage 1, but there were many people who were very positive; more interest and understanding of the Plan during Stage 2 and a lot less apathy.
- General: more people aware of how important the Plan is; People were more knowledgeable during stage 2 regarding the implications of development on infrastructure; Need good Councillors on the Steering Group, enthusiasm from Officers, time and people encouraging you on (thank you Envision!); Determination needed to deliver a NDP and if the town council had realised just how much work was required, the decision to undertake the plan may have been different; Still not sufficient time, staff stretched; No 'right' or 'wrong' way in producing a NDP, need to learn to adapt to any situation as it arises, flexibility is key, enthusiasm and determination essential.

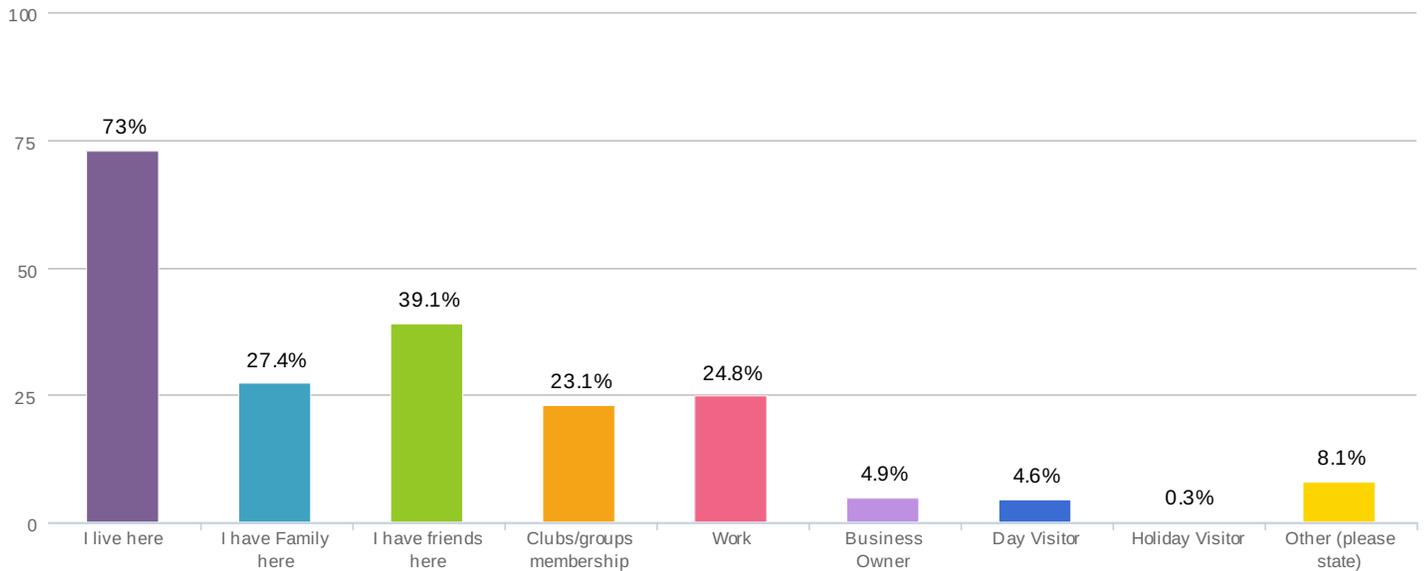
Key Issues for the next stage of the NDP

- 3.15 In general the Stage 2 consultation process was very successful. The local community was engaged in the process and the level of response and general support was very encouraging.
- 3.16 A key issue for the development of the St. Anne's NDP has been the fact that it has been drawn up at the same time as the emerging Fylde Local Plan. At the time of preparing the Draft Neighbourhood Plan the Development Plan for the area comprised the saved policies of the Fylde Borough Local Plan (As Altered) (Oct 2005). The NDP as prepared and circulated for consultation in June/July 2015 assessed all policies against those set out in the emerging Local plan at that time (Fylde Council Local Plan preferred option published in June 2013). However, Fylde Council issued for consultation in October 2015 the Revised Preferred Option of the new Fylde Local Plan covering the period 2011 to 2032.
- 3.17 As part of the town council's response to comments made during June-September 2015, including meetings directly with Fylde Council, a full review of policies has been carried out and the town council has also sought to ensure that its policies now conform, where possible, with the general policy approach in the emerging local plan. In some cases the policies of the two plans directly overlap and the two councils have sought to ensure agreed wording. As the NDP is likely to be 'made' well in advance of the adoption of the emerging Local Plan, the town council considered it important to adopt some policies which may well be replicated in the later plan. The town council has sought to avoid this wherever possible but in some cases considered that it was important to have policies in place which addressed key objectives of the NDP and where there would otherwise be a 'policy gap' which would harm its achievement of those objectives.
- 3.18 As outlined earlier, Appendix 5 details the issues discussed with Fylde Council during the two workshops which directly followed the Stage 2 consultation. The town council also chose to wait until the RPO (2015) was published in October 2015 such that the NDP policies could be checked for

their general wording and compliance with the emerging plan. To highlight the main areas where changes have been made the town council has produced a full schedule of 'policy revisions' which includes information on all policies showing the way in which they have been revised, amalgamated and/or deleted between May and November 2015. The policy revisions are shown in Appendix 9.

Appendix 1: Initial Consultation on Aims and Issues (14/4/14 – 28/5/14)

1. What is your association with St Anne's?



Association	Percentage	Count
I live here	73.0%	224
I have Family here	27.4%	84
I have friends here	39.1%	120
Clubs/groups membership	23.1%	71
Work	24.8%	76
Business Owner	4.9%	15
Day Visitor	4.6%	14
Holiday Visitor	0.3%	1
Other (please state)	8.1%	25
Total		307

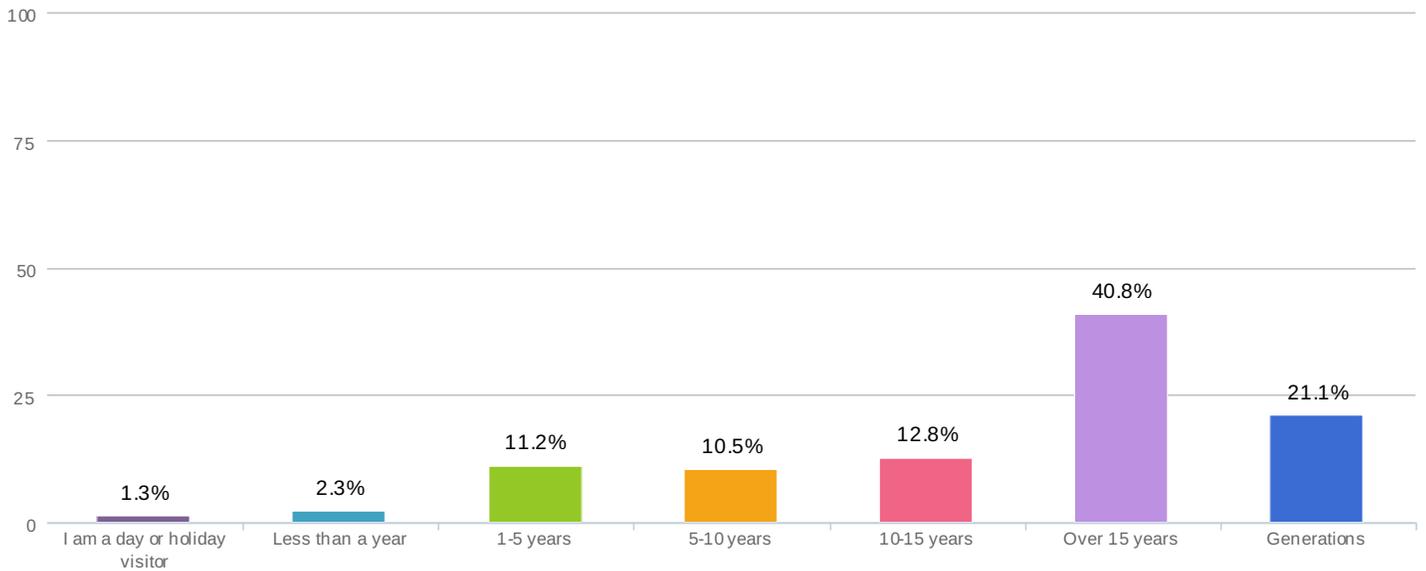
Statistics

Total Responses 307

Responses "Other (please state)"	Count
<i>Left Blank</i>	285
Allotment holder	1
Blackpool Airport	1
Former Resident	1
Frequent Day Visitor	1
I live In Lytham and have lived on the Fylde coast for nearly 50 years	1
I used to live here	1
I used to live there	1
I was born here	1

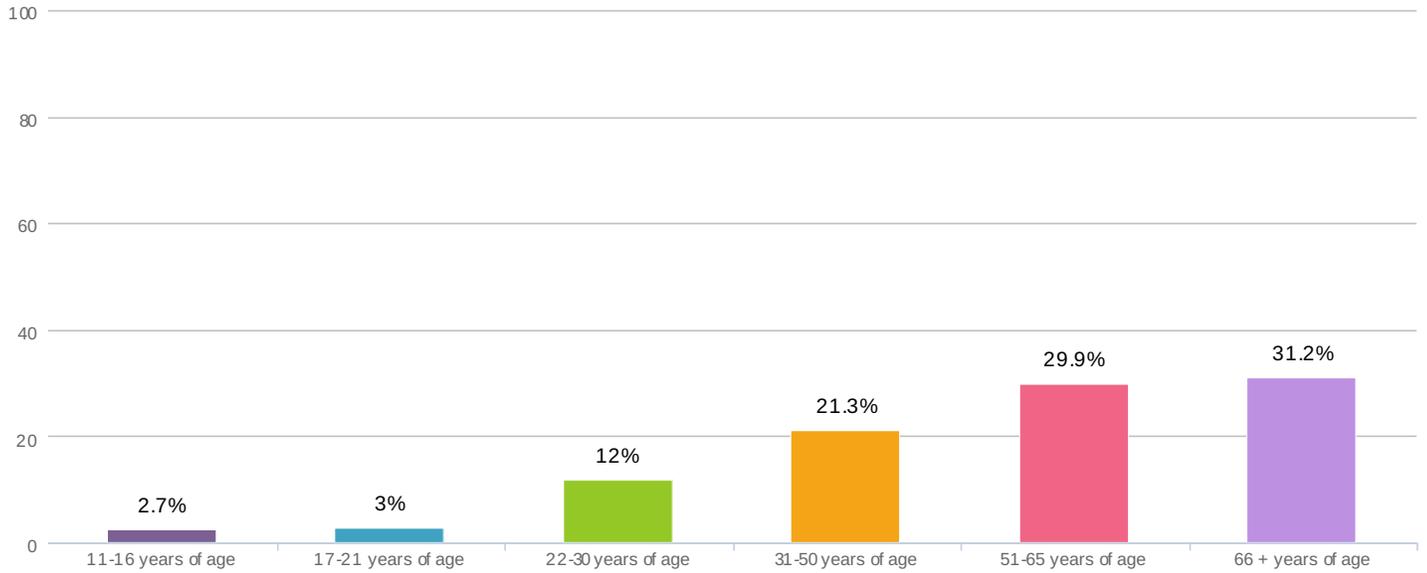
Just Good Friends Community Group	1
Live nearby	2
My daughter studies here	1
National Advisory Public Body for Theatres	1
Police Community Volunteers	2
Recovery	1
Retired	6
Retired / Own a Property in St Annes	1
Water & wastewater utility provider	1
former resident	1

2. How long have you been associated with St Anne's?



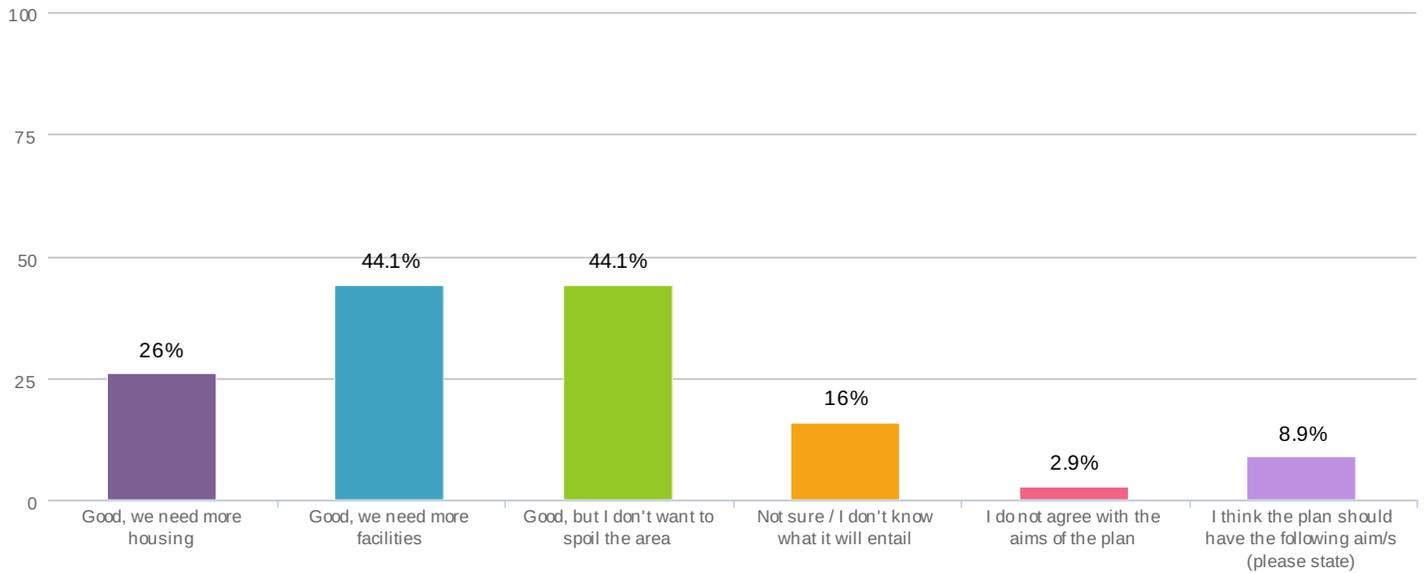
			Statistics	
I am a day or holiday visitor	1.3%	4	Total Responses	304
Less than a year	2.3%	7	Sum	584.0
1-5 years	11.2%	34	Average	1.9
5-10 years	10.5%	32	StdDev	3.8
10-15 years	12.8%	39	Max	10.0
Over 15 years	40.8%	124		
Generations	21.1%	64		
		Total		

3. What is your approximate age?



				Statistics	
5-10 years of age	0.0%		0	Total Responses	301
11-16 years of age	2.7%		8	Sum	13,811.0
17-21 years of age	3.0%		9	Average	45.9
22-30 years of age	12.0%		36	StdDev	17.5
31-50 years of age	21.3%		64	Max	66.0
51-65 years of age	29.9%		90		
66+ years of age	31.2%		94		
Total			301		

4. How do you view the aims of the plan?



Good, we need more housing	26.0%		73
Good, we need more facilities	44.1%		124
Good, but I don't want to spoil the area	44.1%		124
Not sure / I don't know what it will entail	16.0%		45
I do not agree with the aims of the plan	2.9%		8
I think the plan should have the following aim/s (please state)	8.9%		25
		Total	281

Statistics

Total Responses 281

Comments

Count	Response
1	1st Time buyers only (affordable housing only)
1	Cheap beer in Toast. More Rock Bands
1	Definitely agree, there are not enough facilities for children!
1	Engage with residents
1	Existing parks. Green spaces. Should not be disturbed or stolen to park cars or built on
1	Flats - should concentrate on getting these into use before more houses.
1	Go back to being a Victorian Garden Town
1	I am all for regeneration & keeping alive old buildings
1	I truly believe we need a community hub in the centre of St Annes for the community
1	If housing is provided it should be built on brownfield sites. Not on open green space
1	Improve the infrastructure to cater for the additional homes already added to the area
1	Improved lights on promenade and parks.
1	Less Affordable housing.
1	Less Charity shops
1	Manage social decline
1	More community areas
1	More facilities for young people and families.
1	More help with people with dementia
1	Must enhance the area!
1	No housing on the moss. Re-open moss road. Re-open the tip.
1	No more Charity shops
2	No more housing
1	Not been here long enough to know
1	Schools - where are they going to work?
1	Schools to be built
1	Should be a mix of houses. Not keen on private landlords.
1	Should be what the majority of residents want NOT CABINET!
1	St Annes Town Council and Fylde Borough Council should work together.
1	The Neighbourhood Plan is needed but it seems too little, too late.
1	There are enough flats already

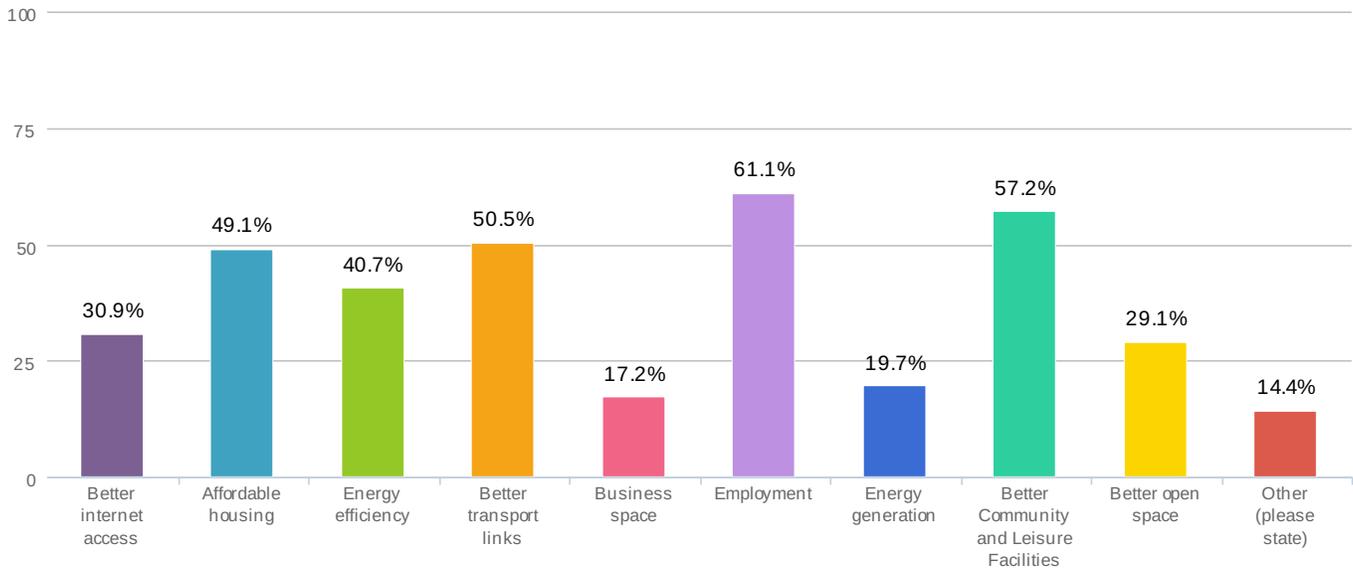
-
- 1 To complement the Borough Local Plan and provide detailed proposal for the future of the Town
-
- 1 To consider mostly care and maintenance of what is already in place.
-
- 1 To preserve the ethos of the town, whilst continuing to develop it in the most sympathetic way.
-
- 1 Too many charity shops
-
- 1 Too many new housing developments.
-
- 1 WE need to protect the beauty of the town but move the town forwards and not be staid.
-
- 1 We need a community centre
-
- 1 We need more affordable business rents in the town center.
-
- 1 We would like to be advised of any plans for the Lowther Pavilion and provide advice if required.
-
- 1 Young People should have their views heard more in St. Annes
-
- 1 Young people need affordable housing in the area
-
- 1 Youths need more designated areas with activities that they require! As they are residents too!!
-
- 1 better road access
-
- 1 control architectural design. Traffic free areas. Canope over shops. More flowers, less bushes
-
- 1 identify future areas for housing
-
- 1 progress and improvement
-
- 1 redevelopment of Pontins
-
- 1 should protect and enhance the distinctive design of the town.
-
- 1 No building on green spaces. "Brownfield" development is best. Protect our heritage buildings and green spaces.
-
- 1 there are too many charity shops & hairdressers in st anne's, but not many main high street shops
-
- 1 I truly believe we need a Community HUB that is for the community and belongs to the community. It could have all the information about all services that the community need to know.
-
- 1 Building on brownfield sites only. Building that is sympathetic to locality. Affordable housing but good design.
-
- 1 The aims seem to vague, what happened to a healthy local economy for businesses and social services. An attractive public realm for residents and tourist. Ambitious vision to capture the potential of future growth by maximings st anne's coastall asset. The aims listed, are weak, could apply to any town and doesn't capture the social and community needs for residents and tourists. Architectural design is such a narrow few point
-
- 1 I do agree with the plan, but add: 1) Garden Town by the Sea, 2) High quality and upmarket ambiance 3) Peace, quiet & tranquility
-
- 1 Park Road should be repaved not left as it has been with empty promises from the borough council, with trees planted and maintained as in Garden st
-
- 1 Progress & growth in any area is inevitable. But good progress should protect the integrity of the town and quality of amenities.
-
- 1 Stricter control of traffic, much more involvement of police, fewer retirement homes, easier ways to get out of St Anne's.
-
- 1 Not known the aims. Listen to the voice of the people of St Anne's on the Sea. We need immediate response to our concerns of the day.

-
- 1 Water and wastewater service are vital for the future well-being of your community and the protection of the environment; when developing your future policies you should consider their impacts on the community, environment and ensure infrastructure capacity is available. If infrastructure deficiencies cannot be addressed, an alternative location and/or timescale should be sought where infrastructure capacity is available and it meets your development needs.
-
- 1 - Development proposals only agreed if sympathetic and in keeping with the local area. - infrastructure supporting any new development to be considered first. - encourage owners of unoccupied properties to maintain an agreed level of structural and cosmetic standard.
-
- 1 Enhance the experience of living in the area - do not just build more houses on green sites. What St Anne's desperately needs-is fewer housing developments. Where will the people work? We need green space + more facilities.
-
- 1 More green spaces, cleaning the streets more, developing unsightly housing, making landlords keep their rental properties up to date
-
- 1 Risk of St Annes only appealing to older generations needs greater mix. Shopping ok as it is. Bring back Ashton Theatre!
-
- 1 By facilities, I mean more quality shops to entice people to visit and buy. This could entail utilising currently unoccupied premises,
-
- 1 We don't need more housing! We need a household waste recycling centre, Lytham is too far. We need a tourist information centre, currently Town Hall closed on weekends and bank holidays; look to volunteers or members of Town Council.
-
- 1 Not sure - is there demand for more housing in St Annes (I know there is nationally)- seem to be a lot of (older) houses for sale.
-
- 1 Having logged on to see the plan a few days ago all I could find were details of consultation days and the above 3 statements.
-
- 1 Maintain the heritage of the area, its beauty and tranquility, but improve the retail sector -- too many charity shops
-
- 1 The area would benefit greatly from having an arts centre and visitor centre of natural standard creating opportunities for cultural tourism and celebrating local talent as well as touring exhibitors and performances
-
- 1 I do not think St Anne's has a large enough infrastructure (schools, sports, etc) to vastly increase the number of houses in the area.
-
- 1 Should protect our open spaces, including those which keep us separate from Blackpool. Should encourage more airlines/flights from Blackpool Airport.
-
- 1 It is duplication of FBC, increased costs, high increase this year on council tax, over double the number of councillors when we want to reduce numbers, micro managing and introducing more layers of Govt.
-
- 1 There are currently very few facilities for the youth of the town and as such, they tend to cause issues/anti-social behaviour. Consideration should be made towards the younger generation and not just cater for the older residents of St.Annes..
-
- 1 Youths need a skateing park with better lighting and shelter over the skate park as bad weather makes it impossible and dangerous.
-
- 1 Aim to involve more members of the community in improving St Anne's by consultations/invitations. Better publicity of Town Council's Aims & Achievements. Better publicity of other groups in community + their aims + achievements. Get more people involved + interested in their surroundings.
-
- 1 Less housing development as it is spoiling the overall view of St Anne's and is causing more traffic and parking problems. It ia also having a bad effect on essential services
-
- 1 The town needs more big names in the square. The town is dying and needs more things to do especially for younger

people. (As and unrelated aside; if we are expected to take this survey seriously, don't put an apostrophe in the name of the town you are campaigning for!)

-
- 1 Absolutely no green spaces to be lost. Ensure future compliance with traditional architectural standards, and return previous poor examples to original designs.
-
- 1 Put the needs of the local people first. Maintain/improve all communal areas. Affordable housing a priority.
-
- 1 architectural good idea if the council would clean the existing ones we have , take the shelters on the sea front, the windows have never been cleaned go to other sea side resorts and they are cleaned regulary
-
- 1 1) Affordable housing in right places 2) correct speed limits - need more 20mph 3) flashing lights at all school crossings 4) all schools should teach christian faith
-
- 1 Worried where future development is going to be located and the current infrastructure is suitable to support this development.
-
- 1 Make use of Brownfield Sites / Make sure the correct infrastructure is in place before building new homes.
-
- 1 1.I am not sure that the aims indicate a need for more housing - so good we need more housing does not seem relevant. 2.I am not sure where the vision of a garden town by the sea comes from 3.I think the plan should refer to shops and shopping,attracting independent shops,limiting the number of charity shops, 3.The aims also need to define what is meant by quality of life
-
- 1 It is positive that the NDP is seeking to identify the future development proposals for St Anne's on the Sea. As set out in our accompanying letter, given the economic importance of Blackpool Airport, the NDP has a role to play in supporting the future of the Airport, which lies within its boundary. The NDP should aim to plan positively for the future of the Airport and its landholdings, recognising and promoting the development opportunities that exist for non-aviation related uses on surplus Airport land.
-
- 1 encourage businesses & visitors, improve amenities, develop sympathetically including open spaces.

5. As St Anne's evolves into the 21st Century, in what ways can it continue to sustain you and your family, friends or business? Please tick all that apply.



Statistics

Category	Percentage	Count
Better internet access	30.9%	88
Affordable housing	49.1%	140
Energy efficiency	40.7%	116
Better transport links	50.5%	144
Business space	17.2%	49
Employment	61.1%	174
Energy generation	19.7%	56
Better Community and Leisure Facilities	57.2%	163
Better open space	29.1%	83
Other (please state)	14.4%	41
Total		285

Total Responses 285

Responses "Other (please state)"	Count
<i>Left Blank</i>	272
A greater variety of independent retail establishments in the central area.	1
Arts Centre	1
Better open space so don't build on country space	1
Better road links to M55	1
Better shopping	1
Better shops	1
Children	1

Cleaner streets and beach	1
Community	1
Community Centre	1
Community Hall	1
Dedicated Dog Areas	1
Develop a parking plan to entice footfall	1
In favour of fracking!	1
Issues with parking in town centre & aggressive parking attendants.	1
Keep the same as now	1
Less Charity Shops	1
Match park view	1
More Gay Friendly?	1
More Public Events	1
More businesses and fewer charity shops.	1
More environmentally friendly	1
More for the young	1
More money for street cleaning. Residents only parking in some areas	1
Public Hall in St Annes	1
Rock Clubs	1
See Below	1
Shops	1
Stop building houses everywhere	1
Sustainable design and use of existing and future water and wastewater infrastructure	1
The Sandhills closed Xmas 2013 no other place entertainment	1
Theatre/Art Gallery	1
Traffic Control	1
fibre optics installed	1
less restrictions	1
shops	1
continue to enhance our beautiful gardens e.g more up lighting under bushes esp on prom gardens. More indoor events/attractions for visitors to enjoy in poor weather. Camong/caravan site/s closer to beach/dunes/town - Pontins would have been perfect.	1
More Opportunities for "effective" voluntary work that does not take away the Core Services provided by Fylde Borough	1

Council.

Comments

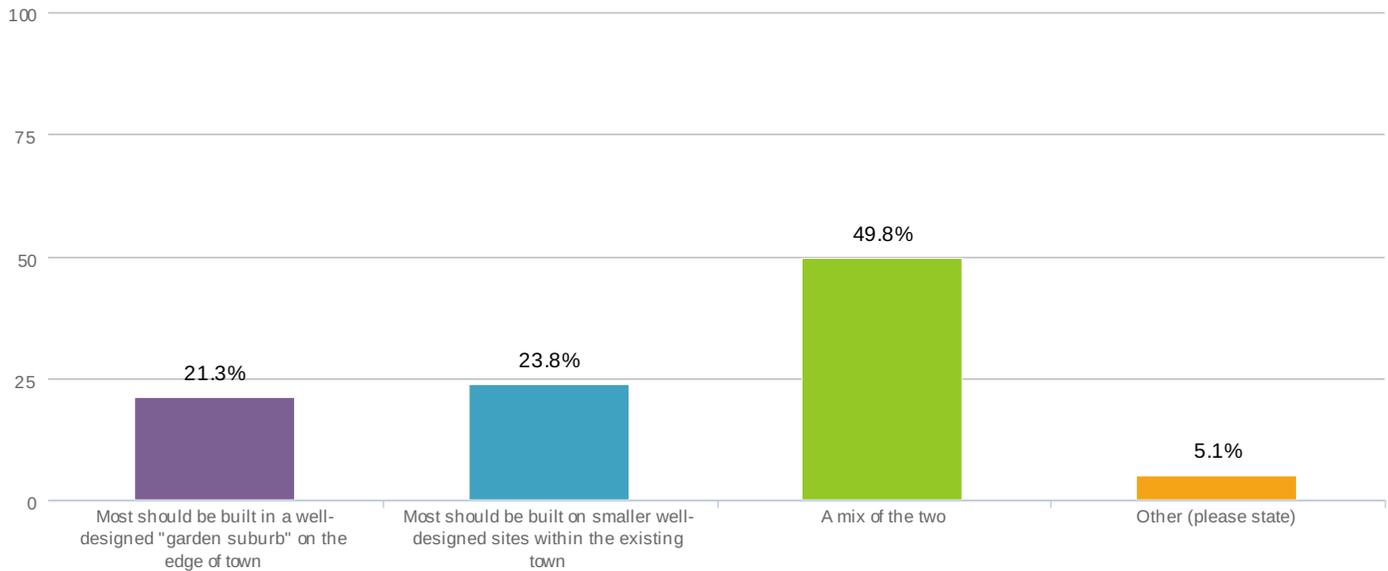
Count	Response
1	A Theatre
1	A lot of charity shops.
1	Better Parking
1	Better bus + train service / Renewable energy / Theatre art gallery
1	Better care for council bowling greens with improved facilities.
1	Better standard of housing.
1	Blackpool Vic bus service to be reinstated! More apprenticeships. Needs a secondary school.
1	Bus service good. Hourly train service not good enough - no connection times.
1	Concentrate these efforts on the less affluent areas.
1	Defenatly no energy generation
1	Defiantly no energy generation
1	Each & every new build house should have solar panels fitted as standard.
1	Especially Trains
1	Even more family things eg - a water/splash park for kids.
1	Family Orientated
1	Fulfill the promise to build the Northhouses link road
1	Get rid of charity shops
1	Happy with transport links
1	Internet is the way forward, Internet hot spots! Employment for college and graduates!
1	It's a lovely place
1	Keep St Annes a good place to live
1	Keep it as it is
1	Keep the facilities we have! There is a tendancy to lose them, e.g. theatre in St Anne's!
1	More access for families in open space.
1	More centres for elderly with dementia
1	More entertainment venues / Open spaces are good as they are
1	More housing 'MAY' be required but, I don't think the case has yet been made.
1	Most of these do not apply to myself
1	Needs a community centre for everyone to use.
1	No Fracking! Residents parking in Park Road, All Saints & Orchard Road, 2 hour limit

- 1 No to fracking.
-
- 1 Quite Satisfied.
-
- 1 Rail Service. Worry about the rehab/children's homes that seem to prefliferate
-
- 1 Should alter bus times so they don't all come together.
-
- 2 St Annes is a beautiful place.
-
- 1 Train - make more frequent!
-
- 1 Trains from here to be more accessible and reliable. 17 bus stopped after 6pm - please put back.
-
- 1 Transport links are really bad; I would love to work in St Annes; Just Good Friends community hub
-
- 1 Transport needs to be on time
-
- 1 We don't need tramps singing in the Square
-
- 1 car parking and shops in the town centre
-
- 1 poor rail to London
-
- 1 tram link to blackpool
-
- 1 Cheaper transport, more, and protected cycle lanes. More crossings over the railway line (suitable for foot/bicycle)
Improved road maintenance (in particular St Patricks Rd) Better road management/car park control at Marks & Spencer
-
- 1 As noted in our response to question 4 and our accompanying letter, the NDP can help to sustain a long term, viable future for the Airport by recognising and planning positively for the surplus Airport land that has been identified in the emerging Airport Masterplan. The release of this land for non-Airport related uses through the NDP / Local Plan process will enable the Airport to operate more efficiently in line with passenger forecasts, in turn helping to secure a viable future. It will also help Fylde, including St Anne's, to meet future development requirements, particularly in terms of housing land supply, which is important given the persistent under delivery of housing land in Fylde.
-
- 1 Transport links already good. A municipal squash centre is missing. Do not destroy the open space we already have. Big fines & better patrols for catching owners who's dogs foul the paths. Definitely improve business space & encourage business and commerce. The Town has too many charity shops which increase the rates for others businesses & reduce their chance of success & do not contribute to the local community. We need to support local businesses because they plough money back into the local community. No big chains especially hotels that bleed money out of the area/
-
- 1 Have we not got enough new houses already with the Premium Bonds site, New Queensway Development, Pontins, Cypress Point, Queen Mary School, Lytham Quays, Fylde Rugby, Ashton Gardens, the list is endless.
-
- 1 The new HH junior school is a good example of a missed opportunity, the school roof area is the size of a football pitch and yet no provision has been made for solar energy which would have provided the school with free energy as well as an income selling energy back to the national grid?
-
- 1 i live at westgate & it takes two buses to get to snowdon rd area, both buses that go past my house both go to the square.
-
- 1 Children should be given more oppportunity to create activities -a few like skate boarding - open spaces should be made available in evenings
-
- 1 14, 17 has longer service times to and from Blackpool. 68 - should run all evenings. No real links from St Annes to Preston - rail or bus. Railway - need passing loop, 1/2 hour service
-
- 1 Encourage businesses to come - lower business rates for small enterprise? Get rid of all the blue metalwork and pedestrianise the square with windbreaks and outdoor cafes.
-
- 1 Affordable Housing-not too small / Need more Business Space / Need Energy Generation, depending on source / Community & Leisure Facilities are always need improvement, especially for older people / Open Space keep what there is,

not the highest priority / Don't do what Blackpool did RE parking costs & metre's everywhere, encourage visitors

- 1 the transport services from the back of the town need improving people from the marton area cannot access st annes to work
-
- 1 Due to the amount of families in the area, Blackpool Road North should be developed in a similar way to Park View 4 You.
-
- 1 Pubs & clubs near entertainment in day; Patricia I think now sings at the Derby Thursday afternoons. But don't like going in a pub alone.
-
- 1 Specifically further improvements to the Town's open spaces and parks for pre-school children through to young adults.
-
- 1 1.The area needs to provide better affordable housing for single people. 2.There is a need to improve bus links between St Annes and elsewhere The number of evening classes offered in the Town is pitifully small compared with else where
-
- 1 No Fracking. At Anne's on the Sea should be a free public wifi area - They do this in other places very successfully. Free Parking in front of shops on the Square and Wood Street-even if limited to 2 hours. The nonsense of haphazard and dangerous parking by disabled badge holders MUST be addressed urgently.
-
- 1 Later/earlier buses. Had to turn down 2 jobs in Preston as could not get there early enough. Only retail jobs in St Anne's. Not a lot of opportunities in gardening.
-
- 1 I don't want to see St Anne's expanding too much but better internet will help businesses and leisure activities in the home.
-
- 1 More community involvement of upkeep/maintenance of Open Spaces. Many of my customers take issue with sharp practice of parking attendants. Want a more 'common sense' approach.
-
- 1 Open Space should be by FBC only. St Anne's T/C should not take on FBC jobs. Looking forward to hear local views.
-
- 1 I own an energy efficiency company and can contribute towards or worst advice on environmental/household issues with the aim of improving the area and standards.
-
- 1 A retail park or similar would be a good idea but carefully thought out so it doesn't affect current buisnesses.
-
- 1 Open air pool with sunbathing area. More parking & cheaper. Improve station area on prom at car parks & square. Free toilets.
-
- 1 1. St Anne's Pavilion is potentially a jewel in St Anne's town and needs to be promoted. No one I know knows its there yet. It works well in the day as a cafe and could be very successful in the evenings as a music venue/eatery bar. But it seems to be unknown to most people. 2. Dog owners need to be held to account for the ever increasing amount of street fouling!!

6. Where do you think new houses should be built?



Statistics

Location	Percentage	Count
Most should be built in a well-designed "garden suburb" on the edge of town	21.3%	59
Most should be built on smaller well-designed sites within the existing town	23.8%	66
A mix of the two	49.8%	138
Other (please state)	5.1%	14
Total		277

Total Responses 277

Responses "Other (please state)"	Count
<i>Left Blank</i>	296
Blackpool	1
Brownfield sites, eg. St David's Road, Next to Dalmeny	1
Empty, unused spaces of land	1
Existing brown sites	1
None	2
Not built at all	2
On brownfield sites to preserve nature and countryside	1
Redevelopment of brownfield sites before new development elsewhere	1
See Below	1
St Annes has enough, particularly when Heyhouses dev is finished.	1
brown field sites	1
United Utilities Water PLC would welcome a policy that stipulates the housing types and numbers for a specific area/s; this will ensure your new growth plans can be delivered sustainably and with the necessary infrastructure available in line with	1

your delivery targets.

Comments

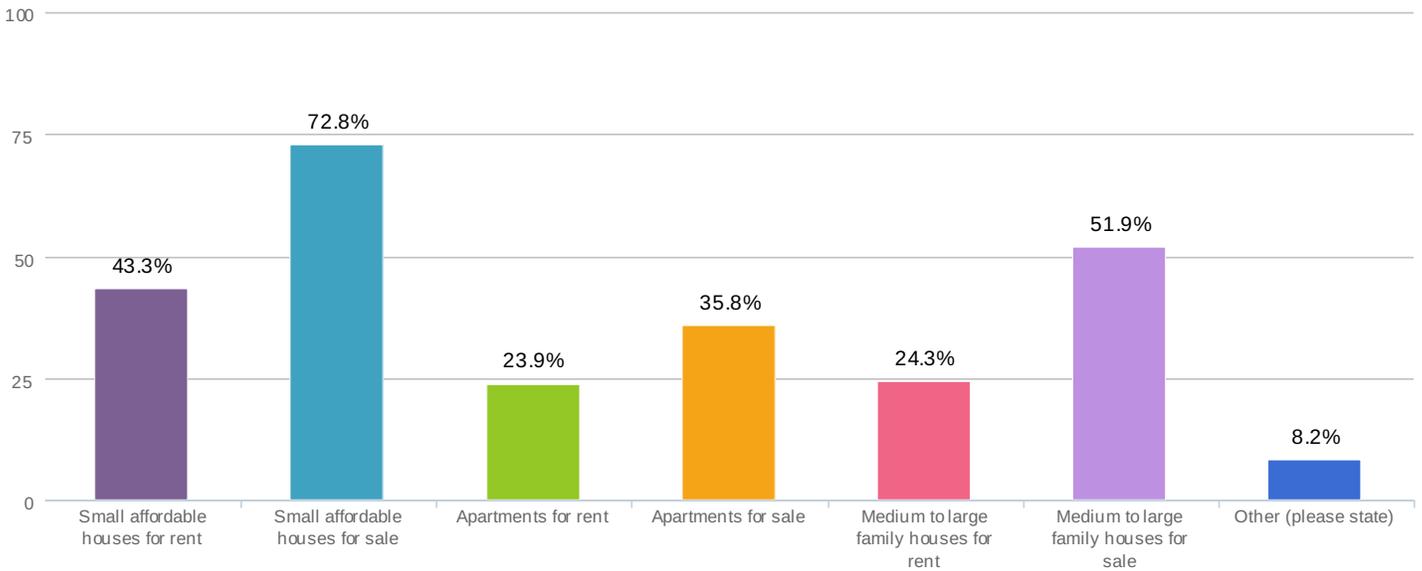
Count	Response
1	A mix of affordable housing for all demographics.
1	Better infrastructure needed
1	Brownfield sites are eyesore-Orchard Rd and St Davids Rd use these just.
1	Brownfield sites first
1	Brownfield sites only
1	Brownfield sites to be used. A limit to the number of flats i.e retirement homed
1	Convert secondary shopping to residential
1	Enough in Town already
1	If it were to make use of Brownfield sites
1	Larger development on outskirts, smaller ones within the town
1	Make the most of brownfield sites
1	Mix of the two in keeping
1	Must have a new school!
1	No more houses. Keep St Annes the way it is!
1	No over building
1	No to using green belt
1	None!
1	Not in St Annes
1	On land already designated for houses
1	Only on existing spaces used previously for business and housing.
1	Only on small existing sites in town. More space to be made available for industry
1	Pontins site should be used!
1	Pontins!
1	Possibly old Pontins site
1	Schools needed
1	The Areas should have adequate green space allocated
1	Turn space over to employment.
1	Use Pontins site
1	Utilising brown field sites wherever possible.
1	Utilize Pontins more, but not for an estate!

1	Where Pontins is
1	With school
1	refer to comment on question 5
1	the brownfield sites
1	Site of old Squires Gate/Pontins first; There's lots of spare land sites. Most council estates are awful for over 55-60. Disgusting state
1	The edge of town needs to be defined.This needs to be linked with both improved public transport,community transport and cheaper parking
1	If built on the edge of town they are further from facilities - shops etc (like Cyprus Point) surely better to be closer to town centre to keep it alive (rather than develop more out of town facilities).
1	Only affordable housing now - there are enough little flats for the elderly (high price). Young families need cheaper well built properties.
1	As noted in our response to questions 4 and 5, and our accompanying letter, there is an important opportunity to deliver new housing on land at the Airport that has been identified as surplus to future operational requirements. We would be happy to work with the Town Council to develop an appropriate evidence base to demonstrate that this land is deliverable and represents an appropriate and sustainable solution to meeting future housing needs in St Anne's.
1	Concentration on developing brown field sites within the town requiring building designs that are sympathetic to the area.
1	If you must build houses, the please make sure you plant some trees to alleviate the environmental damage that this will cause. I don't think more houses should be built - where will the people who live in them find employment?
1	The 'not so well off' are not being considered. These ideas are beautiful but on £12000-£13000 per year there is only run down flats available.
1	There are plenty of brown field sites still to be utilised before allowing green belt areas to be plundered by developers.
1	St Anne's needs open spaces and parks to attract visitors. To build on these would be detremented to the Town. Future housing developments should be:
1	building out on the moss removes a natural boundary to the town, besides removing a natural reserve and excess water holding area. Drainage in & around the town seems to need an overhaul. About housing, make sure there is infrastructure for businesses / light industry to employ folk as well as residential / retail development.
1	The St Annes postcode is renowned for subsidising properties. Consider this before you give planning approval.
1	There are areas of dereliction that need attending to urgently i.e- St David's Rd North - Old VW site + St David's South - Old Kwik Save site.
1	New houses should not be built at the expense of green belt/open land where nature and wild life also have a part to play in the enhancement of a better life for residents.
1	Obviously the infra-structure of these garden suburbs should be adequate to reduce their effect on the town itself.
1	Urban sprawl should be avoided, especially at the cost of greenfield sites and areas with no supporting infrastructure.
1	Open spaces in St Anne's are rapidly disappearing due to over building. Cypress point is a typical example
1	all new builds should be designed in a way that allows them to be sustainable, i.e. easy access to major roads, public transport, shops, schools, and services. They should also have sufficient public open space and affordable homes. New developments should have regard to additional pressures placed on schools, doctors and other services. These pressures should be designed out, i.e. provision provided within the development or through financial contributions to support additional services.

1 In open spaces already available / Infrastructure is the most important factor, with out this NO development.

1 We have enough housing currently planned for. With no employment prospects younger people move away. Developers aren't in a rush to build.

7. What type of houses should be built? (You can chose more than one)



Category	Percentage	Count
Small affordable houses for rent	43.3%	116
Small affordable houses for sale	72.8%	195
Apartments for rent	23.9%	64
Apartments for sale	35.8%	96
Medium to large family houses for rent	24.3%	65
Medium to large family houses for sale	51.9%	139
Other (please state)	8.2%	22
Total		268

Statistics	
Total Responses	268
Sum	2.0
Max	2.0

Responses "Other (please state)"	Count
<i>Left Blank</i>	291
2 bed houses & 1 bed flats	1
A mixture of all of the above.	1
An assortment.	1
As above	1
Bungalows	1
Bungalows for older generation	1
Holiday Lets	1
Houses that fit in with the existing buildings within st Annes	1
I don't know what the demand is for	1
Large impressive residences	1

Mix of housing	1
Mixture	1
None	2
See Below	1
Shared Ownership please	1
We have enough, let's enhance & develop what we already have e.g. like pilling ave area did	1
a mix of all	1
as market demand	1

Comments

Count	Response
2	A mix of all
1	A mix of all of the above
1	A mixture of all! To help many younger people!
1	According to need.
1	Affordable housing - there are already lots of big houses
1	All newer flats are too small, especially 1 bed need to be larger
1	All, mix, variation of them all will appeal to everyone! Even holiday lets!!
1	And cheaper to rent
1	Big family homes
1	Concerned that 'affordable housing' means cheaply built/unattractive.
1	Depends on demand
1	Fewer retirement homes.
1	Have council small integrated retirement properties
1	Houses for sale, not for rent- we need more permanent residents!
1	I am trying to buy something at the moment
1	In reality, very few new houses are needed
1	It is a large enough town for a mix
1	Less rental properties
1	Mid range or affordable property best needed
1	Mix of everything
1	Mixture of the above
1	More affordable either to rent or to buy (lower mortgage)
1	No tacky tacky pastiche please
1	None
1	None!
1	Not small affordable, just affordable
1	Part ownership scheme
1	People take more pride in property if they own it themselves.
1	Plenty of houses for sale or rental on the market
1	Rental properties have in my work experience, caused a number of neighbour and landlord issues.

1	Rental property needed
1	Rental sector already over subscribed. Council should control/limit all new rentals.
1	Smaller blocks of 10 flats at most
1	The needs + market demand surely must first be assessed properly.
1	There are more than enough apartment blocks already
1	There are sufficient pre-used houses currently for sale!
1	There should be a mix for sale
1	Too many expensive flats/houses already
1	We do not want to create a large overspill for Blackpool with rental properties
1	We need to cover the full range of Housing needs to ensure all local requirements are satisfied
1	a combination of all to create sustainable and balanced communities/neighbourhoods
1	may depend on where they are built - imagine smaller houses or flats in restricted plots.
1	mixture
1	refer to comment on question 5
1	St Anne's unique selling point is its upmarket image. Large mansions will attract wealthy business men whose business (and employment) will follow.
1	Apartments around where I live are mainly used as holiday homes/not occupied full time or buy to let.
1	Far too many HMO's within the Parish. This is leading to run-down in many previously proud areas. Poor quality of tenants.
1	Small, Medium & large houses & Bungalows, some Apartments and a small number of affordable dwellings
1	Small to medium size dwellings to fill the gap between single bedroom dwellings and the larger dwelling developers favour
1	LSA is already one of the largest schools in the county and to increase its size further could not be beneficial to existing local residents. Apartments will have a negative impact on the area. St Anne's already has too many Old Age Pensioners who do not contribute as much to the rates + Apartments also attract extra unemployed or job seekers allowance. St Anne's already have too many (considering it's size) rehab, drug and alcoholism from other parts of the country.
1	No elder over 55 ones are needed any more-there are enough with too high maintenance charges (only the rich can obtain)
1	I think a good mix to suit all potential buyers within the area. Plus some affordable housing for people on lower incomes.
1	I don't believe St Annes suffers from a shortfall in any particular housing supply sector, although I think some medium/large affordable family homes (available for social rent) would be welcomed.
1	The lack of affordable houses to first time buyers is the general problem in the housing market. The help to buy whas a shelf life with Mark Carney threatening to pull it earlier than the 3 years it is supposed to run. It is also flawed but that is another subject! In the mean time to start housing chains FTB must be considered. Low end flats for rent will be bought by investors so that isn't the

answer to a lack of housing. We could produce a site that has land for people to build eco homes similar to the site in Oxford.

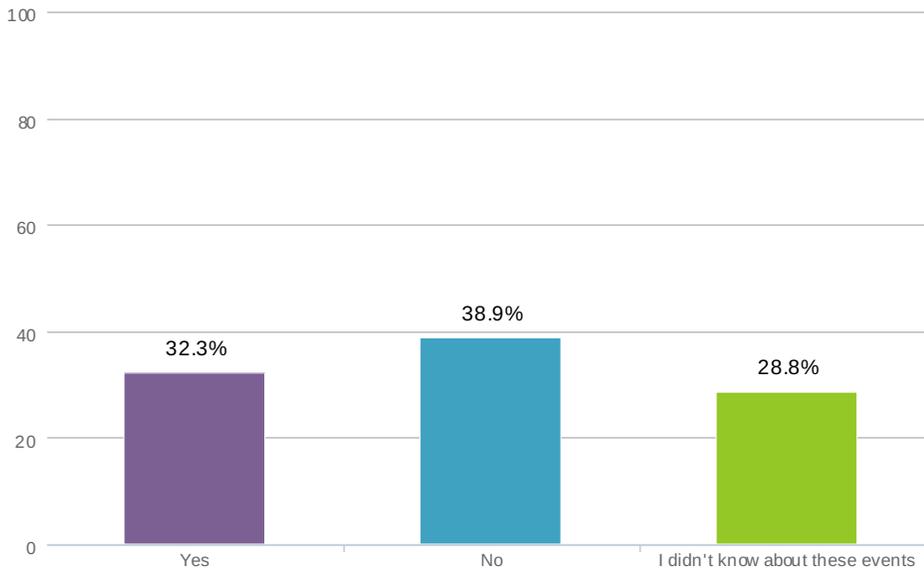
1 Private landlords should face stricter penalties which should be enforced if they let their properties under multiple occupancy fall into disrepair, neglect and unsightliness.

1 The town needs the best mix of housing development it can get for the demographic it is trying to meet.

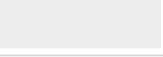
1 smaller houses are required owing to the changes in hb following welfare reform. Waiting lists are full of single persons under age 55yrs and no properties available

1 The NDP should deliver housing in line with objectively assessed needs for both market and affordable housing, informed by an up-to-date and robust evidence base.

8. Did you attend any of our consultation events? If so, let us know which one in the box below:



Statistics

Yes	32.3%			93
No	38.9%			112
I didn't know about these events	28.8%			83
Total				288

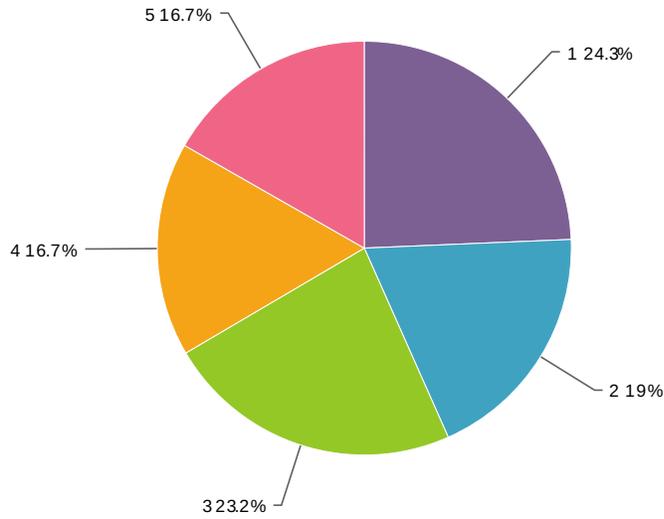
Total Responses 288

Comments

Count	Response
1	25th April
1	Beach huts on promenade are taking over and there will no seating along a considerable stretch.
1	But I am planning to, now I know about them.
1	But I will be attending the one on the 22nd May
1	But rep from work went. If further ones, I would go so I can pass on any further messages
1	Chamber of Trade Lindum Hotel
1	Charity shops! Should be less of these as they are now dominating the high street.
1	Colleague from office went. As a point of contact - for police or members of community.
1	Don't live in St Anne's, important for local people to have their say
1	Economy Theme Group (13th May 2014)
2	Good Idea
1	Good idea
1	Haven't had time to read local newspaper for a while.
1	Heyhouses.
1	I am attend one
1	I didn't receive any info through my door!
1	I intend to
1	I intend to attend one of the upcoming events
1	I intend to. I have never been advised of any consultation events and wonder why?
1	I will - as far as I know not been held yet
1	I would have attended if I had known about them
1	Just ring me to let me know
1	Library
1	Nice change
1	Nice place to live - Like it as it is!!
1	Not yet, but I will be attending the one at the Parish Rooms this afternoon!
1	Quality flat privately owned or rather poor, regeneration in rental property need.
1	St Alban's pensioners hall 22/5
1	Transport
1	They were excellent

1	consulted individually by my Town Councillor
1	i plan on attending the consultation on the 9th May
1	makes a change
1	not yet
1	Please make sure that there are enough sessions planned for the evenings to enable people who work attend.
1	F.B.C. should make sure that smartness, if building in the square, is improved. Along with better roads and markings.
1	Thank you for all your hard work! I am extremely proud of St Annes on the Sea and our marvelous Town Flag!
1	Like to see a scheme so that people can have a 0% interest loan to enable them to get on the property ladder - maybe to pay back loan on council tax.
1	I am with Civic Awareness Committee and Save Ashton Gardens SOAG Committee and Just Good Friends Events Organiser
1	The Garden element of the square + ashton gardens needs to be maintained better. Unless sufficient funds - no more 'gardens' eg Orchard vs. Park Rd. The infrastructure ie paths etc need to be maintained. Suggest - see the station flower beds are planted up by Council + then members of the public maintain them. There are small plaques in each saying 'kindly maintained by.....'
1	I assume some notification was given to the public but seems to have been inadequate. To attend one of your events would be dependent on date, timing and venue.
1	Very informative. It is in the best interest of the Neighbourhood Policing team to know how the town will develop going forward.
1	I attended a Town Council meeting and was informed of the plan's existence. The Town Council Newsletter is aesthetically dull + uninviting as reading material. Too many throw it away instantly! If organised properly + not during working hours.
1	I have been coming to St Annes since about 1954 - I want some kept + some restored or returned to how it was.
1	I am on committees SOAG. Civic Awareness - Events Organiser Just Good Friends and I have allotment Blundell Road (we won Blooms cup twice) 2012. And. 2013 / now working to win 2014

9. There are likely to be further public engagement sessions (consultation events), how likely are you to attend an event? 1 being LEAST likely and 5 being MOST likely:

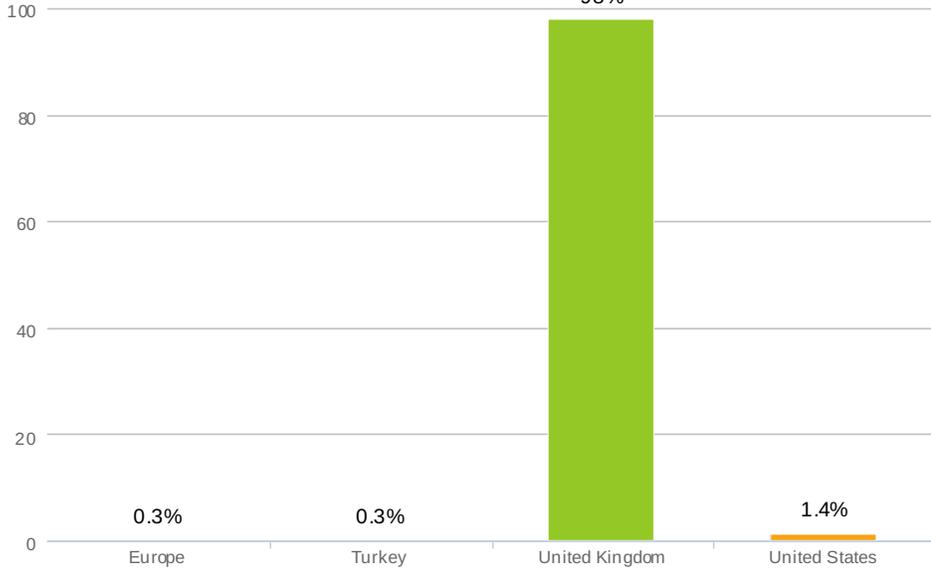


1	24.3%		64
2	19.0%		50
3	23.2%		61
4	16.7%		44
5	16.7%		44
Total			263

Statistics

Total Responses	263
Sum	743.0
Average	2.8
StdDev	1.4
Max	5.0

Source Countries

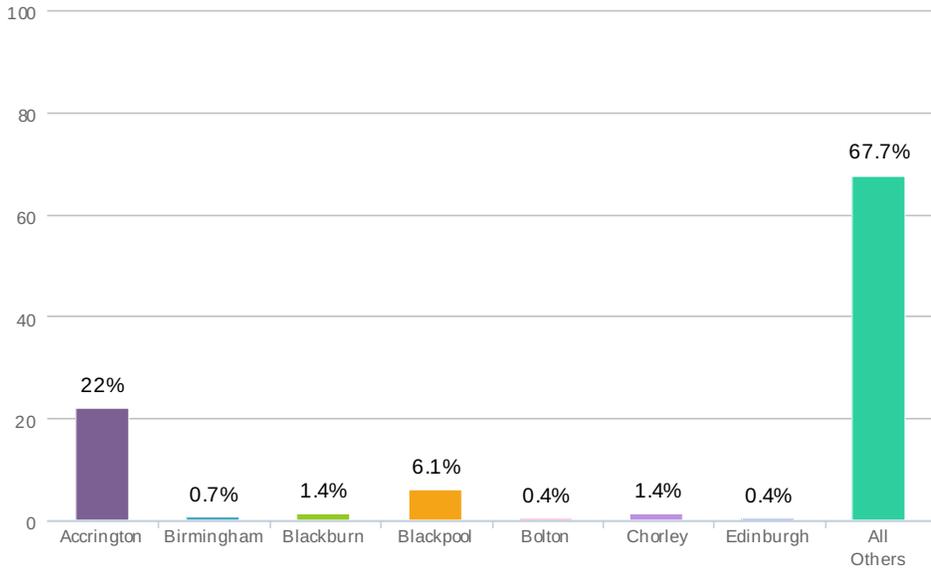


Europe	0.3%		1
Turkey	0.3%		1
United Kingdom	98.0%		288
United States	1.4%		4
Total			294

Statistics

Total Responses	294
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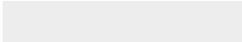
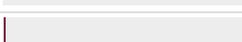
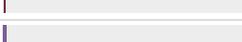
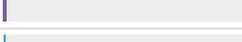
Source Cities



Statistics

Accrington	22.0%	61
Birmingham	0.7%	2
Blackburn	1.4%	4
Blackpool	6.1%	17
Bolton	0.4%	1
Chorley	1.4%	4
Edinburgh	0.4%	1
Fleetwood	0.7%	2
Izmir	0.4%	1
Kirby	0.4%	1
Kirkham	0.7%	2
Lancaster	0.4%	1
Leyland	14.1%	39
Liverpool	2.9%	8
London	2.9%	8
Lytham	2.2%	6
Milton Keynes	0.7%	2
Morecambe	0.4%	1
Orlando	1.4%	4
Poulton	0.4%	1

Total Responses 277

Prescot	0.4%		1
Preston	36.1%		100
Sheffield	0.4%		1
Southport	0.4%		1
Thornton	0.7%		2
Wigan	1.4%		4
Worcester	0.7%		2
Total			277

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
1	- Diane Clarke Town Planning technician Network Rail	Thank you for the opportunity to provide feedback to the proposed policy. Network Rail is the “not for dividend” owner and operator of Britain’s railway infrastructure which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network. With regards to the neighbourhood plans Network Rail has no comments to make.	<i>Noted</i>
2	Cathy Dean Assistant Asset Manager Highways Agency -	Thank you for your letter of 11 April 2014 consulting the Highways Agency on the St Anne’s on the Sea Neighbourhood Development Plan. We have no comment to make about the document at this time other than we are fully supportive of the aims of the plan and aspirations for the local community. We would however have an interest in future development within the area, which may impact on the safe and effective operation of the strategic road network, i.e the M55. We therefore wish to be kept informed as the Neighbourhood Development Plan progresses. Please note that we will not be attending any of the consultation events	<i>Noted.</i>
3	Emily Hrycan Historic Environment Planning Adviser (North West) English Heritage	The area covered by your Neighbourhood Plan includes a number of designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguard those elements, which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.	<i>Noted</i>
3.1	English Heritage	We have the following additional comments to make on the draft document: <ul style="list-style-type: none"> • Bullet 3 should be amended to refer to the “historic environment” in the town rather than “distinctive architectural design”. • Reference should also be made to “local distinctiveness” as included within the objectives. • We welcome the inclusion of Bullet 5, which promotes local distinctiveness and sensitive design. • We welcome the inclusion of Bullet 12, which aims to protect the town’s heritage assets. 	<i>Noted. The bullets relating to aims and objectives will be amended accordingly.</i>
3.2	English Heritage	If you have not already done so, we would recommend that you speak to the planning and conservation team at Fylde Borough Council. They should be able to provide details of the designated heritage assets in the area together with locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary	<i>Noted the town council have liaised with Fylde Council and Lytham and St Anne’s Civic Society. The Neighbourhood profile Document (Chapter 5)</i>

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
		groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.	<i>describes existing heritage assets in the NDP area.</i>
3.3	English Heritage	English Heritage has produced a number of documents, which your community might find helpful in helping to identify what it is about your area, which makes it distinctive, and how you might go about ensuring that the character of the area is retained. You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. These can be found at http://www.englishheritage.org.uk/professional/advice/hpg/historicenvironment/neighbourhoodplanning/ .	Noted
4.0	Mr Dave Hortin Planning Advisor - Sustainable Places Team- Environment Agency	Flood Risk The main area of flooding in the Neighbourhood Plan area is around Moss Sluice in the north east. We would advise that any land allocations for development are located away from these areas, unless they are considered water compatible. From the meeting [Theme Group] it appears that Fylde BC have taken this approach and an allocation of the land for recreational purposes would be supported.	<i>Noted. This will be addressed as an Issue for the NDP to consider in the Issues and Option Report</i>
4.1	Environment Agency	The coastal zone in St. Anne's on Sea is protected by flood defences and dune systems. These areas should be protected from development and we would recommend that the dune systems are enhanced where practicable	<i>Noted. This will be addressed as an Issue for the NDP to consider in the Issues and Option Report</i>
4.2	Environment Agency	Surface water flooding issues come under the remit of other bodies. I have attached a table to this letter which shows the responsibilities of different organizations in relation to flooding	<i>Noted</i>
4.3	Environment Agency	Bathing Water Quality : We are working closely with Fylde Borough Council, United Utilities and other partners to improve Bathing Water Quality on the area. Development in the area should aim to reduce adverse impacts on Bathing Waters by ensuring that foul water and surface water are disposed of on separate systems. Surface water should be dealt with using Sustainable Drainage Systems (SuDS) where possible.	<i>Noted. This will be addressed as an Issue for the NDP to consider in the Issues and Option Report</i>
4.4	Environment Agency	Biodiversity : We would recommend that watercourses, lakes, wetlands and ponds are protected from development where possible and enhanced. Utilising green and blue (water) environments for multiple functions and developing links between these areas would enhance the Green Infrastructure of the area.	<i>Noted. This will be addressed as an Issue for the NDP to consider in the Issues and Option Report</i>

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
4.5	Environment Agency	Our colleagues in Natural England would be able to provide you with advice for the Sites of Special Scientific Interest and the Ribble and Alt Estuaries RAMSAR/Special Protection Area.	<i>Noted.</i>
5.0	Dave Sherratt Local Development Framework Assessor Developer Services & Planning United Utilities Water PLC	We support growth and sustainable development within the North West.	<i>Noted</i>
5.1	United Utilities Water PLC	<p>Our aim is to facilitate sustainable development whilst safeguarding our service to customers; assist in the development of sound planning strategies, to identify future development needs and to secure the necessary long-term infrastructure investment.</p> <p>We wish to build a strong partnership with all Local Planning Authorities [LPAs] to aid sustainable development and growth within the North West. We aim to proactively identify future development needs and share our information. This helps:</p> <ul style="list-style-type: none"> • ensure a strong connection between development and infrastructure planning; • deliver sound planning strategies; and • inform our future infrastructure investment submissions for determination by our regulator. 	<i>Noted we welcome UU's commitment to working with the town council.</i>
5.2	United Utilities Water PLC	Water and wastewater services are vital for the future well-being of your community and the protection of the environment. When developing your Local Development Framework [LDF] and future policies you should consider the impacts on its community and environment and ensure infrastructure capacity is available. As requested we have completed your questionnaire and we would like to be included in further consultations and where necessary, the development of the Council's future sustained economic growth plans and policies, to ensure that all new growth can be delivered sustainably and with the necessary infrastructure available in line with the Council's delivery targets.	<i>Noted. The town council will continue to consult with UU as the NDP develops.</i>
5.3	United Utilities Water PLC	Our historical responses to Fylde Council's Local Development Framework consultations; planning applications; pre developer enquiries and planning policy liaison meeting comments are still valid and should be taken into consideration when developing your Neighbourhood Development Plan and supporting policies.	<i>Noted</i>
		We would like to be notified of the Council's decision on whether to accept our comments and the future progress of the Aims and Issues process.	<i>The comments will be incorporated into the final</i>

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
			<i>revised aims and issues as appropriate. The final aims issues and options for the Local plan will be published as part of the next stages of the NDP preparation.</i>
6.0	Nathaniel Lichfield and Partners on behalf of Blackpool Airport	On behalf of Blackpool Airport, we would like to thank you for the opportunity to attend the recent Neighbourhood Development Plan (NDP) Economy Theme Workshop. We very much enjoyed the session and found it insightful in terms of the Town Council's aspirations for the scope of the NDP, the issues facing the NDP, and the process moving forward.	<i>Noted</i>
6.1	Blackpool Airport	We enclose a copy of the completed questionnaire with this letter, and have also submitted this electronically, albeit some of the questions are not directly relevant to the Airport	<i>Noted and incorporated into overall questionnaire responses.</i>
6.2	Blackpool Airport	Given that the Airport lies within the NDP boundary, we hope that you found the workshop useful in terms of understanding the changing context within which the Airport is operating, the future challenges it faces and the significant opportunities that this presents the NDP in terms of helping St Anne's to meet its future development needs, particularly in respect of housing.	<i>The town council has determined that it will not seek to allocate specific sites for housing in the NDP</i>
6.3	Blackpool Airport	To summarise, the existing planning policy context (provided by the adopted Fylde Local Plan) was prepared when passenger numbers at the Airport were forecast to reach some 4 million passengers per annum ("mppa") by 2030. Since this time, there have been significant changes to both the policy and financial context within which the Airport is operating, with demand for air travel now expected to grow at a much slower rate. The Airport and its shareholders have now adopted a 1 mppa forecast by 2030, and the emerging Airport Masterplan reflects this. Whilst this figure is somewhat higher than the most recent national projections, the Airport is confident that it provides a realistic and positive basis on which to plan for its future.	<i>Noted</i>
6.4	Blackpool Airport	As I explained at the workshop, the revised growth forecast has clear implications for the future operation of the Airport, particularly in terms of its land use requirements. The Airport has undertaken a review of operational land requirements as part of its Masterplan review, resulting in the identification of circa 40 hectares of surplus land through the reconfiguration of operational Airport land (including for example the relocation of the terminal closer to the airfield, the removal of the second runway and a reduction in the amount of operational land / car parking required). These changes will help the Airport to operate efficiently in line with revised growth forecasts,	<i>Noted</i>

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
		whilst ensuring that the remaining Airport land is more than adequate to meet long term operational needs.	
6.5	Blackpool Airport	In line with the representations that the Airport has made to the emerging Fylde Local Plan, we believe that the Development Plan process, including the St Anne's NDP, has a role to play in supporting the future of the Airport given its economic importance to the borough. As the Local Plan and NDP are progressed, there is a real opportunity to ensure that the policies within them are aligned with each other and the emerging Airport Masterplan, and that both plans plan positively for the future of the Airport.	<i>Noted</i>
6.6	Blackpool Airport	In particular, opportunities for the release and development of surplus Airport land for non-aviation related uses should be recognised, planned for and delivered. This also presents Fylde Council and the Town Council with a significant opportunity to help to meet future development needs, for example in respect of housing, which is particularly important given the persistent under delivery of housing land in Fylde.	<i>The town council has determined that it will not seek to allocate specific sites for housing in the NDP</i>
6.7	Blackpool Airport	We appreciate that the release of surplus land at the Airport for non-airport related uses will necessitate a localised Green Belt review, however, we believe that there are very special circumstances relating to the Airport to justify this and we would be happy to work with you to develop an appropriate evidence base in this respect.	<i>The town council cannot support the release of Green Belt land, particularly in this location where it serves an important function in maintaining the gap between Blackpool and St Anne's</i>
6.8	Blackpool Airport	As you are aware, we are already pursuing this through the Fylde Local Plan process, and we would very much welcome the opportunity to explore these issues with you further in respect of the NDP, in liaison with Fylde Council as appropriate. This positive and collaborative approach to producing the NDP will not only help to secure the future of a viable Airport, but will also help the Town Council to ensure that St Anne's development needs are met through the NDP process, in line with the Plan's draft aims. We trust that the above and enclosed is useful and look forward to hearing from you in due course.	<i>The town council would welcome further liaison on the future of Blackpool Airport.</i>
7.0	Lancashire County Council , Marcus Hudson Head of Planning	Highways and Transportation The County Council is producing a set of five Highways and Transport Masterplans to cover all 12 districts of Lancashire. These contain our ideas and plans to improve the Transport Network (highways, public transport, walking and cycling facilities) in Lancashire over the coming years to make sure we have the right infrastructure to support future growth. The parish of St Annes will be	<i>Noted. The town council will review the ideas and plans set out in the Fylde Coast Highways and Transport Masterplan when published.</i>

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
		part of the Fylde Coast Highways and Transport Masterplan. This is currently being drafted and expected to go out to public consultation later this year.	<i>We will also consult with the County Council on our emerging NDP proposals to ensure that they are consistent with the masterplan.</i>
7.1	Lancashire County Council	<p>Property Assets : The following Lancashire County Council properties fall within the boundary of the plan.</p> <p>Lytham St Annes Mayfield Primary School Heyhouses Endowed C of E Primary School Fylde and Wyre Short Break Service St Annes Sydney Street Family Day Centre Our Lady Star of the Sea St Thomas C of E Primary School St Annes Woodlands Resource Centre St Annes Branch Library Lytham St Annes Clifton Primary School</p>	<i>Noted</i>
7.2	Lancashire County Council	<p>Education</p> <p>Pupil Place Planning are about to engage with the Lytham St. Annes Head teachers in the next month or two regarding the provision of additional primary school places for 2015 intake only. This will involve temporary places and, depending on the school(s) who expresses an interest, could result in some building work on one or more schools. This planning area covers both Lytham and St. Annes so they don't know as yet whether it will affect any of the schools in the plan area. There may also be a need for further additional places in the future, depending on the number of housing developments coming forward. Building works are currently taking place at Heyhouses Endowed C of E Primary School. To view or download the Strategy for the Provision of School Places and School's Capital Investment 2014/15 to 2016/17 please visit: http://www3.lancashire.gov.uk/corporate/atoz/a_to_z/service.asp?u_id=3617&tab=1</p>	<i>Noted</i>
8.0	Justine Howe Senior Commissioning Manager	<p>[With regard to adequacy of current GP services] Suggest check the GP patient survey (link below) as there should be detail within there on a sto Practices ability to meet appointment requirements...or similar. http://www.gp-patient.co.uk/</p>	<i>Noted</i>

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Ref	Name, Organisation/ Address	Comment	Response
	NHS Fylde and Wyre CCG North Lancashire Health		
8.1	NHS Fylde and Wyre CCG North Lancashire Health	[With regard to access to out of hours GP service] We are currently reviewing /considering the provision of a same day type service across Fylde and Wyre.	<i>Noted</i>

Consultation Audit: Statutory Consultees from Stage 1

Body	Organisations identified	Consultation sent
The Coal Authority	Y	Y
The Homes and Communities Agency	Y	Y
Natural England		Y (SENT BY KH 17/4)
The Environment Agency	Y	Y
English Heritage	Y	Y
Network Rail Infrastructure Limited	Y	Y
The Highways Agency	Y	Y
The Marine Management Organisation	Y	Y
Telecommunications infrastructure providers	Mobile Operators Association Ofcom Management Office England North	Y Y
Any Primary Care Trusts	Fylde & Wyre CCG	Y
Electricity providers	United Utilities, Pylons, Electric Substations, Estates and Wayleaves Electricity North West National Grid Plant Protection	Y Y
Gas providers	National Gas Grid Distribution	Y

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Body	Organisations identified	Consultation sent
	Ramblers Association Lytham St Anne's Cycle Group CPRE Lancashire Wildlife Trust for Lancashire, Manchester & North Merseyside Inenco Breverton Group Just Good Friends LSA Twinning Association	Y Y Y Y Y Y Y
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	The National Gypsy Traveller Federation FFT Planning, Friends, Families and Travellers and Traveller Law Reform Project The Gypsy Council Lancashire BME Pact	Y Y Y Y
Bodies which represent the interests of different religious groups in the neighbourhood area	The Synagogue Churches Together, Our Lady Star of the Sea Lancashire Forum of Faiths Blackpool Islamic Community Centre	Y Y Y Y
Bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Blackpool Airport The Saint Anne's-On-The-Sea Land & Building Co Ltd Kensington Developments Emerson HALSA Lytham St. Anne's Chamber of Trade	Y Y Y Y Y Y
Bodies which represent the interests of disabled persons in the neighbourhood	Church Road Day Care Centre Fylde Otters Handicapped Aid Trust Mental Health Forum Blackpool Fylde & Wyre Blackpool, Fylde & Wyre Multiple Sclerosis The Ormerod Home Trust Ltd	Y Y Y Y Y Y
The Civil Aviation Authority		Y
Non-Statutory Consultees		

APPENDIX 2 - St. Anne's NDP: Stage 1 - Aims and issues, Formal Representations and Responses (16/5/14 – 28/5/14)

Body	Organisations identified	Consultation sent
Local Residents	Y	Y
community groups, including residents' associations	Y	Y
local history groups	Y	Y
sports clubs	Y	Y
local trusts and project groups	Y	Y
Schools	Y	Y
Local institutions	Y	Y
workers, employees and businesses	Y	Y
Visitors	Y	Y
Neighbouring Parish and Town Councils	Y	Y
Parish councillors	Y	Y
Fylde BC Ward Councillors	Y	Y

APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
HOUSING							
1	Number of houses needed						
1.1	<p>To establish the amount of housing required and assess whether any further land allocations are necessary given the substantial amount of existing planning permissions.</p> <p>Consideration would need to be given to how to establish the total housing requirement for the Neighbourhood over the plan period. Is St. Anne's a meaningful area in which to assess housing need? Is it appropriate to merely apportion the assessed need for the Borough (from the SHMA) pro rata to the existing population?</p>	<p>There is already sufficient land to meet local needs, but the NDP must be in general conformity with the emerging Local Plan, which includes two further sites for new housing.</p> <p>Possible conflict with Fylde BC Emerging Local Plan</p>	●	●			●
1.2	<p>Are existing commitments meeting needs both from within and from outside St. Anne's? Is it appropriate to do so? If so, to what extent?</p> <p>There is a need to determine a trajectory of housing provision over the plan period so that St. Anne's needs are met as well as making a fair contribution to those of the wider area throughout the plan period.</p> <p>Should the plan seek to allocate land for housing to meet wider needs in the Fylde Coast area?</p> <p>Consider the potential for additional housing to facilitate a more sustainable community, e.g. could additional housing pay for/ bring forward key infrastructure?</p> <p>The plan could consider whether allocations should be made on larger sites (to the east of the town or at Blackpool Airport or on a number of smaller sites.</p>	<p>The situation seems more extreme because FBC have gone from a moratorium on building, to now having a large increase.</p>	●				
1.3	<p>What is the nature of the housing need over the plan period? What type of housing, size and tenure is required? Is there a need for a local</p>	<p>Allocations policies are being changed to favour working families.</p>	●	●			

Key Issue Source Key: TG=Theme Group, Q=Questionnaire, FC=Fylde Council, E=Events, R=Formal Representations

● Indicates if issue raised by this particular consultation activity: GREEN BOX = Key issue emerged during 1st Stage consultation outside of Theme Groups

APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
	housing survey to establish this? If so, how will it find out needs in 10-15 years' time?						
1.4	Addressing high house prices	Little scope in the plan other than identifying new housing allocations and in addressing affordable housing needs (see below)	●	●			
2.	Type of housing needed						
2.1	Affordability for home buyers, especially young people / first time buyers who can be out-competed by older people / those with existing equity, including people moving into the area for the first time.	Possible overlap with Fylde BC - is there a need for a specific policy or St. Anne's Good design is no more expensive than bad design. Influencing the prices would mean involvement at a very early stage.	●	●			
2.2	Rising needs of the large population of older people for level access homes and adaptations as mobility deteriorates, and for specialist housing with support.	There are more over 60s since the last census so demand is greater for these types of property. Specify support needs – not just elderly, also adults in general.	●				
2.3	The range of homes available is skewed towards large houses, and smaller flats, with relatively few medium sized family homes A shortage of 3 bed houses has been identified. Have too many flats been provided in development over recent years. Should such development be restricted in future?	Can specific areas in which flat development could be restricted be identified? - YES	●	●			
2.4	Localised deprivation and concentrated poor conditions in parts of the Central ward of St. Anne's. Relatively high number of shared households.	"Fylde Borough Council should address homelessness issues" statement to be put in neighbourhood plan. Stigmas of hostels being provided as residents don't want them near them. Homelessness to be referred to the Community Health theme group. Restriction of number of takeaways, betting shops and charity shops to be referred to Economy theme group..	●				●

Key Issue Source Key: TG=Theme Group, Q=Questionnaire, FC=Fylde Council, E=Events, R=Formal Representations

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APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
2.5	Over-dependence on private rented sector. High cost of privately rented accommodation. Increase in this form of tenancy. Lack of social rented housing. Housing benefit changes likely to increase problems.	A landlords' accreditation scheme was suggested for the Town Council to work with FBC in adopting it. However the Town Council does not have the resources to pursue this.	●				
2.6	Challenge to improve thermal efficiency and property conditions in the existing housing stock, including the relatively large private rented sector which has worse conditions on average than other forms of tenure		●				
2.7	Relatively high number (688) of long term vacancies (Empty properties).	Hard to identify empty homes due to high level of private landlords. Possible overlap with Fylde BC	●				
2.8	Improving the quality and design of new housing	High value placed on heritage in our town.	●	●			
2.9	Location of new housing New Housing should be met through mix of high quality brownfield and edge of settlement developments			●			
2.10	Unightly appearance of Pontin's Site (Existing planning permission for housing)	Site already has PP for housing. Could request Fylde Bc to use S215 powers to improve appearance?		●		●	
ECONOMY							
1	Office accommodation						
1.1	Addressing the increasing lack of good quality office accommodation in the St. Anne's area	Inenco moved to Lytham – future of building Offices above shops at 1 st /2 nd floor space not being let Lack of car park at town centre offices Physical access to offices above shops Issue of Absentee Landlords Internet influence	●				
1.2	Further protection is required to preserve the key office sites following the loss of the EDS site	Need to discuss with Fylde BC Cost of land in town centre is much more expensive than land outside of town – Whitehills development For the size of town, quite over developed office market Consider redeveloping 1 st /2 nd floor sites above shops	●				
1.3	Provision of car parking at offices	There is a requirement for adequate car parking to be provided at all business parks and business premises	●				
2	Links to Warton EZ						

Key Issue Source Key: TG=Theme Group, Q=Questionnaire, FC=Fylde Council, E=Events, R=Formal Representations

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APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
3.1	As the EZ develops how can the local St. Anne's best benefit from the jobs created	Potential for 2000 new jobs by 2030	●				
4	Employment Land						
4.1	Ensuring the provision of adequate of employment land required? Is there a requirement for additional employment land, if so, or what type of employment uses?	Fylde LL already identified larger sites in St. Annes 10 hectares at Blackpool Airport to become available for business space. Should investigate the use of smaller sites (additional evidence required) Set up dialogue with a land owners	●				
5	Development of Blackpool Airport						
5.1	Is sufficient land available for the Airport to expand either operationally or with complementary development?	Airport physically no need to expand – no more land needed, est. 1 million passengers per annum to 2030, growth has not been achieved Surplus Land – talks of removing the cross runway on Southern part of Airport What is protected/what isn't protected Green belt between Blackpool + St. Anne's is protected – sufficient land on edge of Green belt within airport can be used by 2030 By 2030 St. Anne's will be developed to the maximum St. Anne's or Fylde? If houses developed, is the infrastructure going to be built to deal with demand and lessen pressure on St. Anne's?	●				●
5.2	Should land at the Airport be released for non-Airport uses	Neighbourhood Plan cannot conflict with Local Plan	●				●
5.3	Improving the quality of the environment at the Airport and its environs?	Green belt land within Pontins site (nature reserve/allotments)	●				
6	Town Centre						

Key Issue Source Key: TG=Theme Group, Q=Questionnaire, FC=Fylde Council, E=Events, R=Formal Representations

● Indicates if issue raised by this particular consultation activity: **GREEN BOX** = Key issue emerged during 1st Stage consultation outside of Theme Groups

APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
6.1	Securing continued and new public realm and other town centre improvements	What improvements can be made? Charity shops do increase footfall	●				
6.2	Should the town centre boundary be revised?	FBC Local Plan to revisit as part of Local Plan	●				
6.3	Should the boundaries of the primary and secondary shopping areas be revised?	Needs Revising: Primary: Retail Secondary: Betting shops etc	●		●		
6.4	Is there a need to 'future proof' the town centre in terms of flexibility in the use of vacant space e.g. secure uses in the upper floors above town centre shops/premises	This is already being undertaken by FBC	●				
6.5	Are there too many charity shops?			●			
7	Tourism Economy						
7.1	Securing future beneficial use at the Island site	What plans are in the pipeline from FBC? Possible overlap with Fylde BC FBC main landlords of site Fylde have a casino license 2008 market test of Hotel on site – failed Provision for motor home parking points for overnight – tourism economy – removes parking off road	●				
7.2	Accreditation of hotel accommodation	Should/can the Town Council pursue this? An aspiration for the future i.e. Accreditation + Tourist Information provision	●				
7.3	Should the boundary of the primary holiday area be revised?	Likely overlap with Fylde BC	●		●		
TRANSPORT							
Public Transport							
1.1	Additional bus services will be required linked to areas of new housing development. Fylde BC is encouraging green travel plans with new applications	<ul style="list-style-type: none"> Identify requirements Policy requiring new development to consider public transport provision and address any deficiency Include proposal in the Implementation Plan 	●	●			
1.2	Can current overall bus services be improved	<ul style="list-style-type: none"> Policy requiring new development to consider public transport provision and address any deficiency 	●	●			
2	Rail						

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APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
2.1	<p>South Fylde Line – layover</p> <p>Need to consider what potential there is for action, options may be limited.</p> <p>Probably little can do directly- but consider necessary improvements to existing railway stations, including potential need for additional park and ride parking.</p> <p>Assess new ‘control period ‘ funding once available in 2014</p> <p>May not be any funding in new plan period – usage levels may need to increase significantly before further investment in the line</p>	<ul style="list-style-type: none"> Policy to encourage station improvements/park and ride Proposal in Implementation Plan - consider CIL funding 	●				
2.2	<ul style="list-style-type: none"> South Fylde Line – loop Assess new ‘control period ‘ funding once available in 2014 May not be any funding in new plan period – usage levels may need to increase significantly before further investment in the line 	<ul style="list-style-type: none"> Proposal in Implementation Plan - consider CIL funding 	●				
2.3	Extension of Blackpool LRT south	Investigate status of SINTROPHER Project funding before considering specific policies or proposals Implementation Plan	●				
3	Cycling						
3.1	<p>Improvements to St. Anne’s to Lytham cycle routes</p> <p>Are there notable gaps, small scale minor improvements which will make a big difference overall?</p>	<ul style="list-style-type: none"> Policy to facilitate improvements Proposal in Implementation Plan - consider CIL funding 	●				
3.2	Improvements to routes north to Blackpool including Queensway, Midgeland Road and Wilding Lane	<ul style="list-style-type: none"> Policy to facilitate improvements Proposal in Implementation Plan - consider CIL funding 	●				
4	Pedestrians						
4.1	Opportunities for improved wider promenade as a result of coastal defence work	<ul style="list-style-type: none"> Policy to facilitate improvements Proposal in Implementation Plan - consider CIL funding 	●				

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	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
4.2	Is there potential for a Community Activity Trail- an integrated pedestrian/ cycle network-linking key recreation and social infrastructure assets, including linking new peripheral developments with town core. Potential health, lifestyle and economic benefits	<ul style="list-style-type: none"> Policy to facilitate improvements Proposal in Implementation Plan - consider CIL funding 	●				
5	Car Parking						
5.1	Current level of public parking – is it sufficient based on projected population increase? Will there be sufficient spaces to “capture”/ serve the new population (in particular on edge of settlement) at local and town centre’s to prevent leakage of trade?	<ul style="list-style-type: none"> Consider specific policies to encourage new car park provision 	●		●		
5.2	Are the current boundaries of the town centre on-street parking area correct?	<ul style="list-style-type: none"> Review boundaries Consider specific policy in relation to new boundaries 	●		●		
5.3	Improved signage	<ul style="list-style-type: none"> Proposal in Implementation Plan - consider CIL funding 					
5.4	Over zealous enforcement of parking restrictions in town centre- impacting on businesses	Management Issue		●			
6	Blackpool International Airport						
	Are there any issues relating to the operation/ future development of Blackpool Airport International Airport which the NDP could /should address?		●				●
7	Additional item – M55 link road						
	At present the only two routes into St. Anne’s are Queensway (B5261) or Clifton Drive North (A584) North Houses Lane (the “moss” road) is closed indefinitely. Both roads are already heavily used and the closure of one in the event of roadwork’s etc has a severe impact on the other route.	<p>The developers of the new Queensway estate have agreed to provide a link road from the development to the M55 near B&Q.</p> <p>Construction has not yet started and discussions are ongoing.</p>	●	●	●		
HEALTH AND COMMUNITY INFRASTRUCTURE							
1-Health							
1.1	There is anecdotal evidence of pressures on existing GP practices, with difficulty in arranging convenient appointments. The potential impact of additional population growth arising from committed new housing sites may require additional GP provision.	<ul style="list-style-type: none"> Proposal in Implementation Plan - consider CIL funding or to influence CCG funding Consider specific policies e.g. to ensure GP practices provide access for all residents within a reasonable distance and/or that any new 	●				

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			TG	Q	FC	E	R
		<ul style="list-style-type: none"> Development would require the provision of a new practice or an extension of one or more of the existing practices 					
1.2	There is no provision for out of hours Dr's/health provision within the Town. Currently residents must travel to Blackpool for any out of hours care.	Consider a policy on the provision of out of hours Drs/health provision for the residents of St. Annes, in St. Anne's.	●				
2-Education							
2.1	There is evidence of existing capacity issues for primary school provision in the NDP area. These capacity pressures may be increased with already committed housing development.	<ul style="list-style-type: none"> Allocate land for new primary school Proposal in Implementation Plan - consider CIL funding 	●				
2.2	The timing of the proposed Primary School at Queensway will be critical if adequate primary school provision is to be available to new and existing residents of the Town	<ul style="list-style-type: none"> Consider specific policy to promote the early provision of the proposed primary school 	●				
2.3	Potential requirement for new secondary school provision				●		
3-Assets of Community Value							
3.1	Should the NDP identify Assets of Community Value? If so, what protection should it give to them?	<ul style="list-style-type: none"> Consider specific policy to identify Assets of Community Value Proposal in Implementation Plan - consider CIL funding 	●				
3.1	Should the NDP identify Assets of Community Value? If so, what protection should it give to them?	<ul style="list-style-type: none"> Consider specific policy to identify Assets of Community Value Proposal in Implementation Plan - consider CIL funding 	●				
3.1	Should the NDP identify Assets of Community Value? If so, what protection should it give to them?	<ul style="list-style-type: none"> Consider specific policy to identify Assets of Community Value Proposal in Implementation Plan - consider CIL funding 	●				
4-Encouraging an active and healthy lifestyle							
4.1	Is there potential for the NDP to promote an active lifestyle for all age groups, e.g. through a new community activity trail linking key recreation and social infrastructure assets?	Consider specific policy to promote provision of community activity trail	●				
5-Supported Accommodation							

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APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
			TG	Q	FC	E	R
5.1	Is there a requirement for supported accommodation for families with children in need? Is there a need for more supported housing accommodation due to the age of the town's population?	Consider specific policy to promote provision of housing accommodation for both families with children in need and the aging population	●				
6-New Community Hub							
6.1	Is there a requirement for a new community Hub?			●			
7-Childrens and Youth Facilities							
7.1	Is there a requirement for better activity and play facilities for children and young people?			●			
8-Open Space, Recreation and Leisure							
8.1	Address potential shortfall /accessibility to Amenity Green space/ Children's play space provision in northern (Squires Gate) part of NDP area. How should this shortfall be addressed? Can a suitable site be identified?	<ul style="list-style-type: none"> Consider specific policy requiring specific provision/accessibility improvements as part of new development Allocate a specific site for new provision; Proposal in Implementation Plan - consider CIL funding 	●				
8.2	Address potential shortfall/Civic space along outer edges of St. Anne's Ensure provision in new outer development areas.- Possibly through a country park designation The FBC Preferred Options Document shows a potential large open space allocation on open countryside to the east of the town. This could potentially be developed as a country park, linked by footpath and cycle routes to rest of town	<ul style="list-style-type: none"> Consider specific policy requiring specific provision/accessibility improvements as part of new development Allocate a specific site for new provision Consider country park designation Proposal in Implementation Plan - consider CIL funding 	●				
8.3	Is a specific NDP Green Space Strategy required	<ul style="list-style-type: none"> Deliver a Green Space Strategy Policy relating to Green space Strategy 	●				
8.4	Maintenance and management of existing facilities.	<ul style="list-style-type: none"> Proposal in Implementation Plan - consider CIL funding 	●				

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APPENDIX 3: Summary of Key Issues Raised up to the end of Stage 1

	Key Issues	Comments/ Possible Options	Source				
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8.5	Need for Improved Linkages between existing Recreation and Open Spaces	<ul style="list-style-type: none"> Consider specific Policy to develop new footpath and cycle links, e.g. as part of Green Infrastructure Strategy/ Community Activity Trail 	●				
8.6	<p>Potential Beach and Dunes Country Park:</p> <p>The Beach and Dunes are a major environmental and recreational resource. The FBC Open Space 2008 study recommends that the beach and dunes be designated and managed as a country park.</p>	<ul style="list-style-type: none"> Consider specific policy requiring specific provision/accessibility improvements as part of new development Allocate a specific site for new provision Consider country park designation Proposal in Implementation Plan - consider CIL funding 	●				
8.7	<p>Local Green Space Designation:</p> <p>Existing Green spaces can be protected by being designated as Local Green Space (para 76 of NPPF). They may also be included in the Community Asset Register.</p> <p>Should the NDP identify Local Green Spaces, and if so, which?</p>	<ul style="list-style-type: none"> An audit of existing green spaces can be prepared to consider and justify designation of existing open space areas (against criteria set out in NPPF and Guidance) as Local Green Space and included as a specific policy in the NDP 	●				
8.8	<p>Address potential shortfall /accessibility to Amenity Green space/ Children’s play space provision in northern (Squires Gate) part of NDP area.</p> <p>How should this shortfall be addressed?</p> <p>Can a suitable site be identified?</p>	<ul style="list-style-type: none"> Consider specific policy requiring specific provision/accessibility improvements as part of new development Allocate a specific site for new provision; Proposal in Implementation Plan - consider CIL funding 	●				
8.9	<p>Address potential shortfall/Civic space along outer edges of St. Anne’s</p> <p>Ensure provision in new outer development areas.- Possibly through a country park designation</p> <p>The FBC Preferred Options Document shows a potential large open space allocation on open countryside to the east of the town. This could potentially be developed as a country park, linked by footpath and cycle routes to rest of town</p>	<ul style="list-style-type: none"> Consider specific policy requiring specific provision/accessibility improvements as part of new development Allocate a specific site for new provision Consider country park designation Proposal in Implementation Plan - consider CIL funding 	●				
8.10	Is a specific NDP Green Space Strategy required	<ul style="list-style-type: none"> Deliver a Green Space Strategy 	●				

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			TG	Q	FC	E	R
		<ul style="list-style-type: none"> Policy relating to Green space Strategy 					
8.11	Maintenance and management of existing facilities.	<ul style="list-style-type: none"> Proposal in Implementation Plan - consider CIL funding 	●				
8.12	Need for Improved Linkages between existing Recreation and Open Spaces	<ul style="list-style-type: none"> Consider specific Policy to develop new footpath and cycle links, e.g. as part of Green Infrastructure Strategy/ Community Activity Trail 	●				
8.13	Is there need to protect proposed open space provision approved as part of Queensway-possibly through designation as a country park?				●		
9-Potential impact of Population Growth							
9.1	a- Within existing urban area, increased populations could place pressure on existing facilities	<ul style="list-style-type: none"> Specific policies including, protection of open space, Specific policy to upgrade existing facilities, all new housing development to provide appropriate open space 	●				
9.2	b- New development outside current boundaries will require new comprehensive provision	<ul style="list-style-type: none"> Specific policy to make appropriate on site provision (in accordance with open space hierarchy / requirement) 	●				
HERITAGE							
1	Listed Buildings:	<ul style="list-style-type: none"> Update list of 'listed buildings Identify 'at risk' buildings Policy to protect the character of listed buildings. 	●				
2	Ensuring adequate protection for non-designated heritage assets Should a 'local list of buildings' be identified?	<ul style="list-style-type: none"> Develop a local list; Policy identifying buildings on the list and protecting them. 					
3	Conservation Areas: Are current Conservation Area boundaries correct or do they need revising?	<ul style="list-style-type: none"> Undertake a 'characterisation study' of St. Anne's to assess the potential for new conservation area designations, extensions to existing areas or other amendments to boundaries. Consider designation of new Conservation Areas Conservation area appraisals and management plans need to be put in place. Ensuring that policies are in place that protect the character of conservation areas. 	●				

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4	<p>Regeneration Schemes: Are adequate provisions in place to protect and enhance the conservation area based around St. Anne's town centre, the management plan should specifically include proposals aimed at enhancing the economy, vibrancy and vitality of the centre and include proposals for upgrading and managing the public realm.</p> <p>How will further public realm improvements in town centre conservation areas be funded?</p>	<ul style="list-style-type: none"> Specific policy to protect and secure enhancement for the town centre conservation area Policy requiring potential funding contributions from relevant development proposals through Section 106 contributions Proposal in the Implementation Plan to ensure use of Community Infrastructure Levy Include proposals for the delivery and implementation of a management plan in the Implementation Plan. No action 	●				
5	<p>Historic Parks and Gardens: Ensuring the future preservation and enhancement of historic parks and gardens</p>	<ul style="list-style-type: none"> Proposal to carry out the assessment in the Implementation Plan Specific policy to protect the character of historic parks and gardens Proposal in the Implementation Plan to ensure use of Community Infrastructure Levy Include proposals for the delivery and implementation of a management plan, including funding arrangements and options in the Implementation Plan. No action 	●				
6	<p>Archaeological Sites: Ensure adequate protection of archaeological sites</p>	<ul style="list-style-type: none"> Include specific policy No action 	●				
7	<p>Community participation: Work with Fylde Heritage Forum (if set up), local societies, schools and community/voluntary groups to maximise the opportunity for all sections of the community to actively participate in the development of heritage awareness and inclusion within the development of particular projects.</p>	<ul style="list-style-type: none"> Inclusion in implementation plan 	●				
8	<p>Heritage promotion and publicity: Work with Fylde BC and local societies to develop e.g. guidance notes, exhibitions, heritage open days, web based resources etc</p>	<ul style="list-style-type: none"> Inclusion in implementation plan 	●				

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	<p>The development of an awards scheme to celebrate high standards of design and sensitivity within the historic environment or to specific listed buildings.</p> <p>Consider appointment of heritage champion</p>	<ul style="list-style-type: none"> Inclusion in implementation plan Inclusion in implementation plan 					
DESIGN AND BUILT ENVIRONMENT							
1	<p>Improving the quality of design in new developments</p> <p>There is no specific up to date sustainable design guide/s to protect and enhance St. Anne’s special character covering:</p> <ul style="list-style-type: none"> Housing/ New Build and Extensions Employment/ Commercial Community facilities Public Realm/ street furniture/ Signage Shop fronts Car parking 	<ul style="list-style-type: none"> Develop a design guide for St. Anne's Consider the need for Supplementary Planning documents or heritage based design guidance Adopt a design code for new development and areas of public realm masterplanning/design code for all major development 	●				
2	<p>Reducing clutter and improve design of street furniture</p>	<ul style="list-style-type: none"> Adopt a Design code for areas of public realm (include in general design code) Include in design guide for St. Anne's 	●				
NATURAL ENVIRONMENT							
1-Protecting and Enhancing Environmental Assets							
1.1	<p>There are a number of important statutory and non-statutory environmental designations located within, and adjoining the town. The beach, sand dunes, and inland assets (golf courses) are also important recreation resources. How should the NDP respond to these compared to the existing saved policies of the Local Plan, the emerging Local Plan, and various existing Strategies and Action plans?</p> <p>How can the potential economic and recreational benefits of these assets be maximized?</p>	<ul style="list-style-type: none"> Consider Specific policies 	●				

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1.2	Can any additional green spaces be Identified that need protection through the NDP?	<ul style="list-style-type: none"> Identify sites Policy to ensure adequate protection 	●				
1.3	Is habitat protection at the right level? Should it be enhanced?	<ul style="list-style-type: none"> Consider specific policies 	●				
2-the Beach and Dunes							
2.1	<p>How should the Beach and Dunes environmental assets be managed, protected, but utilised as an important recreational resource?</p> <p>The 2008 FBC Open Space study recommends that the beach be developed and managed as a Country Park-Can/ should the NDP promote this</p> <p>How can the sand dunes management action plan be implemented?</p>	<ul style="list-style-type: none"> Potential designation of Beach and Dunes as a Country Park? Include proposal for the implementation of the the sand dunes management action plan in the Implementation Plan 	●				●
2.2	Review the benefits of sand extraction	<ul style="list-style-type: none"> Consider specific policies 					
2.3	Improve bathing water quality	<ul style="list-style-type: none"> Consider specific policies 	●				●
3-Green Infrastructure							
3.1	Drawing on the Fylde Green Infrastructure Strategy and the evidence from various sections for this Neighbourhood Profile there is clearly an opportunity for the Neighbourhood Plan to develop its own Plan or strategy?	<ul style="list-style-type: none"> Policy to develop local green infrastructure network, linking recreational areas 	●				
3.2	Ensure environmental practices and greenspace management in parks, football pitches and golf Establish a protocol agreement to do this?	<ul style="list-style-type: none"> Include proposal in the Implementation Plan 	●				
3.3	Make cycle routes more attractive by providing green cover to shelter cyclists from prevailing winds and simultaneously establish new wildlife corridors.	<ul style="list-style-type: none"> Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				
3.4	Ensure that any investment to improve north/south road linkages contributes to and improve Green infrastructure. Which routes should be improved?	<ul style="list-style-type: none"> Identify routes Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				

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3.5	<p>Make greenspace more accessible e.g. improved network of recreational trails and space for outdoor natural play for children and families.</p> <p>Where are trails needed? Can a comprehensive safe off/ on street network be identified?</p> <p>How much outdoor play space is needed, and where?</p>	<ul style="list-style-type: none"> Identify requirement Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				
3.6	<p>Improvements to existing parks, including Ashton Gardens and Promenade Gardens which are important high quality heritage assets</p> <p>Which parks are a priority for improvement?</p>	<ul style="list-style-type: none"> Identify requirement Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				
3.7	<p>Improve environmental value of the spaces around and connecting areas of Green Infrastructure</p> <p>Which areas need improvement?</p>	<ul style="list-style-type: none"> Identify requirement Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				
3.8	<p>Enhance 'green routes' and key tourist destinations alongside urban gateways</p> <p>Which routes and destinations need enhancement?</p>	<ul style="list-style-type: none"> Identify requirement Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				
3.9	<p>Ensure that ongoing projects to promote and enhance St Annes make the most of opportunities to secure funding to expand and reinforce Green Infrastructure.</p>	<ul style="list-style-type: none"> Include proposal in the Implementation Plan 	●				
3.10	<p>Provide new Green Infrastructure</p> <ul style="list-style-type: none"> What is needed? 	<ul style="list-style-type: none"> Identify requirement Consider specific policies relating to facilitating through new development and public realm improvements Include proposal in the Implementation Plan 	●				
CLIMATE CHANGE							
1-Protecting and Enhancing Environmental Assets							
1	Flood Risk:						

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1.1	How should the NDP respond to the issue of widespread surface water flooding throughout the town?	<ul style="list-style-type: none"> Consider specific policies e.g. SUDS 	●				●
2	Renewable Energy						
2.1	How should/ can the NDP encourage the adoption of appropriate renewable energy technologies?	<ul style="list-style-type: none"> Consider specific policy Consider an NDO to facilitate greater take up of domestic/commercial small scale renewable energy schemes Promote a district heating scheme (include proposal in Implementation Plan and consider specific policy) 	●	●			
2.2	Improving the thermal efficiency of existing housing stock. The relatively poor thermal efficiency of the existing housing stock has been identified as an issue under Housing.	<ul style="list-style-type: none"> Consider specific policy to encourage improvements 	●				

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APPENDIX 4: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Written Representations: November 2015

Ref	Section	Resp ID	Comments Received	Town Council Response	Change to Document
NDP GENERAL COMMENTS					
C001	General Comments	R03: Network Rail	With regards to the neighbourhood plans Network Rail has no comments to make.	Noted	
C002	General Comments	R05: Highways England	Having considered the draft plan, there are no comments that we feel we need to make.	Noted	
C003	General Comments	R09: Mr F Moor	It's a shame that this consultation has come out as such a large chunk of information. It will be difficult for people to both find the time to give it the attention it needs and to grasp the interconnections between the various documents- because it represents 'too big a mouthful' to take in. As a result I fear you will generate a lower response than you would hope for. That's not for want of effort to inform on your part, it's just that it is too much for most people to take in all at one go.	The amount of detail required is unfortunately part of the process, but SATC is pleased with the level of response to date	
C004	General Comments	R09: Mr F Moor	I had hoped that I would able to be more positive about the plan than this questionnaire allows me to be. I am impressed and very pleased that you have chosen to adopt the "Garden Town by the Sea" mantra and vision. It is exactly what is needed and I fully support your direction in this matter.	Support noted	
C005	General Comments	R09: Mr F Moor	I had also hoped that the Neighbourhood Plan (which by definition must represent a lesser than borough-wide perspective) would advance and articulate the wishes of local people more than it does. For the most part it appears to espouse and agree with the policies of others. I recognise it must comply with Fylde Borough's requirements and those of Government, but that is not a reason to appear to adopt and support them as your own. It must be right that you can, and should, articulate policies specific to St Anne's whilst acknowledging that, at the present time, the policies of FBC and HMG must take precedence, and you are following them because you are required to do so by law. That doesn't make them the best policies for St Anne's, nor does it make them right. The right policies for a town Council and a neighbourhood plan are those supported by local people who expect the TC to be their voice - as ably set out in the public support for the petition to create the TC vis: "St. Annes has a clear identity. It is a definable community with an established	Throughout the NP process the St. Anne's community has been involved, and provided with many opportunities to offer their views. The draft NDP is a culmination of many months of work and SATC feels that the plan represents the views of local people. The policies set out in the pre submission document whilst consistent with the strategic policies of the emerging Local plan (and existing Saved Policies) they are specific to the town.	

APPENDIX 4: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Written Representations: November 2015

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			commercial, transport and social infrastructure, and wishes to have a voice of its own articulated through a Town Council. We hope the Secretary of State will agree to create a parish of St. Annes that will lead to the Town Council that is now sought by the people.”		
C006	General Comments	R09: Mr F Moor	Despite some of the more detailed and critical criticisms I make below, there is a lot of good in the current draft of the Neighbourhood Plan which was born into what I thought was a disastrous direction at the start, and which your most recent officials have done a fine job in rescuing from the mire. I suspect my criticisms below reflect what seems to me to be a rescue that is only two-thirds complete, and I would argue it should be allowed more time to produce a better plan - but I can also see the need to move it forward more quickly. I make my comments below in a spirit of a critical friend, not as a detractor.	The NDP is not yet complete and the purpose of the draft plan is to refine the detail further.	
C007	General Comments	R09: Mr F Moor	It is a great omission from the plan that the Town Council seems to have failed to see the potential in using the cross border ‘Duty to Co-operate’ requirement in a way that can positively benefit the area - by making use of the glut of low cost and low rent housing that exists in South Blackpool, and which is less than half an hours travel to work time of anywhere in St. Anne’s. Even the grossly inflated and supposed need for Affordable housing defined for St. Anne’s in Fylde’s emerging Local Plan could be more or less abolished by such a move, especially considering the proportionally larger numbers of people in low value employment who are affected by this. The problem for Fylde is that the ‘South Blackpool’ option conflicts with their imagined vision for economic growth of both employment and development, so they choose to ignore it. I am firmly convinced that the Fylde’s Emerging Local Plan is choosing to use a distorted interpretation of the evidence from the SHMA in order to satisfy an overly-ambitious growth agenda that will be very damaging to the character of the Fylde. The need for housing is being grossly overstated and the proportion of that which needs to be Affordable is also quite ridiculous. The present real demand for Affordable housing in Fylde is such that Registered Social Landlords say they are unable to borrow money to provide it whilst the condition exists	Fylde Council has a duty to cooperate with Blackpool Council. The affordable housing targets stem from the 2014 SHMA. The evidence by its very nature is constantly under review but the town council has worked from the most current evidence available to develop the NDP policies. The NDP does not seek to allocate sites or determine the level of housing provision which is a matter for the emerging Local Plan.	

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			that occupancy of Affordable housing in Fylde is limited to those already living here or having a connection with Fylde. As a result there is now growing pressure for Fylde to widen its catchment area for social housing to accept people from anywhere, not those in need of Affordable housing having some family connection with Fylde. If there was ever more clear proof that Fylde's social housing need has been grossly overstated in its Local Plan I find it difficult to imagine. I believe you should look again, with a more open mind, at the numbers the SHMA found, and especially at Table 7.11 on page 111 of the 2014 'Fylde Coast Strategic Housing Market Assessment' which shows the dwellings needed in Fylde to range between a negative figure of minus 64, and a positive figure of plus 436 per year, depending on which of a range of projections you care to make about inward migration to Fylde, and the likely age profile of those migrants.		
C008	General Comments	R10: Environment Agency (Cumbria and Lancashire)	We support the production of the St. Anne's on the Sea Neighbourhood Development Plan (NDP) and consider that it and the supporting documents are sound insofar as our remit extends. We are pleased to note that surface water flooding, climate change and Green Infrastructure (GI) have been identified as Key Issues and that policies have been produced to help address these.	Support noted	
C009	General Comments	R11 : Marine Management organisation	I can confirm that the MMO has no comments to submit in relation to this consultation as it is not within our remit.	Noted	
C010	General Comments	R13: How Planning	Although in theory a neighbourhood plan may come forward before an emerging Local Plan, when a neighbourhood plan comes forward before the Local Plan, the Local Planning Authority should discuss the Plan with the qualifying body, i.e. the Town Council, because it is "important to minimise any conflicts between the policies in the neighbourhood plan and those in the emerging Local Plan." The Draft Neighbourhood Plan has not been tested against the policies in the emerging Draft Fylde Local Plan to 2032 Revised Preferred Option (RPO), however the policies, reasoning and evidence informing the Local Plan process is highly relevant to the consideration of the basic conditions against which a neighbourhood	Whilst the 'Basic Conditions' require that the Plan conforms to the strategic policies of the Development Plan (that is the adopted Fylde BC Local Plan (As Altered) (Oct 2005), the town council has sought to ensure that its policies conform with the policy approach in the emerging local plan. It did so by	NDP and accompanying documents revised to take into account the approaches and policies set out in the revised emerging plan (RPO 2015).

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			<p>plan is tested. Notwithstanding this, it is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, as Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the Development Plan.</p>	<p>assessing the policies against those set out in the emerging Local Plan Issues and Options report published for consultation in June 2012, and through engagement with the officers of Fylde Council. The town council is satisfied that its approach is in conformity with the strategic approach underlying the emerging Local Plan. At a late stage in the preparation of the pre-submission draft of the plan (and accompanying documents), Fylde Council decided to consult on a Revised Preferred Options paper (which was issued in October 2015), having earlier decided to produce a single plan: The Fylde Local Plan.</p>	
C011	General Comments	R13: How Planning	<p>The Council's emerging Local Plan is at a very early stage, therefore creating a policy vacuum. Whilst the PPG advises that a draft Neighbourhood Plan must be in conformity with the strategic policies of the development plan in force, it would be ill advised for the Town Council to ignore the reasoning and evidence base informing the emerging Local Plan.</p>	<p>Whilst the 'Basic Conditions' require that the Plan conforms to the strategic policies of the Development Plan (that is the adopted Fylde BC Local Plan (As Altered) (Oct 2005), the town council has sought to ensure that its policies conform with the policy approach in the emerging local plan. It did so by assessing the policies against those set out in the emerging</p>	<p>NDP and accompanying documents revised to take into account the approaches and policies set out in the revised emerging plan (RPO 2015).</p>

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				<p>Local Plan Issues and Options report published for consultation in June 2012, and through engagement with the officers of Fylde Council. The town council is satisfied that its approach is in conformity with the strategic approach underlying the emerging Local Plan. At a late stage in the preparation of the pre-submission draft of the plan (and accompanying documents), Fylde Council decided to consult on a Revised Preferred Options paper (which was issued in October 2015), having earlier decided to produce a single plan: The Fylde Local Plan.</p>	
C012	General Comments	R13: How Planning	<p>The initial question which is to be asked as part of this consultation is whether this consultation is considered to be a 'qualifying consultation' in accordance with the PPG. Is there a complete draft neighbourhood plan? The draft Neighbourhood Plan appears to be complete, with policies supported by justification text and appendices. This should, however, be confirmed by the Borough Council.</p>	<p>Noted. Fylde Council have been consulted. The NDP does not seek to influence the quantity of housing and employment that can sustainably be accommodated within the revised settlement limits (after allowing for the Queensway urban extension). The Plan aims to ensure a high quality of design, appropriate housing mix, and community facilities to meet the needs of the growing population.</p>	

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C013	General Comments	R13: How Planning	The Draft Neighbourhood Plan is very aspirational, and whilst this is commended, a consequence of the ambitious nature of the Draft Neighbourhood Plan is that a number of policies are vague, not based on a detailed evidence base and therefore become meaningless. This undermines the policies that are based on a justified approach and the principles of preparing a neighbourhood plan. Paragraph 14 of the NPPF advises that a presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking. For plan-making, including the production of a neighbourhood plan, this means that local plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change. The Draft Neighbourhood Plan, when considered as a whole, does not currently provide sufficient flexibility.	<p>The town council accepts that the draft NDP is aspirational, however, does not accept that it does not offer sufficient flexibility. The NDP reflects the views of local people.</p> <p>The NDP does not seek to influence the quantity of housing and employment that can sustainably be accommodated within the revised settlement limits (after allowing for the Queensway urban extension). The Plan aims to ensure a high quality of design, appropriate housing mix, and community facilities to meet the needs of the growing population.</p>	
C014	General Comments	R14: Fylde BC	The Council fully supports the communities' initiative to produce a Neighbourhood Development Plan (NDP) and recognises that this is a community-led process that the local planning authority (LPA) has a duty to support. It is considered that this LPA's duty at this stage is to assist the Town Council in formulating a Submission version. This Council generally supports the Town Councils aspirations for the development of St. Anne's and congratulate the Town Council in reaching the Pre Submission stage in the neighbourhood planning process.	Support noted	
C015	General Comments	R14: Fylde BC	The NPPG says policies in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	The number of policies in the Plan has been reduced and several have been amended to take into account the Emerging Local Plan.

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			<p>the specific neighbourhood area for which it has been prepared. To assist with the development of the Plan to a workable document, this response focuses on overarching areas of concern in order to ensure the operation of the future policies are not hindered by any uncertainties over meaning, the intent or conflict with guidance and policies. This Council wishes to continue to work positively with the Town Council and it anticipates that focused workshop meetings between relevant Fylde Council officers and representatives of the Town Council could help to address the concerns. The eventual content of the plan and whether to take the comments on board ultimately rest with the Town Council. The comments provided are intended to be constructive and should not be seen as a criticism of the draft Plan. The LPA and Town Council will need to work closely together to ensure these issues are resolved by the time the Plan is submitted. This Council would welcome the opportunity to further explore the implementation and operation of the draft Plan and associated document in practice, this may be beneficial as part of a small working group of Town Council members and relevant Fylde Council officers as part of workshop sessions.</p>		
C016	General comments	R14: Fylde BC	<p>The draft Plan states that it complies with the policies in the NPPF, the saved local plan and emerging local plan. It is recognised that this test is one of general conformity rather than complete conformity. It is acknowledged that although the draft NDP will not be tested against the policies in an emerging Local Plan, the Town Council should be mindful of the relationship between the emerging strategic policies of the Local Plan and their draft Plan. There are some policies in the draft Plan which duplicate saved Local Plan policies that it is intended will be taken forward in the emerging Local Plan (which will supersede the saved policies once adopted). Following a review of the draft Plan and supporting information, the LPA considers there to be some potential areas of conflict that should be further explored. If these matters are unable to be resolved, and the Town Council considers that such a departure is justified in light of the local situation in St. Anne's on the Sea, it may be the case that justification for this approach should be provided to</p>	Potential conflicts were discussed at the workshop sessions between the town council and Fylde Council.	The number of policies in the Plan has been reduced and several have been amended to take into account the Emerging Local Plan.

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			reassure the Examiner. There are also some potential conflicts with General Permitted Development Order and national guidance / standards which should be further explored.		
C017	General comments	R15: Lead Local Flood Authority	<p>The LLFA is a statutory consultee in the planning process on all major development proposals with surface water implications. The Lancashire and Blackpool Local Flood Risk Management Strategy 2014-2017 was formally adopted on 9th April 2014 and is a material consideration during the plan making process. It is advised that the St. Anne's on Sea Neighbourhood Development Plan acknowledges this and has regard to in all policy areas. SuDS can be especially versatile when they are multifunctional in nature and can help to maximise cost effectiveness; something which is especially important on smaller development sites. The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around SuDS principles and provide multiple benefits, reducing costs and maintenance needs. This is perhaps worth emphasising more in Policy H7. SuDS can also provide many other benefits and it may be applicable to reference some of these in other parts of the Neighbourhood Development Plan document. Sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open space. The multifunctional potential of sustainable drainage systems (SuDS) should be exploited to maximise their cost effectiveness, regardless of the size of development site. Early design consideration is advised to build SuDS into multi-functional spaces and build up a network of SuDS that manage runoff close to its source to avoid the need for large storage areas. Designing green space and public realm with SuDS that work well when both wet and dry can provide valuable community recreational space as well as important blue and green infrastructure. Sports pitches, squares, courtyards, playgrounds,</p>	The LLFA's comments particularly with regard to SuDS are welcome and will be considered as part of any redrafting of the NDP.	Policies H7 and SU1 revised (and their justification text).

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			<p>landscapes around buildings, urban parks, green corridors and woodlands are all popular types of open space which can be integrated with SuDS. SuDS can also contribute to development targets for open space where they are designed to be multi-functional. On smaller development sites, space efficient SuDS can still be incorporated and include, for example, green roofs, bioretention gardens, permeable paving, rills, rainwater harvesting, hardscape storage, micro-wetlands, and bioretention tree pits.</p> <p>Water Framework Directive 2000 and Bathing Water Directive 2006: The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. The Bathing Water Directive (BWD) 2006 was introduced, and transcribed into UK law through the Bathing Water Regulations 2013, to safeguard public health and clean bathing waters, and stricter controls for testing of bathing water quality were recently introduced. Under the Water Framework Directive (WFD), all water bodies should reach ‘good ecological status’ by 2015. Whilst the LLFA does not have a statutory or proactive role to play in improving water quality (this is the remit of the Environment Agency), the LLFA does have regard to the WFD and BWD in all areas of work and encourages improvements in water quality wherever possible. Local government, including through the neighbourhood planning process, has a major role to play in delivering and achieving the objectives set out in the WFD and BFD and to help the natural and modified environment adapt to the impacts of climate change. One mechanism of doing so is through the planning and development process to ensure that new developments do not pose a threat to water quality. It is therefore recommended that the Plan has regard for the WFD and BFD in policies; for example the Plan does this through the use of Policy SU1 which requires the employment of SuDS, if and where possible, is to help achieve water quality benefits. Furthermore the supporting text to Policy SU1 makes it clear that this policy is also intended to help alleviate the issue of wastewater spills which the LLFA is pleased to see. The LLFA advises that the ‘SuDS Treatment Train’ concept is included under Policy SU1</p>		

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			to ensure that SuDS proposed by developers include the appropriate surface water treatments within the system to filter out/minimise pollutants from the development being carried downstream. This should encompass both the construction phase and post-construction. It is advised that you contact Jo Bradley at the Environment Agency for more information and targeted assistance on incorporating this.		
C018	General Comments	R19: Mr D R Fletcher	I would like to see a policy statement included which prevents planning permission being given for the building of new housing on flood plains in the area. 'Flood plains' by definition are part of any rivers natural and historic overflow relief mechanisms following periods of extreme rainfall. Allowing developers to build new housing estates on flood plains has led to a series of national flood disasters in recent years which has led to the taxpayer having to cough up billions of pounds in new flood defences, after the event, whilst the original developer laughs all the way to the bank. I am not against any development in 'flood plains' but I think development should be limited to recreational development such as parks, playing fields, leisure activities which if a flood does occur will not significantly effect the population at large.	As a statutory consultee, the Environment Agency provides up to date flooding information for consideration by the planning authority when determining planning applications. Currently, there are no areas within the NDP area which are within high flood risk zones as defined by EA mapping.	Figure 1.1 Location and Context: amended to resolve boundary inconsistency.
NDP CHAPTER 4. KEY ISSUES					
C019	4. Key Issues	R06: LCC Planning	Evidence needs to be presented to indicate that when sites are put forward for potential development, including those identified by policies relating to strategic land, housing and employment, they have been selected on the basis of an adequate, comparative or up-to-date site assessment which ensures that impacts on the natural environment have been minimised.	Noted. The NDP does not seek to allocate development sites.	
C020	4. Key Issues	R06: LCC Planning	A number of areas within the development plan are classified as Mineral Safeguarding Areas (MSAs), as defined by Policy M2 of the Lancashire Minerals and Waste Site Allocation and Development Management Policies Local Plan and the Policies Map. The MSA indicates that economic mineral resource of silica sand and construction sand may be present. The NPPF and Policy M2 require that planning permission will not normally be supported for incompatible development within mineral safeguarding areas.	Noted	

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			<p>Incompatible development is defined as that which would be incompatible by reasons of scale, proximity and permanence with the working of the mineral. As a result, the Council will need to satisfy itself that the need for development outweighs the need to prevent the possible sterilisation of a possible mineral resource at some point in the future.</p>		
C021	4. Key Issues	R13: How Planning	<p>The issue of the strategic gap between St Anne's and Blackpool is a strategic issue. The imminent designation of the Blackpool Airport Corridor Enterprise Zone reiterates the sub-regional importance of the airport site and it should be at this level that key designations regarding the future of the airport should be considered. As such, before the Draft Neighbourhood Plan is advanced further, the implications of the Enterprise Zone and Blackpool Airport and Adjacent Land Masterplan should first be assessed.</p>	<p>The text for policy 'SS1: Blackpool Airport', will be updated to reflect the following: "In March 2015, the Government announced, subject to further business case development an in principle designation as an Enterprise Zone for part of the Blackpool Airport site. Government reconfirmed this position in July this year with Enterprise Zone status likely to come into effect on the 1st April 2016."</p> <p>The town council have informed and discussed the emerging NDP with the LEP. The draft NDP Policy SS1 supports the Enterprise Zone, but safeguards the Green Belt land within the airport site. The policy also requires delivery of the site to be supported by an agreed masterplan, which should reflect the green belt boundaries.</p>	<p>Policy SS1 amended accordingly.</p>

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NDP CHAPTER 5. THE OBJECTIVES AND VISION OF THE NEIGHBOURHOOD PLAN					
C022	5. The Objectives and Vision	R08: Blackpool Council (Transport)	Page 34: 'Gateways' – despite the presence of a cycle path, such access along Queensway is not good. The road is too narrow to allow riders to be passed easily and such complain of harassment when using this road (Blackpool Cycling Forum). The cycle facility does not connect back onto the highway after Blackpool Road North (south-bound) and the back street cycle route provided is confusing, the natural town centre route being Heyhouses Lane/St. Anne's Road East. Blackpool Cycling Forum members have suggested a scheme at the Blackpool end, which might provide scope for a joint project, although it would currently depend on a developer contribution.	The town council accepts that the situation along Queensway is not good, and would like to work further with Fylde BC, LCC, Blackpool Council and other appropriate organisations and land owners to develop and maintain a safe and linked network for pedestrians and cyclists. Draft policy TR5 reflects this position.	
C023	5. The Objectives and Vision	R09: Mr F Moor	<p>The wording of these questions regarding objectives is most unfortunate and will undoubtedly give you misleading results. They all appear as 'motherhood and apple pie' questions when asked out of context like this, and I would have no confidence in the results that flow from this section of the consultation. I have tried to illustrate some of my concerns below.</p> <p>a) ensure that the town will have a sustainable and prosperous local economy and support local business: The literal objective will be supported by almost everyone (including me), but I cannot express support for what the objective means – because, for example, the proposed implementation measures set out in the plan fail to provide adequate weight to the value of the tourism economy.</p> <p>b) secure high quality sensitive design which recognises the importance of local distinctiveness and enriches the landscape and built environment: The literal objective appears to be 'motherhood and apple pie', but having read the detail, I cannot agree with those proposals for 'local distinctiveness' that divert from the town's founding principles.</p> <p>c) enjoy and utilise our natural landscape, green spaces and assets whilst protecting these for enjoyment by future generations: The question is too broad. In general I would support this objective, but the Local Nature Reserve (for example) is not there to be utilised or</p>	The town council has developed the vision and aims/objectives of the NDP through consultation with local people. They provide the backdrop to what is an ambitious and aspirational plan for the St. Anne's area.	

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			<p>enjoyed in the sense that this objective appears to mean. Its reason for existing is that it is enjoyed not by future generations of people, but by future generations of its indigenous inhabitants which are not people.</p> <p>d) support high quality housing and other development that meets the town's needs and encourage the reuse of existing and use of renewable resources: As with others in this section, I cannot truthfully answer 'yes' to this question when I know what the objective will lead to, and where the 'needs' are not properly identified.</p> <p>h) protect the town's heritage assets whilst encouraging appropriate high quality contemporary architecture: Agree with the first part, but absolute disagreement with the last part gives an overall 'no'</p>		
C024	5. The Objectives and Vision	R17: Lytham St Anne's Cycling Group	The Plan was discussed at our meeting last Friday evening when I was asked to commend the Council upon its foresight in conceiving the notion of a Neighbourhood Plan for St. Anne's. We were pleased to endorse the Council's vision of a cycle friendly garden town and would be pleased to contribute to relevant suggestions when the occasion arises. Perhaps a useful start would be some cycle parking outside the Town Council's offices!	Support noted	
NDP CHAPTER 6. THE POLICIES OF THE NEIGHBOURHOOD PLAN					
C025	6. The Policies of the Neighbourhood Plan: general comments	R14: Fylde BC	<p>The draft Plan is very aspirational, it is ambitious and covers many topic areas. It is considered that the draft Plan contains aspirational, land use and criteria based policies.</p> <p>As a consequence of the ambitious nature of the draft Plan which covers many areas, some policies appear to be rather vague and aspirational so that they can become meaningless. There are some areas within the draft Plan that require further explanation and justification in the policy and supporting text, including reference to appropriate evidence to justify such a policy approach/requirement. There are some policies which may not necessarily achieve what they are perhaps intended to address, and there is also a need to refine policy wording and inconsistencies / conflicts. This is important as the document would form part of the statutory development plan and would need to stand up to scrutiny by developers and</p>	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	The number of policies in the Plan has been reduced and several have been amended to take into account the Emerging Local Plan.

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			Inspectors at Planning Appeals. In contrast, there are some policies that this Council considers to be over prescriptive and do not offer sufficient flexibility to allow for an overall better planning outcome. The draft Plan contains some policies that confuse the information that should be submitted with a planning application (and so placed in a validation checklist) with the requirements that will be used to determine the application. Furthermore, the information to be submitted in support of an application as set out in the draft Plan is not consistent in its approach, with differing criteria thresholds applied. It is considered that a more consistent approach to thresholds would provide for the easier operation of the plan.		
POLICIES: GENERAL DEVELOPMENT PRINCIPLES					
C026	GP1: Settlement boundary	R09: Mr F Moor	Is supported. I could find no other policies in this section, but according to the section heading I offer the following views: 1). The strategic space between Blackpool and St. Anne’s is crucial to be maintained and I worry that the policies that are proactive toward the proposed Enterprise Zone risk damaging its scale and integrity given the permitted development rights that the airfield enjoys for operational purposes; 2). If ‘addressing the needs of an elderly population’ means the support the plan provides for retirement hubs or villages I support it. I am not sure what this question means. 3) ‘addressing the potential impact of population growth’ - The Plan (p79) says ‘St. Anne’s is a popular residential town with significant pressures to accommodate housing and population growth’. I do not agree with this statement. The evidence (Fylde’s SHMA) shows that there is a projected population decline because more people are dying here than are being born, so there is no pressure from population growth. What does exist, and what I think you really mean, is pressure for inward migration to St Anne’s, not because of population growth, but from the desire to live in such a nice place. That is not population growth. The plan ought to recognise the difference between these conditions and seek to regulate the extent of development provided for inward migration to a level that does not damage the character of the area. 4). Blackpool Airport – I refer to the comments provided on (1) above and elsewhere in this	Policy GP1 defines the boundary for the NDP and states that “Development will be directed towards the existing settlement and, within the settlement boundary, development on brownfield land will be encouraged, subject to other relevant development plan policies being satisfied.”	

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			response, and I add at this point that I fundamentally disagree with most of the changes made to the plan as a result of your meeting with Lancashire County Council and Lancashire Enterprise Partnership.		
C027	GP1: Settlement boundary	R12: Oyston Estates: Cassidy & Ashton Group Ltd	The Fylde Local Plan to 2030 Part 1: Preferred Options identifies a number of strategic sites for housing development adjacent to the existing settlement boundary of St Anne's. These are sites H1 (Queensway development – already granted planning permission), H2 Land West of North Houses and H3 Land North of Moss Hall Lane. The draft NP excludes sites H2 and H3 from the proposals map, with H2 being allocated as a Site of Biological and Geological Conservation Importance and H3 having no allocation and falling outside the Neighbourhood Development Plan Boundary. The NP boundary needs to be clarified to determine whether or not site H3 falls within the NP boundary.	The NDP boundary does not include site H3 as identified in the The Fylde Local Plan to 2030 Part 1: Preferred Options.	
C028	GP1: Settlement boundary	R12: Oyston Estates: Cassidy & Ashton Group Ltd	Need to take into account additional allocations for housing adjacent to the existing settlement boundary which would need to be redrawn.	Following publication of the pre-submission draft Fylde Council published changes to the Local Plan preferred options document including two proposed new housing allocations affecting the settlement boundary along the south eastern edge of the Queensway urban settlement.	Settlement limit changed as per eventual decision by Fylde Council.
C029	GP1: Settlement boundary	R13: How Planning	This policy advises that development will be directed towards the existing settlement and, within the settlement boundary, development on brownfield land will be encouraged, subject to other relevant development plan policies being satisfied. Development proposals on greenfield sites within the settlement boundary will be assessed against all relevant development plan policies applying to the site. Development outside the settlement boundary will be assessed against national policy and any relevant development plan policies. The general extent of this policy, in so far as it reiterates the established settlement boundary, albeit amended	Support noted	

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			to take into account the consented development at land at Queensway, is supported. It is important, considering the required flexibility that a neighbourhood plan must demonstrate, that development outside of the defined settlement boundary is assessed against national policy and up to date development plan policies.		
POLICIES: ENVIRONMENT					
C030	ENV: Environment – general comments	R04: The Wildlife Trust for Lancashire, Manchester and North Merseyside	Our principal concern is in relation to the natural environment and specifically, the coastal habitats, given our role in the Fylde Sand Dunes Project. You need to be aware that the current DEFRA funding ends on 31/3/2017 but we are actively pursuing continuation funding. There is also a geomorphological study in progress which will help to clarify the management interventions required in the dune section from Starr Gate to Bentinck Road. This should report in the next few months.	Noted	
C031	ENV: Environment – general comments	R09: Mr F Moor	Many of the policies here are to do with recreation, not environment, and I would have expected to see them forming part of a leisure and recreation section of the plan which does not seem to exist. I would argue that just as you separate built development into residential, retail, business and office uses, so you should separate environment (which should be more about biology and natural history), from managed gardens, parks, playing fields, recreation grounds, public open space and so on, all of which would be better aggregated into a parks and recreation section of the plan.	Comments noted. The town council took the decision to include recreation issues such as parks and gardens within the environment section of the draft NDP and does not intend to introduce a separate recreation and leisure section at this stage.	
C032	ENV: Environment – general comments	R20: Natural England	Overall the policies in the plan are quite broad and lack detail. More detail should be included in the policies with a robust and detailed supporting text. For example with the environmental policy, ENV1: Protection of sites of biological and geological conservation importance is too vague. This policy needs to clearly state that biodiversity will be protected and enhanced in accordance with paragraphs 109 to 125 of the National Planning Policy Framework (NPPF). We suggest the best way to do this is to include a biodiversity policy in the Neighbourhood Plan.	The town council has looked into the inclusion of a separate biodiversity policy. NPPF provides protection for biodiversity.	
C033	ENV: Environment –	R20: Natural England	Natural England advise that any policy in the Neighbourhood Plan that promotes or encourages additional development should include	The town council produced a screening report which was	

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	general comments		<p>wording to the effect that only development that is in conformity with the biodiversity policy will be supported.</p> <p>Natural England's previous response dated 10/02/15 reference 142501 stated: Given that we are aware of SPA birds species using the proposed Nature Reserve land and its association with the Queensway development we also cannot conclude no likely significant effect under the Habitats Regulations and recommend a screening exercise be undertaken as part of the Neighbourhood Plan process. SPA birds are still not mentioned in the plan. We would also like to reiterate a point made in the same referenced response above, any policy in the Neighbourhood Plan relating to the Nature Reserve would need to ensure absolute compliance with the conditions and planning obligations of the Queensway development. Please find attached some PDF maps, the first PDF map has some annotated comments, the additional PDF's show the Farmland Conservation area boundary and Lytham St Anne BSI boundary that will be helpful for reference and checking boundaries. There is no mention of protected species and you should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</p> <p>There is no accompanying HRA and as a reminder: As the neighbourhood plan is advancing ahead of the Fylde local plan, and therefore cannot rely on the policies within the local plan, a new SEA and HRA screening exercise should be undertaken. In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the Neighbourhood Plan to ensure that any likely significant effects are</p>	<p>sent to Fylde Council and has now been forwarded to NE.</p> <p>The up to date information about SPA birds is noted and the proposed changes to the proposals maps.</p>	

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			<p>avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress before a local plan has been adopted and/or the Neighbourhood Plan proposes development which has not be assessed and/or included in the Habitats Regulations Assessment for the Local Plan. Strategic Environmental Assessment – Screening. In addition to the HRA process, if environmental effects are predicted a SEA screening exercise should also be undertaken. A SEA may be required where:</p> <ul style="list-style-type: none"> - a neighbourhood plan allocates sites for development - a neighbourhood plan contain sensitive natural assets that may be affected by the plan - a neighbourhood plan may have significant effects that have not already been considered and dealt with in the Sustainability Appraisal for the Local Plan. <p>Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/does-a-neighbourhood-plan-require-a-sustainability-appraisal/</p>		
C034	ENV1: Protection of sites of biological and geological conservation importance	R09: Mr F Moor	Is supported.	Support noted	
C035	ENV1: Protection of	R12: Oyston Estates:	There are considerable doubts in respect of the designation of H2 Land West of North Houses as a Site of Biological and Geological	The town council is working with the supporting	

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	sites of biological and geological conservation importance	Cassidy & Ashton Group Ltd	Conservation Importance and its role as part of the wider Lytham Moss location. Ecological surveys have been carried out over the past 12 months having particular regard to breeding birds and wintering birds, and these have not identified any significant importance or value on sites H2 and H3. Development can be achieved on these sites with appropriate mitigation and compensatory provision can be provided on additional land owned by the client. This is a similar to the approach taken in the adjacent Queensway development (H1). It is therefore considered that policy ENV1 should not apply to site H2. This policy needs to take into account the most up-to-date ecological information available having regard to local sites, and in particular site H2 (Land West of North Houses).	information provided by the appropriate bodies.	
C036	ENV2: Protection of Open Spaces, Recreational facilities and Green Infrastructure	R08: Blackpool Council (Transport)	Page 41: Green Infrastructure – Blackpool will be delivering its own green corridors project and perhaps there is scope for mutually beneficial joint working here. The possibility of forming a network is mentioned at Page 42, but it would be difficult linking to Blackpool's routes as they will be town centre focused.	The town council would support joint working.	Added to the Delivery Strategy
C037	ENV2: Protection of Open Spaces, Recreational facilities and Green Infrastructure	R09: Mr F Moor	The concluding paragraph of ENV2 is the 'star policy' of the Plan. I warmly welcome it.	Support noted	
C038	ENV2: Protection of Open Spaces, Recreational facilities and Green Infrastructure	R09: Mr F Moor	I disagree with the wording "...where the development involves strategically important development / infrastructure for the town, or the expansion/improvement of an existing school, that cannot be located or routed elsewhere then development would only be permitted if the community would gain equivalent benefit from provision of a suitable replacement. It appears to me that the plan has not addressed the purposes for which each of the open spaces is provided, nor the distribution and intended catchment areas where	EN2 is written with regard to the NPPF (para 74) which provides a criteria for assessing potential loss of open space. EN2 also provides an extensive list of designated 'local green spaces'.	Policy EN2 revised to include LGS.

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			<p>the use is recreation. As a result, the plan has no rational basis to define and compare the importance of the space with any proposals for development that may come forward on them. This threatens the open space more than is appropriate. I would prefer to see the wording above removed from ENV2 as its weakness offers an invitation to development on those spaces. As an example of where this could lead, I would cite the recent history of the area off Hove Road This was once an important open recreation ground serving a wide catchment area of (mostly) lower value housing with very small or no garden space for children. Seen in plan it was one of the most important open recreational spaces in the locality. The YMCA asked if they could annex part of it for an all weather football area. They would manage and promote it. It was considered by FBC as a continuing recreational use, but with a different type of surface, so the use was agreed and the area was transferred to the YMCA and tarmacked with a surrounding fence. A few years later, it was said to be not well used and too costly for the YMCA to repair and maintain, and the YMCA sought to use the area to extend their existing car park. It was then, in effect, previously developed land, not public open space, and the use was not resistible in planning terms. Not many years later, the YMCA again sought permission to build an all weather area beyond their extended car park. Foolishly (in my view), that use was also granted. Today the undeveloped open green space off Hove Road is less than half the area it was, resulting in neighbour problems with informal ball games and the erection of unsightly 'stalag 14' style perimeter fencing to mitigate nuisance. Had there been in existence a definition of the purpose, importance and catchment area of the open green space, the justification to resist development, even for (initially) recreational use, would have been easier. There is no more strategically important need than that of the green space which separates development and provides for recreation. I believe the wording in ENV2 should be deleted.</p>		
C039	ENV2: Protection of Open Spaces,	R14: Fylde BC	This Council would welcome the opportunity to explore with the Town Council whether the proposed additional tier of policy protection is required, whether this is required for all of the	Workshop meetings between the town council and Fylde Council took place in	The number of policies in the Plan has been reduced and several

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	Recreational facilities and Green Infrastructure		proposed sites and to explore specifically how this designation and policy ENV2 operates.	September 2015 and a series of suggested revisions to policy wording was agreed.	have been amended to take into account the Emerging Local Plan.
C040	ENV3: Provision of new Open Space as a result of residential development	R09: Mr F Moor	Is broadly supported, but I do not understand the purpose of the second orange box on this page. I find the grammar difficult to follow. I read it to say that when making a contribution, developers must provide a 'justification statement' – as though they need to justify why they are providing it. In my own experience most developers do not wish to provide open space (Preferring to maximise income from development), so I am confused as to why they should justify something that is probably only being done because it is a requirement of the planning permission so far as they are concerned. I cannot believe this is what you intended, so I would ask that the wording here is made more clear. The final paragraph about linking green infrastructure is supported	Check wording of Policy EN3.	Policy EN3 revised in line with Fylde's emerging local plan policies.
C041	ENV4: Starr Hills Nature Reserve	R04: The Wildlife Trust for Lancashire, Manchester and North Merseyside	As regards the draft Delivery Strategy in relation to Policy ENV4 – are you aware that the Project already has a Steering Group and thus this action runs the risk of duplication unless it is intended to focus purely on the LNR (SSSI Management Unit 3)? The biggest immediate risk to the LNR and coastal dunes across the road is probably the Coastal Dunes housing development under construction and the lack of appropriate mitigation for its predicted impacts.	The town council is aware of the existing steering group	Delivery Strategy amended accordingly.
C042	ENV4: Starr Hills Nature Reserve	R09: Mr F Moor	Is supported, but care is needed to ensure the uses do not damage the area. This is, in my view, the most important patch of wildlife in the whole of Fylde, and one of the most important in Lancashire. It is one of the few places where I would always accord greater importance to protecting the undisturbed environment than that of allowing public access.	Support noted	
C043	ENV4: Starr Hills Nature Reserve	R10: Environment Agency (Cumbria	This dune system forms an important area for tidal flood defences and as a nature reserve. This policy supports the protection and enhancement of Starr Hills and is welcomed;	Support noted	

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		and Lancashire)			
C044	ENV5: Urban Trees Supply	R09: Mr F Moor	Is supported in principle, but when you are not prepared to limit the architectural style, I cannot for the life of me see why you should wish to limit the selection of tree species to be used within it! Equally I have reservations about some of the species you have set out for use in highways here. (Alder is a native of damp watersides, not dry sandy seaside soils, Pinus sylvestris is labour intensive to prevent it from shedding dead branches on to passing cars and pedestrians as it ages, and although I'm not familiar with the cultivar "Brabant", most species of Tilia have the unfortunate condition of dropping sticky substances onto cars parked below, and they are one of the worst culprits for pavement heave root disturbance that can be found on highways. Furthermore, there is no mention of the classic coastal trees such as the Evergreen Oak, nor the salt tolerance of Holly varieties). Personally I'd delete the whole of the wording about tree palettes, together with the relevant page in the design guide as well. It's far too prescriptive. The selection of species in any location needs to be made with the benefit of proper advice about the prevailing ground and environmental conditions.	The palette will be reviewed to ensure that the species put forward are appropriate for the local area. The intention of the palette is to be more prescriptive than has been the case in the past where numerous trees have been planted and failed due to poor choice of species. The use of a limited number of tree species can contribute to the character and definition of places.	Tree palette checked and reviewed. Comment added that the town council will develop an appropriate tree palette based on detailed specialist advice.
C045	ENV6: Community Tree Planting	R09: Mr F Moor	Is supported.	Support noted	
C046	ENV7: Local Green Space Designation	R09: Mr F Moor	Fails to go far enough to distinguish the purpose etc of open spaces. See my comments in respect of ENV2	Noted.	
C047	ENV7: Local Green Space Designation	R13: How Planning	The areas of proposed 'Local Green Space' are set out at Appendix 1 to the Draft Neighbourhood Plan. Appendix 1 identifies 35 sites throughout the Borough that the Town Council consider to contribute in respect of their beauty, historic significance, recreational value, tranquillity or wildlife value. Draft Policy ENV2: Protection of Open Spaces, Outdoor Recreational Facilities and Green Infrastructure advises that developments that result in the loss of open spaces, Local Green Spaces (designated under Policy ENV7), and recreational facilities will resisted unless the	The town council does not consider the list to be excessive. A further detailed review of the justification for each site for LGS has been carried out and will be included in the final plan.	Original policy ENV7 is now merged into EN2 and a further review of the justification for all LGS has been undertaken and included in Appendix 1 of the plan.

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			<p>requirements of paragraph 74 of the NPPF are met. The approach of Policy ENV7 appears to go beyond the approach set out in paragraph 77 of the NPPF, which states that “designation will not be appropriate for most green areas or open space” as the proposals map appears to designate the majority of green and open spaces to provide an additional tier of policy protection.</p>		
C048	ENV7: Local Green Space Designation	R14: Fylde BC	<p>Neighbourhood Plans can designate land as Local Green Space, to restrict development other than in very special circumstances (paragraph 76, NPPF). The policy for managing these spaces should be consistent with Green Belt policy (paragraph 78, NPPF). The draft Plan Policy ENV7 designates 35 Local Green Space’s and Policy ENV2 in the draft Plan seeks to protect open spaces, recreational facilities and Local Green Space. The approach to Local Green Space designation in the draft Plan appears to go beyond the approach set out in paragraph 77 of the NPPF, which states that “designation will not be appropriate for most green areas or open space” as the proposal map appears to designate the majority of green and open spaces to provide an additional tier of policy protection. The majority of the proposed Local Green Space designations already have existing policy protection, either through saved local plan policies and/or other relevant legislation.</p> <p>This Council is the owner (wholly or partly) of 19 of the 35 proposed Local Green Spaces. As the custodian, the Council considered that it is capable of adequately protecting its sites and there is adequate existing protection. For proposed Local Green Space’s designated for recreational value, this recreational value could be transferred to another site where equivalent or enhanced facilities are provided, this would also apply to privately owned sites. The Council is concerned as to whether the extra tier of policy protection offered through the Local Green Space designation would prevent opportunities for appropriate development at the sites, such as new changing facilities and sport provision. This Council would welcome the opportunity to explore with the Town Council whether the proposed additional tier of policy protection is required, whether</p>	<p>Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.</p>	<p>Original policy ENV7 is now merged into EN2 and a further review of the justification for all LGS has been undertaken and included in Appendix 1 of the plan.</p>

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			this is required for all of the proposed sites and to explore specifically how this designation and policy ENV2 operates.		
C049	ENV8: Lytham Moss	R04: The Wildlife Trust for Lancashire, Manchester and North Merseyside	There is a need for appropriate mitigation to be agreed and delivered in advance of this major development. The Neighbourhood Plan also needs to conform to the recently published Fylde Coastal Strategy (2015-2032) & Emerging Local Plan where relevant.	Noted. Following further review policy ENV8 has been deleted as protection is covered elsewhere through other plans.	ENV8 has been deleted
C050	ENV8: Lytham Moss	R09: Mr F Moor	It is my understanding that the management of the FCA is already set out as part of the planning application for Queensway. I seem to remember wading through it when I was opposing the development as part of the Rule 6 party opposing Kensington's plans. As an aside, the nearby playing field area (which is supposed to be dual-use recreational space) will, in my view, become a moated playing field in winter if the SuDS surface water drainage plans for the road have not changed since the last public inquiry (combined with the SuDS for the housing they seemed to want to get water to run uphill). I hope I am proved wrong, but fear I will not be.	Noted. Following further review policy ENV8 has been deleted as protection is covered elsewhere through other plans.	ENV8 has been deleted
C051	ENV8: Lytham Moss	R10: Environment Agency (Cumbria and Lancashire)	Lytham Moss – there is a significant proportion of this area of land within Flood Zones 2 and 3. Retaining this area as open space and GI will contribute to climate change mitigation and adaptation and reducing flood risk;	Noted. Following further review policy ENV8 has been deleted as protection is covered elsewhere through other plans.	ENV8 has been deleted
POLICIES: COMMUNITY AND HEALTH					
C052	CH: Community and Health: general comments	R06: LCC Planning	Lancashire County Council and Fylde Borough Council are currently working together to consider the public health impacts of the emerging Fylde Local Plan. In line with this approach, public health matters, including any issues arising from the St. Anne's on the Sea Neighbourhood Plan, will be considered as part of on-going discussions with Fylde Borough Council as part of the Neighbourhood Plan submission process. We trust that sufficient time can be given by both Fylde Borough Council and St. Anne's on the Sea Town Council to consider any public health matters arising	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	

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			and any recommendations that come out of the Health Impact Assessment process, before the final submission version of the neighbourhood plan is presented for independent examination.		
C053	CH1: Community Infrastructure Statements CH2: Community Assets	R01: The Theatres Trust	The Theatres Trust is pleased to see, and supports, the inclusion of policies CH1 and CH2 which aims to encourage and safeguard community facilities, including theatres, which are essential for the cultural and social wellbeing of the local community. The policies reflect item 70 of the National Planning Policy Framework which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.	Support noted	
C054	CH1: Community Infrastructure Statements	R13: How Planning	Draft Policy CH1 requires planning applications for 10 or more dwellings to submit a Community Infrastructure Statement alongside the application submission. The statement, based on consultation and engagement with appropriate service providers, must cover the adequacy of existing community infrastructure, and set out an agreed strategy for any necessary improvements. We believe this policy is unduly onerous. All planning applications will, as a matter of course, will be assessed by the Local Planning Authority and County Council in terms of their impact upon key infrastructure provision and any mitigation required. Fylde Borough Council's Infrastructure Delivery Plan identifies particular infrastructure requirements within the Borough that are needed to support the Local Plan and ensure delivery of sustainable communities. As such, the decision as to whether existing infrastructure is sufficient to ensure sustainable growth is a matter for Fylde Borough Council and Lancashire County Council, hence the policy is duplicative. Through the establishment of a Neighbourhood Area, Local Planning Authorities operating the Community Infrastructure Levy (CIL) will be required to pass 25% of the monies raised from development within a neighbourhood plan area to the Town Council. The Town Council will then be able to decide how this	<p>The town council considers that the request for a 'Community Infrastructure Statement' is not unduly onerous for the applicant.</p> <p>The population of the town will grow significantly as a result of existing speculative housing application approvals on land not allocated by a Local Plan (and therefore taken into account by an accompanying Infrastructure Plan).</p> <p>It is concerned that this development has not adequately taken account of the impact on local services.</p>	

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			money is spent. This is a more appropriate mechanism for the Town Council to agree a strategy for any necessary improvements to community infrastructure, not the draft policy approach. The Borough Council is currently investigating the viability of preparing a CIL Standard Charging Schedule.	The town council are concerned that consideration is given to the adequacy of existing social and community infrastructure when considering applications not set out in the emerging Local Plan.	
C055	CH4: Neighbourhood Community Hubs	R09: Mr F Moor	I am unsure of the basis of need for the hubs mentioned. There are already a significant number of rooms available for hire in St Anne’s where community groups and activities can and do take place. They are mostly (but not always, eg YMCA, Pensioners Hall) attached to churches, and it seems a bit like overkill to add more. I’m struggling with the underlying logic of this policy.	The town council accepts that there are existing rooms available but would like to ensure that neighbourhood hubs are maintained in the future and new ones created as the town expands and changes. However, a specific policy is not required.	CH4 has been deleted
POLICIES: DESIGN & HERITAGE					
C056	DH: Design and Heritage: general comments	R09: Mr F Moor	In a number of places the plan makes reference to two “registered gardens” within St. Anne’s. I could only find one place where they (I believe) properly described as being “Grade II Listed on the National Register of Historic Parks and Gardens” and I would urge that this description is used throughout to refer to them. Their importance is not the fact they are registered gardens, but that they are mainly in their original form, with most of the original features still preserved and are some of the best examples of gardens of their period in the country.	Noted: There are two registered gardens within St. Anne’s, both Grade II. These are Ashton Gardens, laid out in 1874-5, and the Promenade, established as a garden in 1914. The term “registered” is a common term for both buildings and gardens which are registered on the National list of heritage assets.	
C057	DH: Design and Heritage: general comments	R18: Historic England	The area covered by your Neighbourhood Plan includes a number of designated heritage assets; by way of assistance we have attached a list of these assets for you below. In line with national planning policy it will be important to ensure that the strategy for St Anne's	The town council will look in more detail at the issue of ‘heritage at risk’	

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			<p>on the Sea safeguards those elements which contribute to the significance of these assets so that they are available to be enjoyed by future generations. We note that you have policies to preserve and enhance assets in the NP area, we wonder if you have considered devising an objective and suitable policy specifically to address Heritage at Risk in the area such as the pier and to include significant non designated heritage assets? If you have not already done so, we recommend that you also speak to the staff at your local Historic Environment Record at Lancashire County Council. They should be able to provide further details of designated heritage assets along with locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk).</p> <table border="1"> <thead> <tr> <th colspan="3">Listed Buildings - Grade II</th> </tr> <tr> <th>HA Uid</th> <th>Name</th> <th>Grade</th> </tr> </thead> <tbody> <tr> <td>1196339</td> <td>BANDSTAND APPROXIMATELY 70 METRES SOUTH EAST OF ST ANNES PIER</td> <td>II</td> </tr> <tr> <td>1196340</td> <td>LIFEBOAT MONUMENT APPROXIMATELY 100 METRES SOUTH EAST OF ST ANNES PIER</td> <td>II</td> </tr> <tr> <td>1196341</td> <td>ST ANNE'S PIER</td> <td>II</td> </tr> <tr> <td>1196379</td> <td>LYCHGATE AND BOUNDARY WALL TO CHURCHYARD OF CHURCH OF ST ANNE</td> <td>II</td> </tr> <tr> <td>1196391</td> <td>WAR MEMORIAL</td> <td>II</td> </tr> <tr> <td>1218789</td> <td>DISTRICT CENTRAL LIBRARY</td> <td>II</td> </tr> <tr> <td>1219217</td> <td>CHURCH OF ST ANNE</td> <td>II</td> </tr> <tr> <td>1219349</td> <td>GRAND HOTEL WITH FRONT GARDEN WALL</td> <td>II</td> </tr> <tr> <td>1219352</td> <td>OCTAGONAL PAVILION APPROXIMATELY 130 METRES SOUTH EAST ST ANNE'S PIER</td> <td>II</td> </tr> <tr> <td>1219362</td> <td>PROMENADE SHELTER OPPOSITE WEST END OF OPEN AIR BATHS</td> <td>II</td> </tr> <tr> <td>1291511</td> <td>BOUNDARY WALL TO GROUNDS OF GRAND HOTEL</td> <td>II</td> </tr> <tr> <td>1291554</td> <td>MIDLAND BANK</td> <td>II</td> </tr> <tr> <td>1297652</td> <td>CHURCH OF ST THOMAS</td> <td>II</td> </tr> </tbody> </table>	Listed Buildings - Grade II			HA Uid	Name	Grade	1196339	BANDSTAND APPROXIMATELY 70 METRES SOUTH EAST OF ST ANNES PIER	II	1196340	LIFEBOAT MONUMENT APPROXIMATELY 100 METRES SOUTH EAST OF ST ANNES PIER	II	1196341	ST ANNE'S PIER	II	1196379	LYCHGATE AND BOUNDARY WALL TO CHURCHYARD OF CHURCH OF ST ANNE	II	1196391	WAR MEMORIAL	II	1218789	DISTRICT CENTRAL LIBRARY	II	1219217	CHURCH OF ST ANNE	II	1219349	GRAND HOTEL WITH FRONT GARDEN WALL	II	1219352	OCTAGONAL PAVILION APPROXIMATELY 130 METRES SOUTH EAST ST ANNE'S PIER	II	1219362	PROMENADE SHELTER OPPOSITE WEST END OF OPEN AIR BATHS	II	1291511	BOUNDARY WALL TO GROUNDS OF GRAND HOTEL	II	1291554	MIDLAND BANK	II	1297652	CHURCH OF ST THOMAS	II		
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C058	DH1: Design Quality	R09: Mr F Moor	<p>Mostly motherhood and apple pie, but I fail to see the importance attached to meeting the special needs of the young in an area that has far less young people than average, and far more old people than average. I would suggest deleting the words “.... providing opportunities for health and well being, and meeting the special needs of the young, physically and mentally impaired and be dementia friendly” They are unnecessary, and it is bad practice, to say the policy is for all, only to then single out specific cases. If it is for all, it is for all.</p>	<p>Policy DH1 refers to ‘Development Design’ and ‘encouraging and providing access to all’. It goes on to refer to meeting the special needs of for example the disabled where design requirement are sometimes different. This is not a case of singling out one part of the community to the exclusion of others but recognition that some parts of the community have different design</p>																																								

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				requirements that need to be recognised and addressed.	
C059	DH2: Supporting Information	R08: Blackpool Council (Transport)	Page 54: Policy DH2: 5, establishing quality routes for pedestrians and cyclists: Will this accommodate joint development of cross-border cycling and walking routes?	<p>It is the intention of the policy that 'local surroundings' would extend beyond the boundary of the plan for cycling and walking routes which by their very nature cross borders between authorities.</p> <p>The town council would like to work further with Fylde Council, LCC, Blackpool Council and other appropriate organisations and land owners to develop and maintain a safe and linked network for pedestrians and cyclists. Draft policies T5 and T6 reflect this position.</p>	Policy TR5 amended and reflects this position.
C060	DH2: Supporting Information	R09: Mr F Moor	Is supported	Support noted	
C061	DH3: Local distinctiveness	R09: Mr F Moor	Is supported in principle, but the Design Guide itself fails to give sufficient emphasis to the architectural style that accredited St Anne's with its distinctive character, so I do not support the statement that "This policy does not seek to impose a particular architectural style but new development is required to relate to its particular context." I believe that in most areas, the style for which St Anne's is famous should be (at least the first preference, if not) the specific style imposed.	The town council believes that to impose a particular 'architectural style' would be too prescriptive and unworkable.	
C062	DH4: Corridors and Gateways	R09: Mr F Moor	I find confusing. It is not clear whether you mean approaches to the parish or to the town centre, and it ought to be more clear. I broadly	The draft NDP refers in policy DH4 to 'access corridors' and	

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			support it if it approaches into the parish, less so if it is the town centre.	‘gateways’ into the area not just the town centre.	
C063	DH5: Blackpool Airport improvement area	R08: Blackpool Council (Transport)	Page 57: Policy DH5 – Seems to need revision to accommodate the possible enterprise zone.	As the situation with the EZ progresses the wording on policy DH5 will be amended accordingly but DH5 refers primarily to the design of the development in the area.	
C064	DH5: Blackpool Airport improvement area	R09: Mr F Moor	Development at the airport has the potential to seriously damage the space which exists between Blackpool and St Anne’s. In my view, if this happened, the result would be more damaging than the appearance of the existing industrial and airport buildings.	Noted	
C065	DH5: Blackpool Airport improvement area	R13: How Planning	Draft Policy DH5 seeks to improve the appearance and quality of the environment in and around Blackpool Airport. All new development is required to be of a high quality of design and make a positive contribution to the appearance and character of the area. This policy is supported given the key strategic gateway location of the Blackpool Airport site and its sub-regional significance.	Support noted	
C066	DH6: Historic context	R09: Mr F Moor	Is fully and strongly supported.	Support noted	
POLICIES: ECONOMY					
C067	EC: Economy – general comments	R08: Blackpool Council (Transport)	Page 60: The first paragraph seems to ignore the extreme deprivation in Blackpool, which although a unitary area, is still part of the Fylde.	Noted – the statement that the ‘Fylde area’ is relatively affluent is correct but does not refer specifically to the areas of high deprivation or equally the areas of high affluence.	
C068	EC: Economy – general comments	R09: Mr F Moor	After setting out the purpose of the plan, the first sentence of the first paragraph of the neighbourhood Plan says: “Our vision We aim to build on the unique legacy of our tourist offer to stimulate investment in retail, employment, culture and community activity, strengthening our town centre and ensuring that our town grows and develops in a sustainable way” I worry that the vision to ‘build	The town council recognises the importance of the tourism economy and the draft plan includes relevant policies which address the issues faced by the area.	Policies E6/E7 revised and refer.

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			<p>on a legacy’ implies that it is no longer a current situation. This seems to be confirmed when the plan then fails to recognise Tourism as the key and major industry in the town, and it fails to offer sufficient promise of future support the local tourism industry. In the second paragraph of the Plan’s ‘Economy’ section (p60) the text relegates tourism to being an afterthought after a now-redundant international airport and a small industrial estate. It does not hold it as the premier income generator for the local economy. The plan pays lip-service to its importance but then dwells on tourism losses (Pontins, The Island) as if these were key components of St. Anne’s Tourism offer. Neither was. Blackpool was the principal beneficiary of the Pontins Tourism spend (St Anne’s has a completely different tourism market segment), and The Island, formerly Pleasure Island, formerly Slideworld was only in existence (in all its incarnations) for less than 25 years. It was never a key attractant. Tourism surveys have shown consistently that the things people want to come here for are: Peace and quiet, Parks and Gardens, and small friendly shops. Not always in the same order, but these were always the top three reasons cited by potential visitors. St Anne’s is the focus of tourism for the whole of Fylde. Nowhere else in Fylde has it on our scale. It is the greatest positive contributor to the local economy (because tourist and day visitor money spent here is new money to the local economy. It is earned elsewhere and brought into Fylde increasing our wealth). Most other businesses - apart from the small number of manufacturing ones - simply recirculate money that is already here. This moves wealth from one business or family to another, but it does not create wealth as the tourist spend does, and it is a great mistake that tourism is downplayed so much in the plan. On the wider economy proposals, I believe care is needed with regard to support for the ‘Enterprise Zone.’ There are attendant dangers to the greenbelt and to the separation of Blackpool and St. Annes from changes that might well be seeded by changes at Blackpool Airport. The one thing that this plan does not seem to be in relation to the Economy is overly ambitious. That is to be welcomed. Fylde’s economic plans are</p>		

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			predicated on an illusory vision of economic growth that is not achievable. What it does is provide Fylde’s plan with the justification for the large scale housing development that Fylde’s plan deliberately sets out to create, I am pleased that the Town council does not seem to have fallen into the same trap.		
C069	SS1: Blackpool Airport	R06: LCC Planning	In principle we fully support Policy SS1 but believe the supporting text could be brought up to date. In light of this, the following text should be considered: 'In March 2015, the Government announced, subject to further business case development, an 'in principal' designation as an Enterprise Zone for part of the Blackpool Airport site. On 8th July, following the submission of additional information in support of the original business case, the Government confirmed that the Blackpool Airport Corridor Enterprise Zone will be Lancashire's second Enterprise Zone governed by the Lancashire Enterprise Partnership'.	The text for policy SS1: Blackpool Airport, will be updated to reflect the following: “In March 2015, the Government announced, subject to further business case development an in principle designation as an Enterprise Zone for part of the Blackpool Airport site. Government reconfirmed this position in July this year with Enterprise Zone status likely to come into effect on the 1st April 2016.”	Policy SS1 updated.
C070	SS1: Blackpool Airport	R07: Lancashire County Council	We provided some text concerning the Blackpool Airport Corridor Enterprise Zone, under comment 1 of our response. It is considered that the text below more accurately reflects the current status of the Blackpool Airport Corridor Enterprise Zone. ‘In March 2015, the Government announced, subject to further business case development an in principal designation as an Enterprise Zone for part of the Blackpool Airport site. Government reconfirmed this position in July this year with Enterprise Zone status likely to come into effect on the 1st April 2016.’ I would be grateful if this could be incorporated into our response, and hope it is helpful in your plan preparation.	The text for policy SS1: Blackpool Airport, will be updated to reflect the following: “In March 2015, the Government announced, subject to further business case development an in principle designation as an Enterprise Zone for part of the Blackpool Airport site. Government reconfirmed this position in July this year with Enterprise Zone status likely to come into effect on the 1st April 2016.”	Policy SS1 updated.

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C071	SS1: Blackpool Airport	R13: How Planning	<p>Draft Policy SS1 confirms the Town Council’s support of the delivery of the Blackpool Airport Corridor Enterprise Zone. The policy advises that the delivery of the site will be supported by the development of an agreed Masterplan. This policy should be amended to clarify that the masterplan is the Blackpool Airport and Adjacent Land Masterplan, currently being prepared by Lancashire County Council. It is through this Masterplan that the development of the Blackpool Airport site would be guided. The Chancellor’s 2015 Budget Statement announced the government’s approval of the application to extend the Lancashire Enterprise Zone to include the Blackpool Airport Corridor Enterprise Zone. The imminent approval of the Blackpool Airport Corridor Enterprise Zone emphasises the strategic importance of this site on a sub-regional level. The development of this site, including the approach to development within the Green Belt, will be guided by the Blackpool Airport and Adjacent Land Masterplan and any subsequent Local Development Order that the Lancashire Enterprise Partnership may produce. It is crucial that the Draft Neighbourhood Plan does not conflict with the development proposals for this key strategic site. Furthermore, it is considered important to reiterate comments made earlier in these representations that should there be conflict between a neighbourhood plan policy and a local plan policy, greater weight is attributed to the policy in the last document to become part of the Development Plan. Given the very early stage of the Council’s emerging Local Plan, it would be prudent for the Draft Neighbourhood Plan to await clarity on the Enterprise Zone and extent of the Masterplan before proceeding with a specific policy relating to the airport and surrounding land.</p>	<p>The wording will be amended to reflect the masterplan is the ‘Blackpool Airport and Adjacent Land Masterplan’.</p> <p>The masterplan should have regard to the emerging policies of the NDP.</p>	Policy SS1 updated.
C072	SS1: Blackpool Airport	R16: Lancashire Enterprise Partnership	<p>Policy SS1 Blackpool Airport Corridor Enterprise Zone is generally supported.</p> <p>Within the Economy section and supporting text of the draft plan the references to the Enterprise Zone should be updated to reflect the latest position. To date this is as follows:</p> <p>In March 2015, the Government announced, subject to further business case development an in principal designation as an</p>	<p>The text for policy SS1: Blackpool Airport, will be updated to reflect the following: “In March 2015, the Government announced, subject to further business case development an in</p>	Policy SS1 updated.

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			Enterprise Zone for part of the Blackpool Airport site. Government reconfirmed this position in July this year with Enterprise Zone status likely to come into effect on the 1 st April 2016.	principle designation as an Enterprise Zone for part of the Blackpool Airport site. Government reconfirmed this position in July this year with Enterprise Zone status likely to come into effect on the 1 st April 2016."	
C073	SS1: Blackpool Airport	R21: Mr K Eastham	<p>I appreciate that a well-advised Landowner/developer would give assurance that Greenbelt Policies would be unaffected, knowing of the permitted development policy allowing operational development in the Greenbelt for airports. Fylde considers an EZ the best mechanism for keeping an operational airport. I challenge this and maintain the existing situation is preferable for the following reasons:</p> <p>1) If the airport closed so would all its permitted development opportunities. The greenbelt value of the land would then become minimal.</p> <p>2) The worst scenario is for the airport to be closed after the EZ and the operational development opportunities are implemented. Current planning policies allow change of use and redevelopment of brown field development within the greenbelt.</p> <p>3) Greenbelts are not about security and maintenance. They are about retaining a clear open break between communities.</p> <p>4) The status quo retains the opportunity of international flights and diverted Manchester flights returning (remember it was the landowner, not the aviators, who stopped International flights).</p> <p>5) The LEP recognises an EZ will prevent the return of International flights (statement by its Chairman to Radio Lancashire).</p> <p>6) Balfour Beatty say to the press that they would welcome a return of International flights – probably in the knowledge that even more of the greenbelt would then be required to implement it (a rather invidious position for FBC).</p> <p>Insofar as employment land is concerned, this does not need an EZ. Indeed an EZ may constrain its uses. If 'subsidised' development</p>	<p>The Town Council have informed and discussed the emerging NDP with the LEP. The draft NDP Policy SS1 supports the Enterprise Zone, but safeguards the Green Belt land within the airport site. The policy also requires delivery of the site to be supported by an agreed masterplan, which should reflect the green belt boundaries.</p> <p>The comments regarding use of existing Green Belt policy are therefore noted.</p>	

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			happens at the Airport, then the owners of the Marton Peel site are even more likely to argue for retail uses to be allowed there. My past professional role as an advisor to the 14 Districts of Lancashire regarding the handling of major planning applications tempers my enthusiasm for development with, hopefully, astute caution. I encourage Fylde Borough Council to seek a barrister's opinion as soon as possible.		
C074	SS2: Island site	R09: Mr F Moor	Is, sadly, pie in the sky. Unless the tourism industry is supported more than the plan currently envisages, there is little prospect that the volume of visitors will support the existing facilities at 'The Island' let alone improved or additional ones. The recreational and cultural facilities that residents enjoy and have come to expect are predicated on the support that the visitor spend affords. The St Anne's Pool is a good example. On its own, the population of St Anne's could not justify its operational cost. It is the income from visitors that makes it affordable. If that declines and user numbers reduce, it will become unviable and be lost. The same goes for the resort's other recreational features that charge for use. Their business models also depend on visitor spend. If visitor numbers drop, and they become unviable, the availability of those facilities for resident use will also cease.	Tourism is well supported and encouraged in the draft NDP. Commercial enterprises will require sufficient demand to be viable.	
C075	EC1: The town centre and town centre development EC2: Primary shopping frontages EC3: Secondary shopping frontages EC4: Retain small scale employment	R09: Mr F Moor	Is wishy-washy and says little apart from parroting Fylde's or national policy. Its preamble recognises the change in shopping habits toward Internet use and expects that to escalate further over time, so the threat to the town centre retail offer is real, but the plan offers few solutions. It does not address how or even whether it will seek to manage the decline of retail (for example by changing the geographic boundary of the Town Centre) if that were to become the result of the increased use of the internet in the future. It would have been nice to see the plan express support for the encouragement of small family independent businesses in St Anne's (as evidenced in much of Lytham - which now appears a more popular retail destination than St Anne's). These are the 'small friendly shops' that consistent generations of visitors have placed in their top three reasons to come to St Anne's	Noted	

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	in the town centre				
C076	EC5: Other Uses in the Town Centre	R09: Mr F Moor	Is a laudable aim and one which I fully support provided it is an evening economy and NOT a night time economy. I fear the idea has been tried unsuccessfully before but I hope the TC may be able to do more than Fylde has done in this regard.	Support noted	
C077	EC6: Employment and Enterprise	R09: Mr F Moor	Small scale business use is in harmony with the nature of the town and a policy I support	Support noted	
C078	EC7: Office development	R09: Mr F Moor	Is common sense, and another policy I support.	Support noted	
C079	EC8: Leisure, culture and tourism	R09: Mr F Moor	Is motherhood and apple pie	Noted	
C080	EC9: Leisure, Culture and Tourism Accommodation	R09: Mr F Moor	Appears mostly to be a re-statement of FBC policy, but goes on to produce what could be a conflict with Fylde's policy in that Fylde's aim now appears to be to focus north promenade on environmental and wildlife uses rather than tourism.	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	
C081	EC10: Hotels and guest houses	R09: Mr F Moor	Is too weak, as is Fylde's. FBC's previous local plan (TREC2) said unequivocally that proposals for change from serviced accommodation in the primary holiday area "Will be resisted." No ifs. No buts. The start of EC 10 takes Fylde degradation of tourism on board and provides lukewarm support for St. Anne's having a recognisable serviced accommodation industry. It needs to be much stronger if the decline of tourism is to be resisted. The second part of EC10 is also too accommodating of the loss of accommodation facilities. The Town councils is THE VERY BODY that ought to be defending the principal industry of the area and articulating its importance, not wallowing in its decline.	The town council felt that the drafting of policy EC10 represented the views put forward through the consultation process.	Policy EC 10 deleted.
C082	EC11: Loss of tourism facilities	R09: Mr F Moor	Starts well, but then provides the gateway through which coaches and horses may pass.	The town council will review the wording of the policy and revise if necessary	Policy EC11 deleted.

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POLICIES: TRANSPORT					
C083	T: Transport: General comments	R06: LCC Planning	It should be noted that as of 9 th July 2015 the cabinet approved the Fylde Coast Highways and Transport Masterplan which sets out our transport strategy and plans for the Fylde Coast region.	As part of the review of the Draft NDP the town council will take into account any recently published background policy documents, evidence base etc.	
C084	T: Transport: General comments	R09: Mr F Moor	The policy preamble makes reference to the airport and the railway. Developing Pontins for residential use has been a terrible missed opportunity to link road, rail and air under one roof between Blackpool and St Anne's. I believe the best chance we had of continuing international flights from this area would have been a direct rail link with Manchester Airport. Regarding the bus service: it's difficult to have a bus service when for the most part what we now have is a set of bus businesses whose aim is to generate profit not to provide a public service. The social subsidy of bus services to meet the needs of local residents is a dying trend and, with the Governments current plans for retrenchment of public services, things can only get worse. I wish you well, but the aims of the plan in this regard (T2) really represent a triumph of hope over common sense.	Noted	
C085	T: Transport: General comments	R08: Blackpool Council (Transport)	Page 72: In addition to possible walking and cycling schemes, the Sintropher project offers joint working on extending the Blackpool and Fleetwood tramway and looking forward to the need to establish complementary electrically-driven mass transit systems	Noted	
C086	T2: Better public transport	R08: Blackpool Council (Transport)	Page 74: Policy T2 – Blackpool Council's Transport Policy Team is more than willing to discuss better public transport, in addition to the organisations mentioned here.	Noted and welcomed by the town council.	
C087	T3: Residential Car parking	R09: Mr F Moor	Policy T3 is fully supported, but I would take out the conditional "Wherever possible..." at the start of sentence 2 to make it even stronger.	There may be occasions, although rare, when it is not possible to accommodate parking within the curtilage of a dwelling (garage, parking space etc).	

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C088	T4: Town Centre Car parking	R09: Mr F Moor	Policy T4 is more motherhood and apple pie and, in my view, represents a missed opportunity. The problem with parking is that it is not currently managed for the benefit of the town but partly for income generation and partly by a county organisation that sees no benefit in localising decisions on parking. The TC should consider whether there are powers under the Localism Act to wrest control of parking from both Fylde and the County Councils so the Town Council can manage parking for the benefit of St Anne's.	Policy T4 states that the town council will work with Fylde Council and LCC to further develop the car parking strategy for St. Anne's town to ensure that the strategy adopted suits the needs and issues of the town. The town council accepts that the current situation is far from ideal and will be working to ensure greater local control, something which as a whole the NDP is striving to achieve.	
C089	T5: Getting Around St. Anne's	R09: Mr F Moor	is fully supported	Support noted	
C090	T6: Cycling and pedestrians	R09: Mr F Moor	is supported EXCEPT that the adjacent photograph appears to show shared use of the footway with pedestrians. For the most part I do not support this practice at all (The exception being long distance routes with infrequent pedestrian use like Queensway). It encourages the view that it is OK to cycle on the footway and is not. It is unlawful. Furthermore, it is both dangerous and threatening to the mostly older age group we have here. Cycles are vehicles and they belong on the carriageway, not the footway. By all means make adequate and separate provision for them on the carriageway, but absolutely not on the footway.	The photograph in question shows a designated footpath and a designated cycle path adjacent to each other, not shared. There is a strong feeling within the community that dedicated cycle paths need to be created within the area and advice from the highway authority is that the best way to do this is off the main carriageway.	
POLICIES: HOUSING					
C091	H: Housing: general comments	R12: Oyston Estates: Cassidy & Ashton Group Ltd	The proposals map identifies a number of 'committed major housing sites' which already benefit from planning permission. No other proposed sites have been allocated for housing, and there is no provision for the expansion of the existing settlement boundary of St Anne's. This boundary was defined under the Fylde Borough Local	Site H3 as identified in 'The Fylde Local Plan to 2030 Part 1: Preferred Options' lies outside the boundary of the NDP.	

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			<p>Plan (As altered 2005) which is now an outdated document. The existing settlement boundaries set out in the Local Plan were established a number of years ago and since this time Fylde Borough has experienced a consistent under supply of housing. Such dated settlement boundaries do not take into account the current emphasis in the NPPF which seeks to significantly boost the supply of housing in order to address the housing crisis that the country faces.</p> <p>Furthermore, as the largest built up area in the Borough, Lytham St. Anne's is the most suitable location for new housing development. In addition there are doubts over the viability of funding for the Heyhouses bypass scheme and the allocation of land at St. Anne's can assist in funding this. It should also be recognised that positive pre-application discussions have been on-going with Fylde Borough Council for some time in order to bring forward these sites for residential development and to deliver the key infrastructure that the area needs, including contributions towards the Heyhouses Bypass. Given current national planning policy, it is not considered that the NP allows for sustainable growth, which is the golden thread running through the National Planning Policy Framework, and without the allocation of further appropriate sites, such as H2 and H3, it is unlikely that housing targets would be met. Existing planning permissions in the Borough do not fulfil the housing land supply requirement and as such further site allocations are required Borough-wide and more notably around the largest built up area in the Borough. St Anne's is a key sustainable settlement in Fylde Borough (as defined in the Local Plan) where growth should be directed in order to take advantage of well established infrastructure, main shopping areas and services already in place. It is not considered that the NP provides for the sustainable growth of St Anne's up to 2030 without the allocation of additional sites for housing. Sites H2 and H3 are immediately adjacent to the existing settlement of St Anne's and it is already an area of focus for new housing under the Queensway scheme. These are logical sites for the expansion of the settlement and would simply round of the</p>	<p>Site H2 has not been included in the revised preferred options document 2014 and has been identified as a site of biological importance.</p> <p>The town council recognises the importance and role of the town as the principal settlement in Fylde, but considers the town has now reached its sustainable spatial limit having regard to environmental constraints.</p>	

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			existing built up area. The development of these sites for housing would be compatible with adjacent land uses. Furthermore they are the sites identified in the current Fylde Local Plan to 2030 Part 1: Preferred Options. The allocation of these sites for housing would deliver substantial economic, social and environmental benefits including a significant contribution to the Council's Housing Land Supply, the delivery of much needed affordable housing provision, construction jobs, householder expenditure, ecological enhancements and also contributions to key infrastructure and education. These sites would support the sustainable growth of St Anne's and would alleviate the pressure for further development in the countryside by identifying sites through the Neighbourhood Plan process. It is respectfully requested that full consideration is given to the allocation of the sites H2 (Land West of North Houses) and H3 (Land North of Moss Hall Lane) in order to allow for the sustainable growth of St Anne's. The sites are entirely available and deliverable and have a reasonable prospect of coming forward in the short-term.		
C092	H1: Housing Development	R02: United Utilities:	You may be aware that we work closely with Fylde Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time. It is important that United Utilities are kept aware of any additional growth proposed within your neighbourhood plan over and above the Council's allocations. We would encourage further consultation with us at an early stage should you look to allocate additional development sites in this area in the future.	Noted	
C093	H1: Housing Development	R06: LCC Planning	It will be necessary to be mindful of the capacity in schools when considering housing development, which will generate children requiring school places. As developments come forward, housing assessments will be undertaken to measure against existing capacity in schools, and expansion projects commissioned as necessary.	Noted. (see also Policy CH1)	
C094	H1: Housing Development	R09: Mr F Moor	It is dangerous to say that Previously Developed Land will be 'positively supported' for housing. This implies support in all cases, and you may wish to support PDL for other (eg employment) land uses, and there may be instances where supporting a PDL	The town council will review the wording of the policy and revise if necessary	Policy wording reviewed but no change made.

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			<p>development is inappropriate for other reasons (such as its being within a green belt area). The wording here should be conditioned by “usually” as in “will usually be... “ or it should be changed to reflect a preference for the use of PDL or have some sort of sequential test applied.</p> <p>I would also condition the second sentence with a ‘normally” or “usually” as well, to leave you flexibility in circumstances which you may not currently be able to foresee.</p> <p>The same could be said of the third sentence, but personally I’d be happier for developers to see the strength of your intention here.</p>		
C095	H1: Housing Development	R12: Oyston Estates: Cassidy & Ashton Group Ltd	Need to take into account additional allocations for housing adjacent to the existing settlement boundary which would need to be redrawn.	The boundaries have been checked and the NDP includes site H1.	
C096	H1: Housing Development	R13: How Planning	Draft Policy H1 advises that development on open countryside outside the defined settlement boundary will be resisted. As currently drafted, this policy is contrary to Draft Policy GP1: Settlement Boundary, which advises that development outside the settlement boundary will be assessed against national policy and any relevant development plan policies. The policy approach promoted in Draft Policy GP1 should also be promoted in this policy.	The town council will review the wording of the policy and revise if necessary	Policy revised to exclude reference to open countryside.
C097	H2: Housing for a Sustainable Community	R09: Mr F Moor	I do not believe that social engineering should be an aim of the Town Council. The idea of a ‘planned society’ and support for social engineering should have finished with the fall of communism. I therefore fundamentally disagree with the aim ‘to secure a sustainable and mixed community’ and would prefer this to be changed to a policy justification that relies on the avoidance of visual uniformity to encourage a mix of dwelling types and a range of tenures.	The suggested ‘Housing Mix statement’ should demonstrate how the proposal meets the needs of current and future households in the Neighbourhood Plan Area and how it addresses the supply of affordable, medium sized detached and semi detached three bedroom family homes.	

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C098	H3: Affordable Housing Requirement H4: Integrating Affordable Housing	R09: Mr F Moor	<p>Here (and elsewhere in the plan) the word “need” is used to address both need and desire in respect of housing. They are not the same thing. This is a neighbourhood plan and ought primarily to address need which is local. If that is the case, then the ‘need’ that exists is firstly for the population of the neighbourhood. On a simplistic basis, and because Fylde’s projected death rate (of people who already have a home) is higher than its projected birth rate (for people who will need a home). This would result in the demolition of a handful of houses every year. However, chiefly because of family fragmentation, and especially because of divorce and separation which is now widespread, there is a need for more housing. My own belief is that for the whole of Fylde the need based on family fragmentation of one sort or another would be in the order of 150 homes a year, so St Anne’s is probably around one third of this number. The remainder of what the plan refers to as “need” is actually desire. It is the wish that people have to come and live here. There are two principal drivers for this, the first is employment, and the scale of desire in that context will depend on the extent of business growth or decline, so I will address that more fully there. The second is simply a desire to live in St Anne’s because it is a nice, peaceful, tranquil, comparatively clean, and comparatively crime-free area. It must be right that a neighbourhood (less than borough-wide) plan ought to articulate the concerns of local people that the scale of development to address this desire must not be allowed deny the purpose for which the plan exists– to preserve the very reasons that make it an attractive place to live. I would have thought that the salutary experience of the Spanish resorts in allowing (and even encouraging) mass tourist development to completely ruin the character that previously existed ought to be warning enough in this regard. Overall, I believe that the number of additional homes appropriate to Fylde as a whole is probably less than one third of the number that Fylde currently propose, and would be in the order of 200 to 250 homes a year, with St Anne’s being around one third of this. Policies 3 and 4 chiefly address ‘Affordable Housing’, and the term is used confusingly in the plan to address both the true</p>	<p>The comments on affordability are noted. The town council has worked closely with Fylde Council and other agencies and viability testing is a key part of any assessment.</p>	

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			<p>meaning (which is socially subsidised housing) and low cost housing (which is what most people think it means) The plan is not clear about the difference and confuses these two issues. The idea that 30% of developments should be Affordable is no doubt a well intentioned aspiration, but it is also both foolish and self defeating. Evidence shows that developers do not like mixing house types, and they will take whatever steps they can (and the experience of local sites and the LPA’s unwillingness to resist claims of non-viability demonstrates their success in this matter) to avoid having to provide them. The outcome is not what is wanted. But quite separate from this, economics of it are completely wrong-headed. When a developer is required to provide affordable houses, it represents a loss of his profits on what would otherwise have been market value houses. Supporters of the idea say this means developers must pay less for the land on which to build. This is a convenient pseudo-reason used to justify the argument, but it is not the case in practice. There is no evidence that the introduction of these policies have driven down land prices. In practice, the loss of potential income to the developer means the cost of the ‘remaining’ (market value) houses actually increases to cover the ‘loss’ he incurs in providing the Affordable homes. In turn this makes the Market Value homes less affordable, and increases the number of people who cannot afford MV homes, exacerbating the problem and, simultaneously, increasing demand for Affordable homes. I appreciate the answer - which is probably to fund people (whose means are insufficient to enable them to have accommodation - rather than funding property development) from national taxation, lies outside the scope of the Neighbourhood Plan, but as it stands, the plan’s current approach to Affordable housing will only make things worse. Given my earlier comments you will also not be surprised to find that I fundamentally do not support the view that is the role of a Town Council “to ensure an appropriate mix of housing and encourage social integration” The mix of housing should be founded on architecture, the sense of place and the deprecation of visual uniformity, not social</p>		

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			engineering policy. In this context I am not at all able to support the second part of policy H4.		
C099	H5: New Apartments	R09: Mr F Moor	For reasons already outlined, I fundamentally disagree with the first sentence of Policy H5. Social engineering should not be the role of the TC, and the idea of setting out to create “a more balanced, family orientated and sustainable town with a younger population” is fundamentally wrong. That said, I do support the proposal to resist the change of use of larger properties to apartment and HMO development, (but not for the reasons given), and I give qualified support to proposal to resist the development of new apartments, but I would add some indication that the policy is intended to apply to large scale apartment developments, and not to those of more human scale. I find the formulaic approach using percentages to be too cumbersome, and would prefer this to be a statement of intent leaving the TC with discretion to make decisions on merit and prevailing circumstances.	Qualified support noted.	
C100	H6: Retirement Hubs	R09: Mr F Moor	I support	Support noted.	
C101	H7: Residential Design	R09: Mr F Moor	Provided that adequate provision is made for modern parking and garaging needs at all properties, I fully support the idea of garden village development which itself echoes one of the main founding principles of the town. I would have much preferred to see another of the Land and Building Company’s founding policies adopted which would condition future design to that of the ‘Domestic Gothic’ style of architecture, which is – visually – exactly what gives St Anne’s its sense of place and character, and what sets the tone for the culture of the area. Instead, the TC Design Guide’s says; Good design does not always mean having to accurately reflect the past. Sometimes this is totally appropriate but on many other occasions, particularly in a new housing environment there is the opportunity to provide high quality modern design using the latest materials and the latest technology. Is not a new housing development a wonderful opportunity to make the houses as energy efficient as possible and to create as little impact on the existing overloaded drainage	Support noted. Comments on design styles noted.	

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			<p>systems as possible? There appears to be a terrible confusion here between design and construction. It is clear that modern materials and methods and the latest technology which can improve energy efficiency and be labour saving should be employed wherever possible. But that has nothing to do with the visual appearance of the development. The use of such construction materials and building techniques can equally well be employed to produce a building that is in keeping with the original design intentions of Porritt, Maxwell and Tuke, and the Land and Building Company, who controlled the style of St. Anne's property in order to give the town its unique and distinctive character – to make it a place that is 'different' from (most) other places. I recognise some may see a dichotomy between my support for varied architecture and my desire to continue the prescription of the domestic gothic style for St. Anne's. But I argue this is not the case, as evidenced by the wide range of visually interesting and varied property that was built by the Land and Building Company, almost all of which was within the broad definition of 'Domestic Gothic' in style, whether terrace or mansion, business or residence.</p>		
C102	H7: Residential Design	R10: Environment Agency (Cumbria and Lancashire)	<p>Incorporate Sustainable Urban Drainage into new development – in addition to the important function of reducing risk from surface water flooding SUDS can help to reduce pollutants entering surface water and groundwater. This will contribute towards the improvement of Bathing Water Quality in the area, which is an important driver of the local economy.</p>	Noted.	
POLICIES: SUSTAINABILITY					
C103	SU1: Incorporate Sustainable Urban Drainage into new development	R09: Mr F Moor	<p>The principles of SuDS are fine, it's the implementation that is the problem. Fylde may (on behalf of others) set the run off rates, but there is currently no official body to police this, so no-one knows whether the runoff rates are being met. This is a matter which needs urgent attention and for new developments of any scale, some sort of electronic telemetry should be required to record and transmit the runoff rates to the body that eventually becomes responsible so that computerised monitoring can take place. From experience over many years, I do not support the use of open water for SuDS</p>	<p>The Floods and Water Management Act places responsibilities on Local Authorities to assess SuDS as part of their wider remit for flood and pollution control. LCC is the Lead Local Flood Authority managing local flood risk including surface water,</p>	<p>Comments regarding the policing of run-off passed to the LLFA.</p>

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			storage. It might be acceptable in higher value developments (eg situations like Wrea Green), but is often a disaster in medium and lower value housing. Shallow, (often stagnant), water is a breeding ground for disease, and deeper water– especially with lower cost housing designed for young families (which usually features small gardens and open water in ditches or ponds) creates a dangerous magnet for young children as well as a convenient depository for garden and other waste. It is far better to require the water to be stored out of sight and underground. I suspect we are not far from requiring the same (SuDS) principles to be adopted for sewage and wastewater as well.	groundwater, and rivers or streams that are not main rivers. The comments regarding the policing of run-off will be passed to the LLFA.	
C104	SU1: Incorporate Sustainable Urban Drainage into new development	R10: Environment Agency (Cumbria and Lancashire)	Incorporate Sustainable Urban Drainage into new development – in addition to the important function of reducing risk from surface water flooding SUDS can help to reduce pollutants entering surface water and groundwater. This will contribute towards the improvement of Bathing Water Quality in the area, which is an important driver of the local economy.	Noted	
C105	SU1: Incorporate Sustainable Urban Drainage into new development	R15: Lead Local Flood Authority	LLFA is highly supportive of a specific policy on sustainable drainage systems (SuDS). It is recommended that rather than refer to ‘the maximum rate set by Fylde Borough Council’ that the policy refers to the ‘maximum rate stipulated in DEFRA’s Non-Statutory Technical Standards for SuDS unless agreed otherwise with Fylde Borough Council and, where applicable, the Lead Local Flood Authority.’ The policy does not mention any reference to the maintenance of SuDS. It should be noted that, since the SuDS Approval Body (The ‘SAB’) has been ‘shelved’ by Government, the LLFA will not be adopting any SuDS on new developments. Instead the SuDS must be maintained by the riparian owner(s) or arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents’ Management Company are advised to be put in place. This should include details such as funding arrangements, inspections, and means of access and details of easements, where applicable. It is advised that Policy SU1 makes reference to the maintenance of such systems and its need to be	Support noted. The town council will look into the issue of the future maintenance of SuDS and review the policy wording.	Policy SU1 has been amended accordingly.

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			<p>secured in writing to minimise the potential for a flood risk to arise as a result of poor or inadequate maintenance arrangements. The supporting text of the policy states that the NPPF says 'local authorities should promote the use of SuDS'. It may also be worth pointing out that the Local Flood Risk Management Strategy also encourages the use of SuDS and Paragraph 103 of the NPPF <u>requires</u> applications for development to demonstrate that 'priority use has been given to SuDS' i.e. SuDS should be used by default as the 'norm' rather than as an exception when engineering drainage new and replacing existing drainage systems on ALL developments in any flood zone. Further information is offered on SuDS in the planning process below: Paragraph 103 of the National Planning Policy Framework (NPPF) and Written Statement on Sustainable Drainage Systems (HCWS161) requires that surface water arising from a developed site should, as far as it is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development, whilst reducing flood risk to the site itself and elsewhere, taking climate change into account. The Lead Local Flood Authority encourages that site surface water drainage is designed in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems and Planning Practice Guidance, including restricting developed discharge of surface water to greenfield runoff rates making suitable allowances for climate change and urban creep, managing surface water as close to the surface as possible and prioritising infiltration as a means of surface water disposal where possible. The LLFA is pleased to see acknowledgement of the importance of and reference to the role that sustainable drainage systems (SuDS) can play in open space and green infrastructure. It is also pleasing to see that the role of green infrastructure in flood alleviation is acknowledged.</p>		
C106	SU2: Decentralised energy networks and	R09: Mr F Moor	<p>I am not well enough informed to make comment on this matter save for the view that when everyone has a local heat source, the earth itself will be a lot cooler, and like drainage and sewage, we will find need to reduce the impact of these processes.</p>	Noted	

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	district heating				
C107	SU2: Decentralised energy networks and district heating systems	R13: How Planning	Draft Policy SU2 appears to be, in the main, identical to emerging Local Plan Policy CL4: Decentralised Energy Networks and District Heating Systems. The element of the emerging Local Plan policy that the Draft Neighbourhood Plan policy has not replicated is the 'subject to viability' aspect of the policy. As the Draft Neighbourhood Plan policy is a duplicate, albeit less flexible version, of the emerging Local Plan policy it is not considered that the policy should be contained within the Draft Neighbourhood Plan. The policy is not based on any additional evidence and does not serve a distinct local purpose, as such the policy should be amended to properly reflect the Local Plan or deleted.	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	The number of policies in the Plan has been reduced and several have been amended to take into account the Emerging Local Plan. Viability is covered by revised policy GP2.
7. DELIVERY MONITORING AND REVIEW					
C108	DEL1: Developer contributions	R09: Mr F Moor	The logic of CIL is another of those popular-sounding but ultimately self-defeating measures. Requiring developers to contribute to the social infrastructure inevitably increases house prices making them less (small 'a') affordable for people, and so increasing the numbers who need socially subsidised property. Social infrastructure used to be provided from taxation and from the rates paid by the new householders. Successive Government policy (I make no political point here) has failed to address the medical, care, and retirement costs of the baby boom now heading into old age, and has also laden the country with debt to the extent that there is no longer enough money to fund social infrastructure from taxation and Council Tax. Given the inevitability of this situation, there seems little choice than for the Town Council to adopt this policy, even though I do not support it in principle.	Noted	
C109	DEL1: Developer contributions	R13: How Planning	The Draft Neighbourhood Plan seeks to place extra burdens on developers compared to equivalent 'saved' Local Plan policies and those in the emerging Local Plan, which have been subject to viability testing and independent examination. There is insufficient justification within the Draft Neighbourhood Plan to justify this departure from the approach contained within the development plan. In accordance with paragraph 205 of the NPPF, planning	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	The number of policies in the Plan has been reduced and several have been amended to take into account the Emerging Local Plan.

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			<p>obligations should be sufficiently flexible to prevent planned development from being stalled. Furthermore, the PPG6 confirms that policy for seeking planning obligations should be grounded in an understanding of development viability through the plan making process. The PPG7 advises that where tariff style charges are sought, the local planning authority must ensure that the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. Planning obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms. Furthermore, planning obligations must be fully justified and evidenced. As such, it is recommended that draft Policy DEL1 is amended to include provision for a viability assessment to be submitted should the planning obligations render a development unviable. Furthermore, the thresholds for contributions should be reviewed.</p>		
C110	DEL1: Developer contributions	R14: Fylde BC	<p>Paragraph 173 of the NPPF requires the plan to be deliverable and viable. There are many policies within the draft Plan that seek developer contributions for infrastructure provision and / or enhancements. These policies are not consistent in their approach and in their current form, this Council would find the policies difficult to implement. Draft Plan Policy DEL1 sets out an overall policy for seeking developer contributions, it is recommended that this section of the document should bring all relevant developer contribution policies and/or criteria's together to clearly set out the type of developments it applies to and at what scale. There are also inconsistencies in the approach for seeking contributions within the policies e.g. Section 106 and via the Community Infrastructure Levy. The draft Plan places extra burdens on developers compared to that operated through the current saved polices and those proposed in the emerging Local Plan, which have been subjected to viability testing. The justification of policies in the draft Plan therefore need to be bolstered so that it can stand up to scrutiny by developers and Inspectors at Planning Appeals. Developer contributions should not</p>	<p>Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.</p>	<p>The number of policies in the Plan has been reduced and several have been amended to take into account the Emerging Local Plan.</p>

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			be responsible for stalling development (as set out in paragraph 205) and it is recommended that policy DEL1 includes a viability test. The thresholds for contributions may also need to be reviewed. Some of the policies in the draft Plan have particular requirements for viability testing and independent assessments to prevent the loss of specific existing land and / or buildings. The policies are not considered to provide sufficient information on this process and some of the requirements appear unrealistic and onerous for some scales of development that this may be applicable to.		
PROPOSALS MAP					
C111	Proposals Map	R14: Fylde BC	The LPA supports the Town Councils inclusion of four proposals maps to illustrate the policies within the NDP, the Design Guide and Companion Prospectus. Following a review of the proposals maps, the LPA is aware of some anomalies and typographical errors in relation to policy designations, facilities and proposals, such as the Green Belt boundaries. There would also appear to be some benefit in providing greater linkages between the policies and aspirations of the NDP policies the design guide and companion prospectus and the proposals maps. There could also be some positive benefit through modifications to the proposed boundaries (and how this is graphically presented) for some of the proposals, such as at the under policy DH5: Blackpool Airport Improvement Area and DH4: Corridors and Gateways. The LPA have recently undertaken a review of Fylde's town centre boundaries, including the primary and secondary shop frontages, the holiday areas and sea front areas. The updated boundaries will be included as part of the Revised Preferred Options version of the Local Plan, which is expected to undergo public consultation in autumn 2015. LPA can provide the Town council with the proposed alternations to the boundaries.	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed.	Plans have been amended in accordance with the comments received.
DESIGN GUIDE					
C112	Design Guide comments	R14: Fylde BC	In regards to design, the draft Plan and particularly the Design Guide contain some useful material. The draft documents, in particular the Design Guide refers to a variety of sources of guidance. It is important to ensure that there are not too many competing and / or contradictory messages that may occur through the varying	The town council will look at the additional documents and add to the reference base for the DG.	References amended to take into account all documents.

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			<p>approaches set out in this range of guidance. This can be confusing and difficult for this Council to implement and manage in practice. This Council considers that there are a number of extant guidance notes and policy documents that need to be cross referenced in the draft Design Guide and that this guidance is brought out more strongly in the draft Plan's policies and supporting text. This includes guidance such as the 2020 Vision, including the 'Good Place Guide' that sets out design principles. It is considered that there should be greater reference to Building for Life 12 (particularly in the draft Plan), this would be beneficial as this will be used by the Council, in coordination with the Design Guide, in discussion with developer's potential proposals. There is also very little reference to the Regeneration Strategy and its associated initiatives for the town centre, which still has a number of stages before its completion. There are a number of other documents that the draft Plan and associated documents should be reflecting. This includes documents such as this Council's Heritage Strategy as this in turn relates to the importance of other guidance - for example that produced by Historic England e.g. Constructive Conservation. This also includes documents, such as Local Transport Plan (LTP), Fylde Coast Highways and Transport Master Plan and the Fylde Coastal Strategy that should be reflected and appropriately cross referred to in the draft Plan and associated documents.</p>		
C113	Design Guide comments	R18: Historic England	<p>We are pleased that you have involved local voluntary groups such as a local Civic Society and/or Historical Association(s) in the production of your Neighbourhood Plan. We commend you on your excellent compendium which covers key access and gateway design issues; it is a very useful document to support your policies. We note that the document refers to the aspiration to produce a seafront masterplan for St Anne's on the Sea dating back to your town centre vision (2010); we encourage you to pursue this if possible over the next few years as the economy recovers. The principal of an RIBA design competition to facilitate such a masterplan is an interesting one, particularly if you could link this to a JV or developer selection process to ensure project delivery. A good example of a developer/</p>	Additional advice noted	

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			<p>design team selection process can be found in Blackburn for their Cathedral Quarter Area, now on site. Lancashire County and Preston city are also utilising a design competition process for their Bus Station and surrounding area. At C3 in your compendium document you refer to the merit of establishing a local Design Review Panel, HE supports the principle of early pre-consultation design advice. Before establishing your own local panel you might also consider the potential to link into already established independent Design Review, principally the Design Review service already provided across the NW by Places Matter http://www.placesmatter.co.uk/design-review/. He would also be pleased to engage in pre-application consultation for those sites where we will become a statutory consultee. Historic England has produced a number of advice documents that your community may find helpful when identifying those features that make the neighbourhood distinctive and how to go about ensuring that the areas character is retained. You can access our web based advice on Neighbourhood Planning at: http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood</p>		
DELIVERY STRATEGY					
C114	Delivery Strategy comments	R09: Mr F Moor	<p>The idea of a Delivery Strategy to sit alongside the Neighbourhood (and therefore FBC Local and NPPF) Plan is a novel and interesting concept. It will depend how it works out and how it is used, but in general, I think it sounds to be a good idea because it could give the TC the option to stamp its own mark on what is wanted, irrespective of the policies that higher governance impose. I'm assuming from what it says that you will see it like a 'code of conduct' in the sense that in itself it cannot be a requirement or legally binding, but it affords the opportunity to show what you want to happen, and will thus especially enable developers to produce plans that you are more likely to favour if they choose to take account of it. In that regard, and if it works, I think it could be a very clever and ground breaking move. I have not seen anything like it elsewhere.</p>	Noted	

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C115	Delivery Strategy comments	R14: Fylde BC	Delivery strategy and monitoring: While the Council support the ambitions of the Town Council, this Council would need to further explore the time and resource implications of this Councils involvement in the proposed programmes identified within the delivery strategy. The Town Council may wish to explore how monitoring of the draft Plan and delivery strategy will link to existing monitoring undertaken by this Council.	Workshop meetings between the town council and Fylde Council took place in September 2015 and a series of suggested revisions to policy wording was agreed. The town council is looking at the way in which the proposed monitoring of the plan and its delivery strategy can link to existing monitoring undertaken by Fylde Council.	

Key to above respondent references:

Ref	Name of Respondent
R01	The Theatres Trust
R02	United Utilities: Rebecca Pemberton Planning Analyst Developer Services and Planning Operational Control
R03	Network Rail: Diane Clarke, Town Planning Technician LNW
R04	The Wildlife Trust for Lancashire, Manchester and North Merseyside: Kim Wisdom Conservation Officer for North Lancashire (Blackpool, Fylde, Lancaster and Wyre districts)
R05	Highways England: Warren Hilton, Assistant Asset Manager
R06	LCC Planning: Marcus Hudson, Head of Planning
R07	Lancashire County Council, Richard Sharples
R08	Blackpool Council (Transport) David Simper
R09	Mr F Moor
R10	Environment Agency (Cumbria and Lancashire) : Mr Dave Hortin, Planning Advisor - Sustainable Places Team
R11	Marine Management organisation: Susan Davidson, communications assistant
R12	Oyston Estates: Amy Aspinall MSc, Planning Consultant for and on behalf of CASSIDY & ASHTON GROUP Ltd
R13	How Planning
R14	Fylde BC, Paul Walker - Director Development Services
R15	Lead Local Flood Authority
R16	Lancashire Enterprise Partnership
R17	Lytham St Anne's Cycling Group

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R18	Historic England - Darren Ratcliffe Historic Places Adviser
R19	Mr D R Fletcher
R20	Natural England: Kate Wheeler, Cheshire, Greater Manchester, Merseyside and Lancashire Area
R21	Mr K Eastham

CONSULTATION AUDIT/CHECKLIST

In addition to the list of consultees from the Stage 1 consultation (totalling over 180 organisations/groups excluding local residents), the following (165) were added for Stage 2:

Summary:

Developers and builders: 125

Local Business: 1

Local interest Group: 7

Parish Councils: 1

Additional Consultees: 10

Utilities: 21

Name of organisation	Category	Name of organisation	Category
A.V.V.F.	Developers and builders	Hopkin	Developers and builders
Abito Architects	Developers and builders	Hopkinson	Developers and builders
Alan Cornthwaite	Developers and builders	Hopper	Developers and builders
Alan Jones Chartered Surveyors	Developers and builders	Howorth	Developers and builders
AMG Fisher and Associates	Developers and builders	Ice Blue Design Ltd	Developers and builders
Anthony Hart Design Ltd	Developers and builders	Inner Space North Ltd	Developers and builders
Anyon & Willis Associates Ltd	Developers and builders	Irving	Developers and builders
Local Architect	Developers and builders	J C Planning	Developers and builders
Local Architect	Developers and builders	J Wareing and Son Ltd	Developers and builders
Architectural Design Partnership	Developers and builders	J. E. Harrison Builders (Kirkham) Ltd	Developers and builders
Architectural Design Services	Developers and builders	Johnstone	Developers and builders
Architectural Drawing Services	Developers and builders	Jones & Co	Developers and builders
Ball & Berry Ltd Chartered Building Control Surveyors	Developers and builders	JYM Partnership	Developers and builders
Ben Jurin Architecture Ltd	Developers and builders	Keith Dickinson Associates	Developers and builders
Bill Atkinson Associates	Developers and builders	Keith Eland Associates	Developers and builders

APPENDIX 4: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Written Representations: November 2015

Name of organisation	Category	Name of organisation	Category
BJC Design and Planning Ltd	Developers and builders	Keith Gleeson	Developers and builders
BPR Associates	Developers and builders	Keystone Design Associates Ltd	Developers and builders
Bramley, Pate & Partners	Developers and builders	LABC Warrenty Services	Developers and builders
Buffham	Developers and builders	Lancashire County Property Group	Developers and builders
Bushells and Benstead	Developers and builders	Lancaster City Council	Developers and builders
Butler & Young Limited	Developers and builders	Lawrenson	Developers and builders
Capita Symonds	Developers and builders	LCC Property Group	Developers and builders
Cardwell	Developers and builders	Leith Planning Ltd	Developers and builders
Carillion Specialist Services Ltd	Developers and builders	Leo Morgan RIBA	Developers and builders
Cassidy and Ashton Partnership	Developers and builders	Longton Drawing Service	Developers and builders
CFM Consultants Ltd	Developers and builders	Mark Fenton Garden Design	Developers and builders
Chris Hewitt Architect Ltd	Developers and builders	Michael Jackson Associates Ltd Chartered Architects	Developers and builders
Clever Project Manager	Developers and builders	Midgley Drawing Service	Developers and builders
Colin T Fallon Esq	Developers and builders	MKH Designs	Developers and builders
Cork Toft Partnership	Developers and builders	Mr S D Gee	Developers and builders
Croft Goode Ltd	Developers and builders	N H and V Fryer	Developers and builders
D Atkinson	Developers and builders	Nathaniel Lichfield & Partners	Developers and builders
David Haworth Design	Developers and builders	Newfield	Developers and builders
Davis Design	Developers and builders	Newfield Construction Ltd	Developers and builders
DE POL Associates Ltd Planning & Development Consultants	Developers and builders	NHBC Building Control Services Ltd	Developers and builders
Derek Greaves	Developers and builders	No. 9 Design Ltd	Developers and builders
Design & Fire	Developers and builders	NT Designs	Developers and builders
Design Group Partnership	Developers and builders	NTJ Design	Developers and builders
DesignDesign	Developers and builders	Parkinson	Developers and builders
Direct Design & Build	Developers and builders	Partington Group	Developers and builders
DLP Services Northern Ltd	Developers and builders	Philip Knowles By Design	Developers and builders
Donnelly	Developers and builders	Planning & Design Services Ltd	Developers and builders
Eastham Design Associates Ltd	Developers and builders	Plans N Design	Developers and builders
Edenfield Homes Ltd	Developers and builders	Plantasia	Developers and builders
ELAND DESIGN	Developers and builders	Reid	Developers and builders

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Name of organisation	Category	Name of organisation	Category
Eric Forster RIBA	Developers and builders	Richard Shepherd Design Services	Developers and builders
Firebuild Solutions Ltd	Developers and builders	Richardson	Developers and builders
Firth Associates Ltd	Developers and builders	Sanderson	Developers and builders
Frank Whittle Partnership	Developers and builders	SHP Valvers	Developers and builders
Fylde Architects & Surveyors	Developers and builders	Simon Gillespie Associates	Developers and builders
Fylde Design Associates	Developers and builders	Space4Living	Developers and builders
Fylde Plan Services	Developers and builders	Stuttard	Developers and builders
Fylde Planning Service	Developers and builders	Swift	Developers and builders
Fylde Surveyors	Developers and builders	Taggar	Developers and builders
GAMMON	Developers and builders	Tampin	Developers and builders
Geoffrey Cowan & Co	Developers and builders	Taylor	Developers and builders
Graham Anthony Associates	Developers and builders	Transpennine Properties	Developers and builders
Harrison	Developers and builders	Ventroday Ltd	Developers and builders
Harrison & Taylor	Developers and builders	Warwick	Developers and builders
Hayes Architects	Developers and builders	Westmann Contracts	Developers and builders
Hermolle Associates Ltd	Developers and builders	Wood Associates	Developers and builders
Hill	Developers and builders	Zulli	Developers and builders
Home Plan Design	Developers and builders		
Blackpool Airport	Local Business		
Ansdell Baptist Church	Local Interest Group	St Pauls Church	Local Interest Group
Lions Club Kirkham & Fylde	Local Interest Group	Sydney Street Family Centre	Local Interest Group
Rotary Club of St Anne+D37s on Sea	Local Interest Group	The White Church	Local Interest Group
St Josephs RC Church	Local Interest Group		
Ingol & Tanterton Neighbourhood Council	Parish Councils		
CAMRA	Additional Consultees	Natural England	Additional Consultees
Great Places	Additional Consultees	Places for People	Additional Consultees
Historic England	Additional Consultees	Progress Housing Group	Additional Consultees

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Name of organisation	Category	Name of organisation	Category
Lancashire County Council Flood Risk Management	Additional Consultees	Royal Mail	Additional Consultees
mail@homesandcommunities.co.uk	Additional Consultees	Royal Mail Property	Additional Consultees
BSkyB Telecommunications Services Limited	Utilities	Open Network Services Ltd	Utilities
BT Group plc,	Utilities	Orange Personnel Communications Services Ltd	Utilities
Cable & Wireless UK	Utilities	Sky Plc	Utilities
Central North Sea Fibre Telecommunications Company Limited	Utilities	SSE Telecommunications Limited	Utilities
EE Corporate Head Office	Utilities	Talk Talk - Tiscali UK	Utilities
Everything Everywhere Ltd.	Utilities	Telefonica UK Ltd	Utilities
FLAG Atlantic UK Limited	Utilities	UK Broadband Services Ltd	Utilities
Internet Central Ltd	Utilities	Virgin Media Limited	Utilities
Internet Connections Limited	Utilities	Virgin Media Wholesale Limited	Utilities
Lancaster University Network Services Limited	Utilities	Vodafone Ltd	Utilities
One 2 One	Utilities		

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
Misc	<p>Fylde Council now not Fylde Borough Council</p> <p>More positive wording - try to avoid 'resisted'</p> <p>Need to clarify funding mechanism – is it required via S106 to enable development or do you expect it to be delivered via CIL 123 list. Specify in policy.</p> <p>Worth a general statement at outset saying that all policies should be read as a whole and not in isolation?</p> <p>Number sub criteria in policies consistently, easier to refer to in officer reports/decision notices etc.</p>	Check <u>all</u> wording to make sure 'positive'.
Page 9	NDP boundary incorrect to east of Queensway	
Page 10 onwards	Same comments as per basic condition / sustainability report as this is repeated here	
Page 11, 1 st column 2 nd para	Blackpool airport – may need to update status before submission Refer to examination process / inspector role	
Page 11, 2nd column 1st para	When making decision on planning applications... and guide development?	
Page 15, 2nd column Sustainability appraisal	SA not just the environment – also social and economic considerations. SEA focus on environment.	
Page 16 Supporting information and evidence	Is the community profile different than the neighbourhood profile	
Page 20-21	What is the 'survey area' ?	Take out reference to survey area
Page 21 2nd column, 2 nd para under survival	However, from private homes to multiple occupancy retirement and care homes <u>or</u> holiday accommodation. Is it not and? Worth a reference to local listing as a task here?	
Page 24-25	Do you want newer data to update stats?	
Page 29	Worth mentioning what fracking is – will the reader know what it is in 10 years time	
Page 30 environment top bullet point sustainability top bullet point Delivery	<p>Recreational use of Lytham moss - SEA issues?</p> <p>Adapt and mitigate to climate change</p> <p>Do you explain CIL anywhere? – add to 'jargon buster'</p> <p>'reducing surface water flooding' – are you only concerned with surface water of flooding, what about tidal / fluvial?</p>	
Page 33 Our vision	Mention environment in vision???	

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
Page 34 objectives	Number the objectives, can make linkages easier?	
Page 34 vision	NPPF says conserve and enhance heritage assets (does use protect) – this might apply elsewhere	
General Development Principles		
GP1: Settlement boundary	<p>FR: worth saying either in the policy preamble or earlier in the policy section that all policies should be read as a whole.</p> <p>Preamble refers to local plan issues and options – should be preferred options 2013. maybe worth saying plan doesn't cover Lytham but a lot of the evidence relates to the larger conurbation means it looks as one settlement. RPO has updated this policy to protect BMV agricultural land.</p> <p>Worth specifying that the reference to proposals map is referring to SANP – the preamble talks about FBC proposal map and could confuse the reader.</p> <p>Reword 2nd sentence to read '<u>Appropriate development will be allowed</u> within the settlement boundary and development on brownfield...'</p>	<p>Revised</p> <p>Revised to "emerging Local Plan Revised Preferred Option (issued for consultation in 2015).</p> <p>Re: BMV AL - Is this relevant to us? FR to confirm: Revised</p> <p>2nd sentence revised to: "<u>Appropriate development will be allowed</u> within the settlement boundary and development on brownfield land will be encouraged, subject to other relevant development plan policies being satisfied".</p>
Environment		Agreed to look at ref to the dunes as sea defence in this chapter - look at preamble on page 35.
ENV1: Protection of sites of biological and geological conservation importance	<p>FR: farmland conservation area is not a designation (preamble). Worth referring to it being part of Queensway.</p> <p>NE – want a biodiversity policy, maybe this is the place and 'beef' this policy up – have they provided TC with any examples of what they want?</p> <p>Environment preamble page 30:</p> <p>'has less natural habitat interest' – agree by north west standard, but for the Fylde coast – dunes, beach, BAP habitat (1% of UK dunes) green space etc</p>	<p>Ref to FCA to be amended</p> <p>We say it has significant habitat value – our statement is correct</p> <p>Ref to FCA to be changed</p>

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne’s on the Sea Town Council

Reference	Comments	Required Action
	<p>The farmland conservation area isn’t designated – ‘has been secured as a farmland conservation area’? (this needs to be picked up elsewhere in the doc e.g. page 40)</p> <p>Ribble <u>and</u> Alt Estuary Special Protection Area</p> <p>Page 40 – we will look to see if we have a better picture of the BHS at AKS/Clifton Hosp that has less road</p>	<p>Amend text</p>
<p>ENV2: Protection of Open Spaces, Outdoor Recreational facilities and Green Infrastructure</p>	<p>FR: is this policy trying to protect buildings as well as the land. This is what policy title suggest but policy then suggest inc building/facilities. Need clarify in policy / justification.</p> <p>Opportunities for enhancement will be encouraged – inc in policy?</p> <p>There is two tiers of policy protection but both covered by the same criteria in ENV2 - should this be separated out within the policy?</p> <p>Delete ‘development that results in the loss of’ so Para start with ‘Open Spaces.....’ ‘...amenity value <u>should not be built on</u> unless the requirements of paragraph 74....’</p> <p>‘in exceptional circumstances, <u>for example</u> where the development involves strategically important development/infrastructure for the town.....’</p> <p>Last para in policy RE historic parks and gardens – para 132 NPPF allows exceptional circumstances.</p> <p>What do you mean by recreational facilities, do you want to include this in the definition section in the justification in 2nd column on page 41. Do you want to inc bridleway in the definition where you refer to pedestrian and cycle routes.</p> <p>Delete domestic gardens from definition (page 42) of public open space etc.</p> <p>Definition – will this prevent platform 2 rail station improvements as ‘other more informal areas’</p>	<p>Agreed to look at wording of policy text</p> <p>Revise to distinguish between the 'layers' of protected open space</p> <p>We mean “outdoor” as in the policy wording. We say PROW – doesn’t that cover bridleways? It is also not meant to be an exhaustive list</p> <p>Delete ref to domestic gardens</p>

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
ENV3: Provision of open space in new residential development	<p>FR: threshold 10 / 25 units – evidence to support such an approach?</p> <p>The policy doesn't provide flexibility, there may be the case when you would prefer provision offsite. Insert after standard '.....unless otherwise agreed by Fylde Council'</p> <p>May also be required to make appropriate provision– when will this happen, what is the trigger for this, what is 'nearby'?</p> <p>2nd para of policy. '...make appropriate contributions <u>in lieu of onsite provision</u> to improve nearby open space <u>and children's play facilities</u> which residents would be expected to benefit.....'</p>	<p>FBC agreed to provide suggested revised wording</p> <p>Need to change thresholds - ask for off-site contributions for less than 50 units</p>
ENV4: Starr Hills Nature Reserve	<p>FR: '....will work with Fylde Council <u>and other relevant stakeholders</u> to make....'</p> <p>2nd para – I'm presuming this will be sought via CIL and you seek its inclusion on reg 123 list?</p> <p>Or S106 - What type of development, how much, how secured, what development is needed to make those developments acceptable?</p> <p>Justification – when you say underused, do I presume you mean the visitor centre, underuse of LNR may be a good re disturbance/recreational pressures.</p> <p>Include conserve and enhance the Starr hill nature reserve</p>	<p>Add "conserve and enhance"- but check relevant wording in NPPF NPPF para 118 is to conserve and enhance biodiversity – should we include?</p> <p>Agreed to look at 2nd para - which 'new developments - revision dependent on whether we delete requirements for contributions in individual policies & roll them into DEL1 - can refer to this in the justification text for each policy. Agree we should take this ref out and just use DEL1 for simplicity</p> <p>Its potential as an educational and specialist visitor facility not being realised – change wording</p>
ENV5: Urban Trees Supply	<p>FR: new development – all development ? inc COU/conversion?</p> <p>'..... or amenity value <u>should be avoided</u>'</p> <p>'<u>Trees should be provided in accordance with the design guide</u> which suggests a 'palette' of tree ...'</p>	<p>Amend to say that TC supports the provision of appropriate new tree planting</p> <p>Amend text 'new development' - see comments above</p>

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	<p>Justification 'a tree survey needs to be in place and funding options need to be explored' – what is this referring to, all tree's in St annes to be covered, who will fund this? – delivery strategy says FBC / SATC</p> <p>Last sentence page 43 - use protected twice in sentence, tidy up terminology</p>	<p>A tree survey and tree strategy is not currently in place and with the current lack of resources is unlikely – if in place it would help but we should temper what we say in the text – amend accordingly.</p> <p>Amend wording</p> <p>ENV 5 and 6 could be merged</p>
ENV6: Community Tree Planting	FR: presume this will be via CIL123 list rather than via S106 to enable development. '...and gateways <u>as</u> shown on the proposals ...'	Could remove second part of ENV6 as covered by DEL1 Text to be amended
ENV7: Local Green Space Designation	FR: what does the designation in policy 7 do, should it be incorporated into ENV2?	Agreed to look again at the list Merge ENV2 and ENV7
ENV8: Lytham Moss	FR: SEA implications – agreed with Natural England that the site would be as per Queensway application. Proposal for management/interpretation facilities could lead to need for SEA/HRA. What does this policy do that the planning application / conditions doesn't do?	The justification paragraph for ENV 8 comes after the table of policies and needs to be moved Agree – policy removed
Community and Health		
CH1: Community Infrastructure Statements	<p>FR: Unsure how this will operate. How do we determine the 'appropriateness' of service providers. Who will agree the strategy. If infrastructure is necessary e.g. school, highway, open space this will be provided via S106. How do you determine if we need e.g. a new cinema?</p> <p>threshold 10 dwg – what meaningful contribution will a scheme make to provision Is this a CIL 123 list policy? Agreed by who? Justification – useful to explain what a community asset is here or in jargon buster. Or is it a community facility (see CH2 comments)</p>	Agreed to revise policy accordingly
CH2: Community Assets	FR: policy called community assets but 1 st sentence goes on to talk about community facilities – so does this refer only to registered assets? If it is community facilities – need to define what you mean so that we know what forms of development apply.	Amend to "facilities".

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne’s on the Sea Town Council

Reference	Comments	Required Action
	<p>How are the community going to be involved in process identifying importance if not via community asset route? Is this the only mechanism to define what a community facility is – does this mechanism answer first query on this policy re definition of community facility?</p> <p>Is it possible to have one central policy which covers viability / market testing before use is loss to alternative use class. This could apply to other policies e.g. hotels, tourist facilities etc.</p> <p>Do you have to meet all criteria (a) – (c) ? or / and?</p> <p>(c) talks about viable, feasible and practical, Top page 50 then allows alternative if not viable, should this inc feasible and practical? Is the first part on page 50 covered by (c) as allows change to alternative community facilities?</p> <p>How do we prove there is the demand of community facility?</p> <p>Need a new para after ‘uses are considered’ or does the next sentence a continuation of the first sentence on page 50?</p> <p>‘Proposals for development which involve the unavoidable loss of community facilities’ – is this singular or plural – does it apply if you lose one facility or only if you lose 2+ as part of scheme?</p> <p>Last part of policy – I presume this is in ‘exceptional circumstances’ and thus this overrides the other criteria? This criteria is useful as could potentially end up with enhanced facility as part of new scheme.</p>	<p>Agree the wording of CH2 needs to be amended – it should only be about community facilities and their replacement etc</p> <p>All should be either/or</p> <p>Viability now included elsewhere in plan</p>
CH3: Encouraging an active and healthy lifestyle	<p>FR: positive statement. Should it be community facilities and assets? Justification talks about community assets such as library, theatre, cinema – have you/are you going to register these as community assets, maybe change wording to community facilities?</p> <p>Refer to the ‘Fylde Coast Cycle Network’ as mentioned in the emerging Fylde Coast H & TMP.</p>	Amend to “facilities and assets”
CH4: Neighbourhood Community Hubs	<p>AS: What is a Neighbourhood Community Hub?</p> <p>Policy doesn’t specify what type / scale of developments it applies to any what level of contributions should be made. Also need to consider pooling restrictions.</p>	Agreed to delete

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	<p>FR: useful to explain what a community hub is – is it a village hall, an outside space in a park etc – justification does this two pages later.</p> <p>Is this S106 / CIL 123 list?</p>	
General Design		
DH1: Design Quality	<p>FR: preamble 1st column page 52 last para – worth mentioning historic parks and gardens in addition to conservation areas and listed buildings.</p> <p>Page 53 – 2003 and 2005 are incorporated into one Plan, which should be referred to as Fylde Borough Local Plan (As Altered) (October 2005)</p> <p>Policy – ‘umbrella’ style policy high quality / pleasant places – presume you read design guide to understand what you want – should design criteria be more specific in policy? Does it need better links to design guide – ‘have regard to’ - would demonstrate how had regard to under policy requirement DH2, does policy need to be tighter. Should policy DH3 be incorporated into this, some duplication?</p> <p>Does the policy pick up all key wording needed – e.g. should it be referring the amenity – DM input? New development – does ‘new’ imply new build only, what about COU/conversions etc – is it worth deleting new.</p> <p>Dementia friendly – would it be better to say ageing pop. Does design guide say how development is made dementia friendly?</p>	
DH2: Supporting Information	<p>FR: is there a ‘local’ missing from before ‘surroundings’ in first para?</p> <p>Should DH1 and DH2 be in one policy. DH2 more of a validation check list than a policy.</p> <p>Is this last para connected to technical standards?</p>	Agreed to take out 3rd para & bullet points
DH3: Local distinctiveness	FR: duplicate DH1 / streamline into one policy ?	Merge into DH1
DH4: Corridors and Gateways	<p>FR: incorporate into DH1?</p> <p>This policy is not seeking contributions from developments for public contributions,</p>	Should we merge DH4 & 5?

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	<p>only has to have regard to?</p> <p>Should schemes be listed in policy? Say in policy 'as shown on the proposal map'</p> <p>2nd para – should it also be having regard to the cooridor/gateway guide in addition to design guide.</p>	
DH5: Blackpool Airport improvement area	<p>FR: What happens if the airport goes - this policy is suggesting the improvements are for the benefit of the airport. Would it be better to have an e.g. 'North St Annes improvement area' – could this be incorporate into DH4, corridors, gateways and areas. Or link to EZ?</p> <p>Second part of policy 'all new development must be of high quality.....' isn't this picked up in/or should be picked up in DH1.</p> <p>Should the improvement area be larger and link to environs of, and the approaches to.</p>	If keeping - make sure we point out in justification text that it isn't dependent on the Airport still being there.
DH6: Historic context	<p>FR: preamble – refer to Town Council has identified a local list page 57 but bottom of page says will work with FBC to adopt list.</p> <p>'...historic environment is <u>preserve</u>, enhance and regenerate'</p> <p>'development proposals must preserve <u>and where appropriate</u> enhance the character.....'?</p>	<p>Say 'supported and encouraged not 'welcomed'.</p> <p>Say:- 'there will be a presumption in favour of retaining and reinstating....'</p>
DH7: Protecting the character of historic parks and gardens	<p>FR: could historic park / gardens be incorporated into DH6?</p> <p>ENV2 prevents loss of park/gardens. This requires preservation and <u>where appropriate</u>, enhancement.</p>	
ECONOMY	<p>FR: We are proposing not to safeguard the residual employment on Heyhouses, this is part of the 250 dwellings being allocated in the emerging Plan – text may need updating in preamble</p> <p>Explain what business improvement district (BID) is, what it relates to, does this cover a specific area etc – worth linking to govt guidance to help to explain concept? Does this need picking up in delivery strategy as well?</p>	

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
SS1: Blackpool Airport Corridor Enterprise Zone	<p>FR: may need to be further updated with short term updates to EZ proposal at site.</p> <p>Masterplan – who is producing this, who is going to agree this, what role will masterplan serve.</p> <p>4th para – safeguarded for what?</p> <p>Are you proposing to safeguard the green belt via the masterplan?</p>	<p>Change 'should' to 'must'.</p> <p>Masterplan to be agreed by SATC</p> <p>Need to add text to policy to take account of the fact that the EZ may not go ahead. e.g. important site, high quality development.</p>
SS2: Island site	<p>FR: worth including within the policy reference to 'tourism, <u>culture</u> and leisure...'</p> <p>Is it worth saying that the development should need a seafront location? goes back to the issue over definition of leisure and whether you would want to see all types of leisure in this prime seafront location.</p> <p><i>'development enhancing and contributing'</i> – if it is non L, C and T but it enhances and contributes to it is that acceptable - Does this link to enabling development to fund L, C and T at this site which may not be viable on its own?</p> <p>AS - should the policy be more prescriptive?</p> <p>Do we want to add this to the Delivery Strategy</p> <p>AS - Aspiration for good design should refer to other policies</p>	<p>No change recommended</p> <p>Yes, look at revising - emphasise that it needs to contribute to seafront location. SATC to consider whether it would want to include in Delivery Strategy.</p> <p>Say dev't must make a positive contribution & look at being more specific - are we trying to steer development?</p> <p>Say what we do want. SATC to decide</p> <p>Look at policy wording</p>
THE TOWN CENTRE		
EC1: The town centre and town centre development	<p>FR: need to factor in 2013 retail update into preamble</p> <p>By 'appropriate' town centre development, is this as per NPPF definition or are you proposing a more restrictive policy?</p> <p>If you are going to reflect FBC emerging town centre, primary and secondary frontages then need to update 2nd para.</p> <p>Refers to public houses – should this be referring drinking establishments?</p> <p>Should 3rd para and criteria (c) go into (b)?</p> <p>Should part (a) and (b) go into EC2 which deals with primary shopping frontages</p>	<p>We will reflect this.</p> <p>Need to look at this.</p>

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	<p>What about impact on residential amenity impact in Wood street part (d) – this only deals with the character of town centre.</p> <p>CH: It should perhaps be noted that any licence application or extensions to such existing uses will require a formal application under the Licensing Act. Licensing applications are tailored to individual premises and whilst the Town Council has the ability to submit representations to applications any representation must relate to the likely effect of the grant of the licence and relate to the licensing objective of the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm.</p> <p>Need to reflect up to date GPDO etc position</p>	<p>Look at wording to emphasise that we are referring to residential amenity</p> <p>In b) remove reference to 'night-time'</p> <p>Look at wording of policy generally</p> <p>We need to reflect this.</p>
<p>EC2: Primary shopping frontages</p>	<p>FR: restrictive policy – what about other uses that contribute to vitality and viability of the town centre. RPO allows A2 and A3.</p> <p>Need to define 'majority' and 'excessive concentration of other uses'</p> <p>Does design guide pick up 'treatment in a fashion appropriate to a shopping centre'? - is this talking about an active shop frontage at pedestrian level with operational hours 9 to 5?</p> <p>Should we have additional bullet point allowing other uses that add to the vitality of the shopping centre as a whole.</p> <p>Maybe lift the first bullet point and emphasise in main body body of policy text</p>	<p>Look at this.</p>
<p>EC3: Secondary shopping frontages</p>	<p>FR: worth adding caveat to protect amenity of residents and other town centres users to prevent impact in operational hours in evening and night time?</p> <p>Same comments re shop frontage 'in fashion' – is this picked up adequately in design guide.</p> <p>Policies map of proposals map – inconsistency</p> <p>Policies are town centre focused – presume TC is not proposing policies for the local centres.</p> <p>1st bullet point – amongst other things refers to diversity not being harmed. This appears to be at odds with the main body text of this policy which refers to allowing a</p>	

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	greater mix of town centre uses. Change reference to 'policies' map to 'proposals'.	
EC4: Retain small scale employment in the town centre	<p>FR: viability and marketing – standard policy to deal with this process? Define 'service' Define 'small scale' Do you want to link 'employment' 'service' to use class order? Does 2nd para apply if meet 1st para only? What about GDPO? 2nd para – can you go to A1-A5 without having to meet 1st para? If you have to meet para 1, then isn't A1-A5 covered in para 1 ? How do you prove a building/land is redundant – via council tax records? Policy called town centre but policy specify within primary and secondary? 2nd para – presume we should also assess access, design, amenity considerations as part of the application, and thus all policies should be read as a whole.</p>	Look at having one policy that deals with viability - detailed wording look at RPO.
EC5: Other Uses in the Town Centre	<p>FR: move into EC1? Refer to other main town centre uses rather than 'diversity' ? What about considerations of other material planning considerations Already a lot of C3 above ground floor level – inc in policy caveat over impact on amenity. One town centre(s) so delete the 's'</p>	
CREATING JOBS		
EC6: Employment and Enterprise	Maybe end first paragraph with 'subject to material considerations.....'	Look at wording.
EC7: Office development		
TOURISM		
EC8: Leisure, culture and tourism	<p>AL: worth mention of positive benefit of motorhome users supporting local economy/island site - In 2012/13, the first year of our motorhome scheme on the lower section of St Annes Swimming Pool Car Park, there were about 364 nights stayed by motorhome users. In 2013/14 this almost doubled to 631. In 2014/15 it more than doubled again to 1427 nights stayed. Figures from the first two months of this year indicate that numbers are likely to increase again in this coming year. They may wish to include a comment to support any future development of provision for motorhome users.</p> <p>No designated coach drop of stop – may be worth a mention.</p>	<p>FBC will provide a list of tourism facilities</p> <p>Say 'Tourists and visitors'.</p> <p>Say 'unacceptable adverse'.</p>

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	<p>parking for up to 7 coaches on Fairhaven Road car park though this is generally too far out for drop offs.</p> <p>FR: policy title inc 'development' at end</p> <p>4th bullet point – are all these uses restricted to town centre –what about seafront area e.g. island?</p> <p>RPO policy EC6 now refers to tourist facilities e.g. prom, Victorian pier (more emphasis on heritage now)</p> <p>Devt contributions – for what?</p> <p>Coastal parkway masterplan – coastal strategy, greater reference and linkages to this.</p> <p>Also include reference to park & garden in last bullet point</p> <p>Reference to golf courses adapting to new challenges is unnecessary as they will always be used for golf.</p>	
<p>EC9: Leisure, Culture and Tourism Accommodation</p>	<p>FR:</p> <p>2nd part of policy links to development not accommodation – move to EC8? Include culture as per policy title.</p> <p>we are dropping the secondary holiday area, so just call it holiday area</p> <p>Should be cross referring to EC10 – EC12 doesn't exist</p> <p>2nd para referring to development (is this non accommodation), if so this needs to be in EC8?</p> <p>RPO now only one seafront area. If encouraging in seafront area, does this mean you are resisting non L,C and T dev't in this area.</p> <p>Could this policy be streamlined into other policies e.g EC10?</p> <p>RPO policy has added DM policy criteria.</p> <p>Serviced accommodation also inc B& B – we don't want holiday flats as the first step to C3</p> <p>1st para of this policy relates to Hotels and guest Houses, so should be included in Policy EC10.</p> <p>Update reference to sea front areas – RPO now has only the island site</p> <p>Proposed alternative uses e.g. affordable and principal residential housing' conflicts with the statements about supporting tourism in EC8.</p>	<p>Remove culture from title</p> <p>Look at 2nd para - refers to dev't.</p> <p>Change ref to EC12</p>
<p>EC10: Hotels and guest</p>	<p>FR:</p>	

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
houses	<p>drop 'primary' holiday area - Instead the RPO proposes 3 'Holiday Areas'. (2 on South Promenade & on Clifton Drive South).</p> <p>This policy refers to hotels and guest houses only but EC9 only refers to hotels (as serviced accommodation)</p> <p>Should 1st para EC9 merge into EC10?</p> <p>Clarify 1st para says 'non-viable <u>and</u> marketed for 12 months'. 3rd bullet point says 'non-viable <u>or</u> marketed for 12 months'.</p> <p>1st para appears to repeat in part the 3rd bullet point re: being non-viable and marketed for 12 months.</p> <p>2nd part of policy is preventing loss of hotel C1 outside holiday area – this is very restrictive policy.</p> <p>Would we be better having one viability policy covering all relevant policies rather than repeating (inaccurately in some places e.g. use of 'and' in holiday area but only 'or' outside holiday area) the same thing over.</p> <p>What is 'principal residence' housing?</p> <p>2nd criteria allows you to pay for off site affordable or 'principal' housing to allow you to have another use of that site which isn't a community use?</p> <p>Outside holiday area, viability testing also needed where there are employees in addition to the proprietor.</p> <p>Repeated text in 2 para</p> <p>What other community uses are acceptable that aren't housing?</p> <p>Viability testing policy should be saying that the applicant pays for it. Reflect wording as per RPO?</p> <p>3rd bullet – what type of employment does it have to provide – employee on site or via secondary means e.g. contractor cleaner?</p> <p>Could end up with vacant sites</p>	<p>Remove ref to 'primary'.</p> <p>Look at wording of 'independent assessment'.</p> <p>2nd para - is this approach justified?</p>

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
	Independent assessments – who carries this out, who pays etc	
EC11: Loss of tourism facilities	<p>FR: viability again – but this time you do not have to market for 12 months like you do for hotel/guest house – why different approach – consistency? Define what a tourist facility is? Does this apply in seafront area or across borough? 2nd bullet point - Tourist facility to office use, is this acceptable if employing people? Could end up with empty units.</p>	<p>Define 'tourism facilities' - should be everything supporting tourism e.g. car parks, toilets</p> <p>Should policy be aimed at the holiday area only or the whole town?</p> <p>Need to tighten policy - should we have 2nd para?</p>
GETTING OUT AND ABOUT	AL: coach parking drop off (see comment in tourism section)	Look generally at cycle parking and storage provision
T1: Accessibility for all		
T2: Better public transport		
T3: Residential Car parking		
T4: Town Centre Car parking		
T5: Getting around St. Anne's		
T6: Cycling and pedestrians		
HOUSING		
H1: Housing Development		<p>Add 'within the settlement boundary' to first sentence.</p> <p>Look at wording re second sentence.</p>
H2: Housing for a Sustainable Community		<p>Add 'where appropriate'.</p> <p>Fiona to provide wording.</p> <p>Look at whether last sentence should say 'Affordable'.</p> <p>Check RPO for wording</p>
H3: Affordable Housing Requirement		<p>Say AH Statement 'shall have been subject to consultation...'</p> <p>Add 'where appropriate'</p>
H4: Integrating Affordable Housing		Add 'normally'.
H5: New Apartments		

APPENDIX 5: Fylde Comments on Draft Pre-Submission NDP policies for St. Anne's on the Sea Town Council

Reference	Comments	Required Action
H6: Retirement Hubs		Provide more clarification as to what would or wouldn't be acceptable.
H7: Residential Design		Check issue re Community Trail
SUSTAINABILITY		Look generally at these policies
SU1: Incorporate Sustainable Urban Drainage into new development		
SU2: Decentralised energy networks and district heating systems		
Delivery, Monitoring and Review		
DEL1: Developer contributions		

APPENDIX 6: Analysis of questionnaire responses (November 2015)

1. Do you agree that the key issues of the Plan are those listed below:

a) Housing:

- meeting housing need, including specialist needs
- ensuring that housing is affordable
- ensuring that the right types of housing are available to meet the town's needs

Yes	222	86.1%
No	36	14.0%

Separate housing comments	92	
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b) Economy:

- ensuring the availability of employment land and adequate office accommodation
- protecting and improving the town centre

Yes	232	89.9%
No	26	10.1%

Separate economy comments	73	
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c) Getting Around:

- improving public transport
- ensuring that car parking provision adequately serves the town's needs
- developing pedestrian and cycle networks and ensuring links across the town

Yes	241	93.4%
No	17	6.6%

Separate transport comments	110	
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d) Sustainability:

- adapting to climate change
- reducing surface water flooding

Yes	237	91.9%
No	21	8.1%

Separate sustainability comments	58	
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e) Local Character:

- ensuring adequate protection of heritage assets
- ensuring the future preservation and enhancement of historic parks and gardens
- improving the quality of design in new developments

Yes	252	97.7%
No	6	2.3%

Separate character comments	64	
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f) Environment:

- protecting the moss area (at the rear of Heyhouses Lane) of open countryside and improving recreational use of it
- making better use of the beach and the sea
- improving entrance routes to the town
- protecting the natural environment and existing green spaces and ensuring there is adequate green infrastructure
- improving existing parks
- provide new green areas and improve the environmental value of the spaces around and ensure green areas are accessible (including new green routes)

Yes	257	99.6%
No	1	0.4%

Separate environment comments	80	
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g) Community and Health:

- ensuring that adequate community health / recreation facilities are in place to serve the whole community
- provision and support of 'community hubs'
- protecting community assets

Yes	250	96.9%
No	8	3.1%

Separate community and health comments	48	
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h) General Development Principles & Strategic Issues:

APPENDIX 6: Analysis of questionnaire responses (November 2015)

- maintaining the strategic gap between St Anne's and Blackpool
- addressing the needs of an elderly population
- addressing the potential impact of population growth
- ensuring beneficial development at Blackpool Airport

Yes	240	93.0%
No	18	7.0%
Separate comments	90	

i) Delivery:

- ensuring that the best use is made of funding from the Community Infrastructure Levy (CIL)

Yes	244	94.6%
No	14	5.4%
Separate comments	38	

2. Are there any other key issues which you feel the Plan should address?

Yes	140	54.3%
No	118	45.7%
Individual comments	122	
<i>Already covered in the NDP</i>	53	
<i>Outside the scope of a NDP</i>	54	
<i>Relevant comments (reproduced below)</i>	15	

A centre for younger people to engage in - run by volunteers that would become UK famous

Car parking for longer than 1 hour

Develop Ramsgate rd recreation facilities

Improving St Alban road . Parking and more flowers

Reclamation Yard Recycling Centre Composting facility.

Lower business rates so there are less empty shops.

People with autism and aspergers need better support system, is virtually non existent

A plan needs a mission and objectives, all of the tasks on the plan then need to be aligned to these. The mission in my view is to develop the culture of St Anne's, such that over time that culture drives the development in accordance with the needs of the people. For example I think we want a culture that leads to the residents investing their time and resources in the town, in taking care of the town, improving the town, spending their leisure time in the town, caring for the people in the town, protecting the town, planning to retire in the town, loving the town. There's so much more that could be said. The plan as laid out in the survey, just sounds like a routine governance scope, the stuff we delegate to administrators, it's not a plan for the future, it's just good governance for today. Take a look at transition towns like <http://www.totnesinformation.co.uk/> for ideas. We also need radically more engagement which means more and better designed technology. You need a strategist like me involved ;-)

There seem to be a lot of young skateboarders of a high standard, but there isn't skateboard park for them?

Encourage "family" events - perhaps in Ashton Gardens. St Anne's Carnival Day has become a real triumph over the past 3/4 years. Perhaps more regular park events on a smaller scale. More band events would be brilliant for all ages.

Manchester has a plan called a certain future that's focussed towards reducing its carbon emissions by 41%, St Anne's should strive to be 100% renewable (carbon neutral) this will create work and reduce energy cost and reduce carbon emissions.

Development of areas for the youth to stop congregation/damage to sea front infrastructure. Also promenade patrols early evening by police/neighbourhood teams to stop vandals

Reintroduce a public learner pool. The one at St Anne's pool has been replaced by a gym which very few people use since the pool was taken over by the YMCA. There is too little provision in St Anne's for younger people.

Rates for shops in St Anne's. Make sure Blackpool- and St Anne's don't meet. Make parking cheaper.

Look at what the town is and how it wants to be seen e.g. looking at successful models in UK (Brighton) and France/Italy/Spain

3. Do you agree with the following draft Vision and Aims of the Plan?

To:

- identify the future development proposals for St Anne's on the Sea and how these can be enhanced to support the vision of the town as a 'Garden Town by the Sea'
- bring forward proposals which will support the quality of life in St Anne's on the Sea for future generations

APPENDIX 6: Analysis of questionnaire responses (November 2015)

- protect and enhance the distinctive architectural design within the town

Yes	250	96.9%
No	8	3.1%
Individual comments	40	

4. Do you agree with the objectives?

a) ensure that the town will have a sustainable and prosperous local economy and support local business

Yes	255	98.8%
No	3	1.2%
Individual comments	51	

b) secure high quality sensitive design which recognises the importance of local distinctiveness and enriches the landscape and built environment

Yes	244	94.6%
No	14	5.4%
Individual comments	43	

c) enjoy and utilise our natural landscape, green spaces and assets whilst protecting these for enjoyment by future generations

Yes	251	97.3%
No	7	2.7%
Individual comments	36	

d) support high quality housing and other development that meets the town's needs and encourage the reuse of existing and use of renewable resources

Yes	243	94.2%
No	15	5.8%
Individual comments	58	

e) seek improvements to transport and other infrastructure including high speed broadband

Yes	247	95.7%
No	11	4.3%
Individual comments	58	

f) ensure that St Anne's remains a high quality year round visitor resort

Yes	250	96.9%
No	8	3.1%
Individual comments	49	

g) ensure that the town is safe, accessible and attractive to all its residents, visitors and people who work in it

Yes	254	98.5%
No	4	1.6%
Individual comments	45	

h) protect the town's heritage assets whilst encouraging appropriate high quality contemporary architecture

Yes	247	95.7%
No	11	4.3%
Individual comments	38	

i) improve health, social and cultural wellbeing for all residents, encouraging and providing opportunities for an active lifestyle and ensuring high quality local facilities for existing and new residents

Yes	256	99.2%
No	2	0.8%
Individual comments	35	

5. Do you agree with the proposed policies?

Yes	240	93.0%
No	18	7.0%
Specific comments	46	
<i>Generally agree</i>	21	
<i>Agree with some but not all of them</i>	10	
<i>No response/comment</i>	8	

APPENDIX 6: Analysis of questionnaire responses (November 2015)

<i>Not relevant</i>	5
<i>others</i>	2

6. If you would like to support, object or comment on a specific policy please give details below: If you wish to submit detailed statements of support or objection, please insert "see separate statement" into the comment box and send replies to npinfo@stannesonthesea-tc.gov.uk

Support	100	94.3%
Object	5	4.7%

7. Delivery Strategy: the Neighbourhood Development Plan is accompanied by a Delivery Strategy which sets out how policies will be implemented.

It also sets out complementary "non-spatial" actions.

Do you have any comments on this document?

Yes	41	15.9%
No	219	84.9%
No. of Specific comments recorded	44	
<i>General support</i>	8	
<i>Negative comments</i>	7	
<i>No tick, comment, not read it</i>	29	

8. Sustainability Report? The Neighbourhood Development Plan is supported by a separate Sustainability Report which explains how the Plan contributes to sustainable development. Do you have any comments on this document?

Yes	38	14.7%
No	220	85.3%
Specific comments	37	
<i>General support</i>	5	
<i>Strategy is not specific enough</i>	1	
<i>Renewable energy as a focus</i>	1	
<i>Surface water and flooding</i>	1	
<i>Negative/Not relevant comments</i>	4	
<i>Not read it, no comment</i>	25	

9. What is your association with St Anne's?

I live here	220	85.3%
I have family here	78	30.2%
I have friends here	93	36.1%
Clubs / Group membership	64	24.8%
Work	40	15.5%
Business Owner	14	5.4%
Day visitor	13	5.0%
Holiday visitor	5	1.9%
Other	15	5.8%

10. How long have you been associated with St Anne's?

I am a day or holiday visitor	6	2.3%
Less than a year	5	1.9%
1 - 5 years	29	11.2%
5 - 10 years	34	13.2%
10 - 15 years	29	11.2%
Over 15 years	90	34.9%
Generations	65	25.2%

11. What is your approximate age?

5 - 10 years of age	0	0.0%
11 - 16 years of age	0	0.0%
17 - 21 years of age	3	1.2%
22 - 30 years of age	12	4.7%
31 - 50 years of age	70	27.1%
51 - 65 years of age	102	39.5%
66 + years of age	71	27.5%

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
Plan 1: Main Proposals Map					
1.1	Fylde Council	Correct Green Belt boundary anomalies. Number of anomalies as indicated on the sketch notes.	Green Belt boundary amended to accord with saved Policy SP3 of Local Plan 2005 The boundary at the southern end of the former Pontin's site cannot be amended to reflect the residential planning permission (which includes small area of GB). GB boundaries can only be amended by the Local Plan. Agreed with FBC to show existing GB boundary but with application site overlapping.	GB boundaries amended to accord with saved policy SP3.	
Queensway Urban Extension Site and Vicinity					
1.2	Fylde Council	Show M55 Link Road Route	Route Plotted	M55 Link Road Route shown for information.	
1.3	Natural England	I think it would be worth actually extend this purple line for the M55 link road up the road towards the M55, given that this road that is there now will be upgraded in due course.	See 1.2		
	Natural England	For completeness should show the whole extents of the Farm Conservation Area even if it is outside the NP development boundary. The bottom two fields are specific areas for geese and swan refuge	Agreed	Additional area outside NDP plan area within plotted within limitations of plan. reference added to source plan	

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
		I do not think the 'protection of SBI and Geological CI (ENV1) outline for Lytham Moss is correct. I have attached a plan showing the extents so they can cross reference it. What they have done is only highlighted the BHS within the NP development boundary - for completeness they should highlight it all	The proposals plan will show as much of the Lytham Moss BHS site outside the NDP as is possible within the confines of the map base. A note will be added referring to a plan showing complete boundaries Neighbourhood Profile Document (Addendum CH 9 to Natural Environment Fig AD2.1). The plan submitted by NE dated 11/02/14 appears to be an outdated version. We have shown the boundaries as per the BHS sites plan provided by FBC dated 12/03/2015.	BHS boundaries have been changed to show all BHS boundaries within limit of plan base.	
	Fylde Council	The BHS boundary on site of former Valentines Kennels extends too far onto site	Noted	Boundary amended	
	Fylde Council	Show Lytham Moss as open countryside	The land is shown as outside the proposed settlement limit	None	
Key					
	Fylde Council	Farm Conservation Area to read ENV 8		Policy Ref changed	
	Fylde Council	"Heyhouses By Pass" should read "Heyhouses (east west) link road	noted	Text changed	
	Fylde Council	Refer to School Site within housing (Queensway)	noted	Proposed School site now shown	
	Natural England	Check colour shade of Farm Conservation Area to make distinct from Nature Area	Agreed	Colour shade changed	
	Fylde Council	Amend reference to Primary Holiday Areas to read Holiday	Agreed	Change key text to read Holiday Areas	Wording of Policies EC9 & EC10 amended accordingly.

APPENDIX 7: St. Anne’s on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
		Areas as per Revised PO document Oct 2015			
	Fylde Council	Change Committed major housing sites to read Committed Strategic Housing Sites	Agreed	Text changed	
	Fylde Council	Change note 1, to refer to Queensway planning application rather than masterplan	Agreed	Text changed in Note 1 of Key to read “planning application” and delete masterplan.	
	Fylde Council	Refer to Seafront as set out in Policy EC5 of Revised PO Document Oct 2015 Check boundary of island Site vis a vis the Prom	Noted	The boundary of the Island Ste (SS2) has been amended as per the St Anne’s Sea Front Area as shown in the FBC Revised PO document Oct 2015The Town Council agreed to review the wording of Policy SS2 at the post consultation workshop with FBC- this will include boundary of island site vis a vis the proposed LGS site on the adjoining Pitch and Putt site	Wording of Policy SS2 reviewed and amended accordingly.
Holiday Areas					
	Fylde Council	Amend Holiday Area boundaries, remove secondary holiday areas as per Revised Local Plan PO document Oct 2015	Agreed	Delete existing holiday areas and show new Holiday Area as per Revised PO document Oct 2015	Wording of Policy EC8 amended.
Other BHS sites					
	Fylde Council	Queried a number of BHS site boundaries	BHS boundaries amended to show whole boundaries where possible (ie where they go beyond specific sites) as per LCC Plan dated	Whole BHS site boundaries shown where possible within limit of plan base.	

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
			12/03/2015 (see Neighbourhood profile Fig AD2.). Where these extend beyond map coverage note with reference to CH 9 of Neighbourhood Fig AD2.1 given)		
Settlement Limit					
	Fylde Council	Queried boundary of Settlement limit in south east part of plan area.	The proposed settlement limit boundary was partly obscured and this has been resolved.	Settlement Limit boundary checked and made visible.	
	Fylde Council	Blue lines showing edges of settlement at corners do not follow whole limit- need to explain this? Or show full boundary	Probably due to being partly obscured	Settlement Limit boundary checked and made visible.	
	Fylde Council	Incorrect settlement limit at rear of Snowden Road, include White Land	Noted	Boundary amended	
	Fylde Council	Settlement boundary SE direction from pitch and put disappears- should follow inner promenade	noted	Boundary amended	
	Fylde Council	Should show settlement limit abutting Andsell/ Lytham area- settlement limit of St Anne's	The settlement limit shown is that within the NDP boundary. The settlement limit shows the existing and proposed edge of the built up settlement area. The proposed settlement limit boundary meets the existing urban settlement limit of adjoining areas, and is expected to follow the existing saved Local plan boundary within these adjoining areas unless amended by the new emerging Local Plan.	None	
	Fylde Council	Settlement boundary NE Queensway shows two boundaries at school site	Agreed	Shading of proposed school site changed to make clearer.	

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
				School site included within boundary	
	Fylde Council	European Nature Site Boundaries	These are shown in the Neighbourhood Profile document for reference and not being specific proposals of the NDP or lying within its boundary it is not necessary to show them. They are already shown on the saved Local plan proposals map which is part of the development Plan for the area.		
	Fylde Council	Is it worth showing European Nature site boundaries which about the NDP boundary	This information will be available on the Local Plan Proposals Map		
Gateways					
	Fylde Council	Number gateways to allow cross link to design guide	Agreed	gateway numbers added	
	Fylde Council	Should they be gateway zones rather than key points?	The gateway designation is intended to draw attention to the gateway location and not its extent which could be determined as part of the proposed gateway strategy set out in the design guide and Delivery strategy.		
	Fylde Council	Airport gateway too specific?	The Airport is an important potential gateway and should be identified.		
Protection of Open Space					
	Fylde Council	Issue of Local green Spaces to be determined through workshops	Noted	See separate Local green Space supporting document.	
	Fylde Council	Open space King Arnold School Differs from saved FBLP Policy EP2	Check boundaries to exclude new flat development	Boundaries changed to include all open areas within the school site. Additional area fronting Clifton Drive added	
	Fylde Council	Missing school open space at St Thomas Road Heyhouses School	Noted	School playing fields shown as ENV2	

APPENDIX 7: St. Anne’s on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
		Mayfield School			
	Fylde Council	Is it ENV1 and ENV2, do both policies apply-what about Fmr Valentines Kennel Site and scout camp site, just ENV2? But ENV 2 sets play for local green space.	ENV1 and ENV2 policies apply to some sites. Following the post consultation workshops it has been agreed to revise the policy wording of ENV2 and ENV7 to better differentiate between the two policies.		Wording of policies ENV 1 and ENV2 revised.
Local Green Spaces					
	Fylde Council	Missing BHS	Noted	BHS boundary now shown	
	Fylde Council	2 EZ issues			
	Fylde Council	3-Missing corner to the south (issue of past substitution of land)	Unsure what this comment refers to. The “missing corner” abuts a road.		
	Fylde Council	11-Missing BHS	Noted	Additional narrow strips of BHS shown	
	Fylde Council	16-includes church – does it encroach onto road?	No		
	Fylde Council	18-Historic Park and Garden- Check FBC greenhouses/ storage behind wall. Entry on St George Road, and Clifton Drive- part of setting acceptable Tweak behind Police Station needed?	noted	Amendments to boundary made.	
	Fylde Council	20-Should this really be included-part of island tourist site-needs to evolve –	Boundary will be reviewed as part of general review of LGS sites by SATC.		

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
		development brief potential for the site			
	Fylde Council	22-Only in part of Church foreground at no 16 included – include whole ground of church.	Not appropriate to include whole of church- key area is that fronting onto Clifton Drive	Boundary amended slightly to include triangular area at junction of Clifton Drive and St Thomas Road.	
	Fylde Council	23-why not other side of Crescent?	Boundary will be reviewed as part of general review of LGS sites by SATC.		
	Fylde Council	24 check whether boundary goes over houses on Hove Road, and into Edward Street	Not as such but will amend to make clear	Amended	
	Fylde Council	25-Boundary follows what. BHS boundary incorrect as includes road.	Detailed SATC review will consider boundaries	BHS has been amended to show areas on both sides of the road.	
	Fylde Council	26-BHS incorrect at car park	This amended. Also boundary of LGS and ENV2 extended to south of STS	Amend BHS in vicinity of car park and amend boundary of LGS	
	Fylde Council	30-check this boundary with application. This is SSSI . Change – not BHS.	This was not shown as BHS on the draft proposals plan. SSSI designation will be noted in LGS review		
	Fylde Council	33-BHS to be removed?	SATC is unaware of this revision in the BHS boundary		
	Fylde Council	Starr Hills Nature Reserve - Check boundary. Starr Hills is a local geodiversity site. Tweak BHS SSI		Shown as geodiversity site under PolicyENV1	
	Fylde Council	Island Site (SS2) This includes the Prom? Fronting sea wall area	Noted	Boundaries tweaked to match site as per Seafront Area in Revised Local Plan PO document	

Corridors

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
	Fylde Council	Corridors and Gateways (DH4) include land outside Parish Boundary	This is shown for context only		Text added to explain this in Policy DH4
	Fylde Council	Useful to link to Blackpool Corridor Study	Unaware of this study and have asked for clarification		
Miscellaneous					
	Fylde Council	Do you want to show white land outside settlement boundary as countryside where they are not greenbelt	Noted	Area of open countryside outside of green belt shown.	Policy link added
	Fylde Council	St Anne's Pier is not included as Leisure Designation but Island Site is?	There are no leisure designations as such on part 1 of the proposals map. The Part 2 Proposals Map does show some Leisure uses (but not the Pier which is an omission). The part 2 plan is to be deleted from the Plan (see below).		ENV8 not carried forward.
Plan 2: Getting About St Anne's Policy T5 Context Plan					
	Fylde Council	FBC submitted a number of suggested changes/ addition to the plan, eg clarifying leisure facilities.	On balance it is considered that this plan which contains no proposals should be deleted from the main document.	Delete Plan from NDP document	Wording to Policy T5 amended.
Plan 3- Blackpool Airport Inset					
	Fylde Council	GB boundary shown incorrectly	noted	Boundary amended	
	Fylde Council	Is it worth showing full extent of EZ outside NDP area	Agreed at workshop on 23 rd Sept 2015 that it would not be appropriate to shown this within Blackpool Council's area.		
	Fylde Council	DH5 refers to Blackpool Airport Improvement Area. What if the airport closes?	The town council does not envisage the airport ceasing operation. If the airport was cease		

APPENDIX 7: St. Anne's on the Sea NDP 2015–2030, Pre-Submission Plan, June 2015: Report of Policies Map responses

Ref	Who	Comments Received	SATC Draft Response	Required change to Policies Map	Required change to submission document
			operation, the name Blackpool Airport would be an important local historical reference.		
Plan 4: Town Centre Inset					
	Fylde Council	Town centre boundary and primary and secondary shopping areas need to be updated to reflect the Revised Local Plan PO document October 2015.	Noted, the changes are acceptable. An additional secondary shopping frontage along northern end of St. George's Road has been identified by the Town Council. This has been passed to FBC for consideration.	Update plan, show proposed new secondary shopping frontage	Text reviewed to EC1 and EC3.
Other changes					
		ENV1 Sites		Annotation changed to simplify plan	
		ENV 2 Sites adjacent to Beach		Boundaries redrawn.	

APPENDIX 8: St. Anne’s on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

Ref	Organisation	Representation	SATC response	Changes Made
Design Guide				
1.1	Fylde Council	The Design Guide includes many acknowledged urban design principles that are supported by the Borough Council.	Noted	
1.2	Fylde Council	In general terms, perhaps at the beginning, there is an opportunity to align the NP Design Guide with other Fylde Council documents that are also relevant to the town. These would include:	Noted	Reference to most recent design relating policies of the emerging Local plan Revised Preferred Options (Oct 2015) and various informal strategies as set out in Fylde Council’s response included in Text and Appendices 2, and 3.
1.3	Fylde Council	The 2020 Vision document that includes specific design policies for the town centre. This also includes the St Anne’s ‘Good Place Guide’, which is similar to the Design Guide for the NP but abbreviated. A cross check would allow for any design principles specifically relating to the GPG to be included within the NP.		See above
1.4	Fylde Council	Perhaps reference should be made to the principal approaches to regeneration in the town centre over the last 15 years that has been based on the ‘Garden Town by the Sea’ principle, for example, through the following design interventions. Restoration of buildings including traditional architectural features including the reinstatement of original shop fronts, windows and architectural detailing in line with the period in which the buildings were constructed Reinstatement of features such as boundary walls to re-create an improved definition to streets and forecourt areas Extensive planting with a maritime theme The subdivision of spaces to create micro climate areas of varying character for public benefit Public art as a key component part of the regeneration programme to create gateways and focal points to support the original classical town plan for the town. Art works and street furniture being bespoke with seaside, floral and leaf motifs as a distinctive feature. Also supporting shapes and themes of the town’s architecture. A limited palette of high quality materials	Noted	A new section A5 added setting out this context.

APPENDIX 8: St. Anne's on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

Ref	Organisation	Representation	SATC response	Changes Made
		A consistent colour theme		
1.5	Fylde Council	The Regeneration Framework that likewise sets out a series of design projects for St Anne's and in particular the town centre/resort area. The NP considers 'character' and public art, for example, but there is no town centre inset – which is why the cross reference should be made.	Noted	A new section added to reflect this work.
1.6	Fylde Council	The Coastal Strategy – relating to the whole of the Borough Council coastline but there are specific references to the resort of St Anne's.	Noted	A new section added to reflect this work.
1.7	Fylde Council	The Adopted Heritage Strategy that makes reference to conservation area appraisals and management plans in addition to compilation of local lists of buildings.	Noted	A new section added to reflect this work.
1.8	Fylde Council	One thought we have had is the preparation of a 'checklist' approach for considering Design and Access Statements that are generally very poor, highlighting how the Borough Council would expect there to be a proper contextual appraisal to which new development should respond, with examples and illustrations included. This would place the onus on the developer to demonstrate how the scheme has evolved and meets the various guideline documents.	Noted	This will be a matter for Fylde Council in developing their planning application validation checklist.
General comments:				
1.9	Fylde Council	Should reference be made to documents that are also relevant such as Building for Life 12 – latest version, Manual for Streets 1 and 2, Quality Reviewer and the Urban Design Compendium as supporting texts?	The design guide attempts to be as simple as possible and not introduce a wide range of references. The design guide is based on the BfL latest version, with additional local detail.	None
1.10	Fylde Council	The tabulated form of the Design Criteria is supported, based on B for Life.	Noted	
1.11	Fylde Council	In respect of Design Criteria 1: Connections, is this actually relating to 'physical' connections as opposed to 'perceptual' connections for example architectural issues. If this is the case should the reference to architecture be included within this criteria?	This Criteria does relate to perceptual as well as well as physical connections. Bland architecture can often confuse visual and physical connection routes.	None

APPENDIX 8: St. Anne's on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

Ref	Organisation	Representation	SATC response	Changes Made
1.12	Fylde Council	Criteria 5 : Character It might be useful to make the distinction between new housing – brown field or more likely green field sites and infill and redevelopment - the latter being more easy to influence in respect of understanding context. In the case of green field sites we are obviously attempting to create new places so perhaps reference needs to be made to the creation of 'districts' with an identifiable character, supporting street pattern, building alignment and enclosure, creating views/vistas, scale and massing, structural landscaping, building hierarchy, form and elevations and materials etc. etc. One of the big challenges is persuading housebuilders to depart from standard company designs and layouts.	The design guide aims to encourage all new design to have a high quality contemporary character that reflects the garden town/ neighbourhood theme. The intention is not to be over prescriptive.	Note added referring to need for new development to have contemporary character whilst reflecting garden town or neighbourhood theme.
1.13	Fylde Council	Section 6 : Working with the site and its context – could we cross reference with the Good Place Guide?	Noted	Reference to the 2020 Vision document inserted
1.14	Fylde Council	Section 7 : Creating well-defined streets and spaces. I would probably state that it is essential to understand the distinctive roles in urban design terms between public, semi public and private spaces and make the distinction in design responses. We have an issue for example with the 'privatisation' of corner plots through the enclosure by fences, which were originally designed to have a design function within the street scene	Noted	Reference added to Criterion 7.
1.15	Fylde Council	In respect of the reference to defined streets, would this not be best referenced within the section of 'Character', which should also refer to building position/ corner treatments?	Noted	This probably applies equally to both criterion.
1.16	Fylde Council	Could reference be made in the 'Discourage' column to avoiding prominent views of rear elevations/side elevations and rear garden areas within important street scene views?	Noted	Reference added.
	Fylde Council	Section 8. This is assumed to relate to 'orientation' rather than broader issues of 'legibility' that are bound up with other design criteria, under Criteria 5, for example e.g. creating distinctive nodal points.	It is intended to apply to both. It is recognized that the criteria are overlapping in some cases.	None
1.17	Fylde Council	C3 Design Review Panel. Could you expand on your thinking on this point?	The future arrangements for involving the Town Council in the consultation on planning applications will be the subject	Text changed to make clearer that this will be considered through the Delivery Plan

APPENDIX 8: St. Anne's on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

Ref	Organisation	Representation	SATC response	Changes Made
			of separate discussions with the Council.	
1.18	Fylde Council	<p>The species list provided is fine but you could if you chose extend it because the palette is wider when even a moderate degree of shelter is available. If the idea is to give a sample then fine.</p> <p>Many of the Acers are tolerant if they're set back from the coast by even a few hundred metres, for instance.</p> <p>The 'tree bloke' in me rails a little at species like <i>Pinus nigra</i>: beautiful tree, but truly massive growth potential so where you plant it needs consideration. This is a tree of larger landscapes rather than urban environs.</p> <p><i>Tilia tomentosa</i> is really attractive and modest in size, but people don't often plant it now because it's toxic to our bees, who can't tolerate the pollen. It doesn't kill them but makes them drunk I think.</p> <p><i>Metasequoia glyptostroboides</i> : fabulous, large, specimen tree, and yes I've seen it used in urban planting for example at Oxford Road in Manchester, where a line of them, now mature, makes a brilliant statement but they're lifting the paviers terribly!</p> <p>We could add <i>Populus tremula</i> – the aspen – our native poplar, coastal tolerant and more delicate in leaf and growth potential than the other poplars. Great little dentate leaf, turns golden in autumn.</p> <p>I think we should add <i>Quercus ilex</i> – the holm oak or evergreen oak. It's common around St Anne's – a number of them across from us on Wood Street.</p>	The species list is only intended as a suggested pallet-it would be a separate task under the delivery strategy to agree.	Additional species added and made clearer that these are suggested species only.
1.19	Fylde Council	When I've worked in conjunction with Highways in the past we specified tree pits so that a tree root barrier was included to forestall any uplift from roots – basically deflects them downwards. Again – do you want this kind of detail?	the existing detail for highway street planting does include such a root deflector	A note added to require check with Highway Authority to agree latest specification.
	Fylde Council	It's an admirable to aim for semi-mature trees but in practice an urban tree pit can't always accommodate a large root ball and you have to do a bit of lateral thinking because if you do	These are detailed matters which it is hoped can be agreed as part of the proposed	After care now emphasised

APPENDIX 8: St. Anne’s on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

Ref	Organisation	Representation	SATC response	Changes Made
		plant a 4/5 metre tree/200 litre pot etc., with a large root ball you can’t rely on a staking system. It really requires an underground guying system which means a bigger tree pit, which in turn is challenging to achieve in an urban street. Harder still if you’re trying to replant in the same spot as often the last part of the old stump can’t be ground out and you can’t get a large new tree in the ground. I’d also have to caution that it’s my experience that semi-matures cost a lot more than smaller trees but have a lower success rate. I feel specifying a programme of aftercare is really important, with special emphasis on irrigation.	community tree planting project through the Delivery Strategy.	
1.30	Fylde Council	British Standards: you should delete the reference to BS5837:2012 because it doesn’t belong in this context, but I’d put in a reference to BS3936: 1992, which is the standard that dictates how nursery stock should be grown and categorised. It’s this Standard that produces the regularity of appearance in the trees we buy at nurseries	Noted	Reference to BS3936: 1992 added.
Companion Prospectus				
1.31	Fylde Council	Page 1, CP1 – delete reference to Blackpool <i>International</i> Airport – no longer the case	Noted	None-existing note explains this.
1.32	Fylde Council	Page 2, CP3 – M55 Corridor. Reference should be made to the Enterprise Zone at the Airport	Noted	Note added to page CP3
1.33	Fylde Council	A584 CP5 Reference at point 2 to Board Walks. This would need to be appropriate having regard to ecological assessments.	Noted	Note added “subject to ecological considerations”
1.34	Fylde Council	A584 CP7 Bespoke LED lighting – generally OK although at the moment some light fittings are not suitable for LED’s	Noted. Detailed implementation issue. Overall aim is to encourage LED lighting at appropriate management/ upgrading opportunities.	
1.35	Fylde Council	A584 Re cycling – is it proposed to include segregated cycle lanes at any point?	This will be a detailed design consideration	
1.36	Fylde Council	Access Corridor CP13 Access to Lytham Moss – subject to ecological considerations	Noted	Note added “subject to ecological considerations”

APPENDIX 8: St. Anne’s on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

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1.37	Fylde Council	CP17 Feature lighting has been part of the Regeneration Programme, but this should be continued in further phases	Noted	Comment added.
1.38	Fylde Council	Reference made to the Council’s Regeneration Framework as well as the 2020 Vision.	Noted	Reference added.
1.39	Fylde Council	Some protection for shoppers exists at present	Existing text states “further protection”	
1.40	Fylde Council	CP19 Would add the potential for improvements to the Town Hall forecourt/external areas to compliment this important link. Add in reference to the Regeneration Framework.	noted	Reference added.
1.41	Fylde Council	Works in the vicinity of the Pier would need to address the impact on the setting of the listed building.	Noted	Reference added.
		CP21 North Promenade		
1.42	Fylde Council	Current Design Issues – Eclectic style of design but the continuity of the Porritt Houses is important with the potential to enhance the open frontages.	Noted	Reference added.
1.43	Fylde Council	Within the bounds of ecology the dune landscape should provide for the restoration of open views over the beach and to the sea and also to protect the open setting of the Pier as an important listed building and focal point.	Noted	Reference added.
1.44	Fylde Council	Design solutions generally subject to issues of ecology	Noted	Reference added.
1.45	Fylde Council	CP23 Reference to the Gardens being of national significance – on the Register?	Noted	Reference added.
1.46	Fylde Council	Development of the Island Site should be specifically referenced as a strategic leisure opportunity	Not considered relevant	
1.47	Fylde Council	Proposed M55 – Heyhouses Link. Key Design Solutions. Reference should be amended to pedestrian/ cycle/ equestrian links as the ‘old road’ is likely to be retained for such purposes.	Noted	Text added
	Fylde Council	CP31 Airport Terminal. Its development as an enterprise zone is likely to bring about some frontage development and if this were to be the case, it would be appropriate to create a ‘street frontage’ or building façade to the carriageway. This would create a sense of enclosure that should be complemented by significant and strategic landscaping also to enhance the frontage.	Noted	Reference added to CP3 where it is more relevant

APPENDIX 8: St. Anne's on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

Ref	Organisation	Representation	SATC response	Changes Made
1.48	Fylde Council	The central reservation is particular poor and should be enhanced	Noted	Text added
1.49	Fylde Council	The nodal point at the Promenade 'arrival point' as illustrated in the photograph should be enhanced.	Noted	
1.50	Fylde Council	Squires Gate Station. Improved pedestrian access – at the present only a staircase.	Noted	Text added
1.51	Fylde Council	Clifton Drive/St Paul's Avenue. Reference should be made to the historic importance of St Paul's Avenue as a purpose built boulevard, and designed as part of the Fairhaven development landscape proposals, prepared by Thomas Mawson and Sons. The Importance of keeping historic street columns and central reservation/verges with the possibility of street tree planting to emphasis the 'boulevard' character should be included.	Noted	Reference added.
1.52	Fylde Council	Could reference also be made, probably in the main document, to the importance of durability, maintenance and management, particularly in the resort/town centre area, of buildings, public spaces, landscaping. This forms part of the classic resort accreditation concept and is important in respect of maintaining the quality and resultant reputation of St Anne's.	Noted	Reference made in the main design guide as a key question in section C.
2.1	Historic England	We commend you on your excellent compendium which covers key access and gateway design issues; it is a very useful document to support your policies.	Noted thank you.	
2.2	Historic England	We note that the document refers to the aspiration to produce a seafront masterplan for St. Anne's on the Sea dating back to your town centre vision (2010); we encourage you to pursue this if possible over the next few years as the economy recovers.	Noted	
2.3	Historic England	The principle of an RIBA design competition to facilitate such a masterplan is an interesting one, particularly if you could link this to aJV or developer selection process to ensure project delivery. A good example of a developer/design team selection process can be found in Blackburn for their Cathedral Quarter Area, now on site. Lancashire County and Preston city are also utilising a design competition process for their Bus Station and surrounding area.	Noted. We will seek further advice fro HE and FBC on adopting the design competition approach through the Delivery Strategy	

APPENDIX 8: St. Anne’s on the Sea NDP 2015–2030, Design Guide, June 2015: Summary of Representations November 2015

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	Historic England	At C3 in your compendium document you refer to the merit of establishing a local Design Review Panel, HE supports the principle of early pre-consultation design advice. Before establishing your own local panel you might also consider the potential to link into already established independent Design Review, principally the Design Review Service already provided across the NW by Places Matter: http://www.placesmatter.co.uk/design-review . HE would also be pleased to engage in pre-application consultation for those sites where we will become a statutory consultee.	Noted	Reference added to Places Matter Review service in Section C3 of Design Guide
2.4	Historic England	Historic England has produced a number of advice documents that your community may find helpful when identifying those features that make the neighbourhood distinctive and how to go about ensuring that the areas character is retained. You can access our web based advice on Neighbourhood Planning at: http://www.historicengland.org.uk/advice/planning/planmaking/improve-your-neighbourhood	Noted	
	Online Questionnaire	“There have been some very ugly blocks of flats popping up in the past 20 years or so. New houses don't have to be boxy and uniform or blocks of flats so garish and out of keeping with the landscape. Hopefully the Design Guide will address that. We still have some amazing historical buildings here e.g. the Grand Hotel, St Anne's Library. Our heritage is part of our town's identity so high quality design and character shouldn't be an afterthought just because developers are only interested in their profit margins	Noted. It is intended that the NDP Local character policies and the Design Guide will address these concerns	
Other Changes				
		Design Guide: Front Cover		“Supplementary Neighbourhood Plan Document” added to title. Section C3-new question relating to need to address impact of schemes on corridors and gateways added.
		Companion Guide		Two new gateways added: 9-Inner promenade/ St. Paul’s Avenue 10-St. Anne’s Pier

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
<p>GP1: Settlement boundary The settlement boundary for St. Anne’s is shown on the Proposals Map. Development will be directed towards the existing settlement and, within the settlement boundary, development on brownfield land will be encouraged, subject to other relevant development plan policies being satisfied.</p> <p>Development proposals on greenfield sites within the settlement boundary will be assessed against all relevant development plan policies applying to the site.</p> <p>Development outside the settlement boundary will be assessed against national policy and any relevant development plan policies.</p>	<p>GP1: Settlement boundary The settlement boundary for St. Anne’s is shown on the policies map. Development will be directed towards the existing settlement and, within the settlement boundary, development on brownfield land will be encouraged, subject to other relevant development plan policies being satisfied.</p> <p>Development proposals on greenfield sites within the settlement boundary will be assessed against all relevant development plan policies applying to the site.</p> <p>Development outside the settlement boundary will be assessed against national policy and any relevant development plan policies.</p>
<p>No policy</p>	<p>Policy GP2: Demonstrating viability The town council will seek to retain existing retail uses (including land / premises), hotel accommodation and tourism, culture and leisure uses, unless it can be demonstrated to the satisfaction of the Town Council that one of the following tests has been met:</p> <p>a) Following a 12 month marketing exercise the continued use of the site / premises for its existing use is no longer viable in terms of its operation of the existing use, building age and format and that it is not commercially viable to redevelop the land or refurbish the premises for its existing use. In these circumstances, and where appropriate, it will also need to be demonstrated that there is no realistic prospect of a mixed-use development for the existing use and a compatible use; or</p> <p>b) Following a 12 month marketing exercise the land / premises is / are no longer suitable for the existing use when taking into account access / highway issues (including public transport), site location, business practices, infrastructure, physical constraints, environmental considerations and amenity issues. The compatibility of the existing use with adjacent uses may also be a consideration; or</p>

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
	<p>c) appropriate marketing of the land / property indicates that there is no demand for the land / property in its existing use. Details of the current occupation of the buildings, and where this function would be relocated, will also be required.</p> <p>Where the existing use is no longer considered viable by the Council and a mixed-use scheme is also not viable or appropriate, the Council will preferentially seek the following alternative uses prior to consideration of a market housing-led scheme:</p> <ul style="list-style-type: none"> • For existing retail uses, an alternative use that helps create or maintain the vitality of a town, district or local centre; and <p>Marketing</p> <p>Where an application relies upon a marketing exercise to demonstrate that there is no demand for the land / premises in its current use, the applicant will be expected to submit evidence to demonstrate that the marketing was adequate and that no reasonable offers were refused. This will include evidence demonstrating that:</p> <p>i) The marketing has been undertaken by an agent or surveyor at a price which reflects the current market or rental value of the land / premises for its current use and that no reasonable offer has been refused.</p> <p>ii) The land / premises has been marketed, as set out in iii) below, for an appropriate period of time, which will usually be 12 months, or 6 months for retail premises.</p> <p>iii) The land / premises has / have been frequently advertised and targeted at the appropriate audience. Consideration will be given to the nature and frequency of advertisements in the local press, regional press, property press or specialist trade papers etc; whether the land / premises has / have been continuously included on the agent's website and agent's own papers / lists of premises; the location of advertisement boards; whether there have been any mail shots or contact with local property agents, specialist commercial agents and local businesses; and with regards to commercial / industrial property, whether it has been recorded on the Council's sites and premises search facility. In certain cases, for example, where a significant departure from policy is proposed, the Council may seek to independently verify the</p>

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
	submitted evidence, and the applicant will be required to bear the cost of independent verification.
<p>ENV1: Protection of sites of biological and geological conservation importance International, national and local sites of biological and geological conservation importance will be preserved and protected from any adverse effects of development, having regard to the hierarchy of designated sites and the potential for appropriate mitigation.</p>	<p>EN1: Protection of sites of biological and geological conservation importance International, national and local sites of biological and geological conservation importance will be preserved and protected from any adverse effects of development, having regard to the hierarchy of designated sites and the potential for appropriate mitigation.</p>
<p>ENV2: Protection of Open Spaces, Outdoor Recreational Facilities and Green Infrastructure</p> <p>The network of existing green infrastructure, as defined on the proposals map, will be protected from future development.</p> <p>Development that results in the loss of open spaces, Local Green Space designated under Policy ENV7, and recreational facilities, or that results in any harm to their character, setting, accessibility or appearance, general quality or to amenity value will be resisted unless the requirements of paragraph 74 of the NPPF are met. In exceptional circumstances where the development involves strategically important development/infrastructure for the town, or the expansion/improvement of an existing school, that cannot be located or routed elsewhere then development would only be permitted if the community would gain equivalent benefit from provision of a suitable replacement.</p> <p>Development that results in the loss of registered Historic Parks and Gardens of national importance will not be permitted.</p>	<p>EN2: Protection of open spaces, local green space (LGS), outdoor recreational facilities and green infrastructure</p> <p>The open spaces detailed in Appendix 1 and as shown on the policies map are designated as ‘Local Green Space’ in accordance with NPPF paragraphs 76-77 and development on such land will only be permitted in very special circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.</p> <p>The existing areas of open space including outdoor recreational facilities, identified on the policies map, comprise the Green Infrastructure network within St Anne’s. The Green Infrastructure network will be protected from inappropriate development. Other than in circumstances where the proposed development would be ancillary to the use of the site as open space and the benefits to recreation would outweigh any loss of the open area, open spaces, and outdoor recreational facilities should not be built upon, unless the requirements of paragraph 74 of the NPPF are met and the findings of any published and adopted needs assessment are met. Development will not be permitted on open space that makes a positive contribution to the historic environment including the character, appearance and setting of conservation areas and listed buildings.</p> <p>Development that results in the loss of registered Historic Parks and Gardens of national importance will not be permitted.</p>

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
<p>ENV3: Provision of open space in new residential development</p> <p>All new development involving 10 dwellings or more will provide on-site open space and children’s play facilities in accordance with standards set out in the Field in Trust (FiT) Planning and Design for Outdoor Sport and Play (the new 6 acre standard). They may also be required to make appropriate financial contributions to nearby facilities (within the hierarchy of provision set out in Planning and Design for Outdoor Sport and Play).</p> <p>Developments of less than 10 units shall make appropriate contributions to improvement of nearby open space from which residents would be expected to benefit, subject to any requirements of national policy or guidance.</p> <p>Justification for proposed open space and recreation provision/contribution must be provided through submission in writing of supporting evidence for developments of less than 25 units and through an ‘Open Space and Recreation Statement’ for developments of 25 dwellings or more. This must include details of engagement with Fylde BC and other appropriate providers regarding adequacy of existing provision/on site provision and contributions for off-site improvements to meet FiT standards within the neighbourhood where the new development is to take place.</p> <p>Opportunities to link green infrastructure resources to create a multi-functional green infrastructure network will be maximised. Financial contributions will be sought through the Community Infrastructure Levy to assist such schemes.</p>	<p>EN3: Provision of open space in new residential development</p> <p>All new residential development comprising 10 or more homes will provide on-site open space and children’s play facilities. The minimum standard of provision should be informed by an up to date ‘Open Space Assessment’ for the town which has addressed the adequacy of local provision in accordance with NPPF requirements. The town council will support and work with Fylde Council to prepare this assessment.</p> <p>In the absence of such an assessment the standards of provision should be in broad accordance with the Fields in Trust (FiT) Planning and Design for Outdoor Sport and Play, based on an appropriate neighbourhood scale assessment.</p> <p>Where the standards require the provision of open space of less than 0.2 ha, or where it is agreed with the council that the open space would be better provided off-site, payment of a commuted sum will be sought to help provide additional or improved open space nearby, where the benefits would serve the occupiers of new and existing developments. Commuted sums will be calculated on the basis of the value of the land that would otherwise have had to be made available and the costs of laying the land out as public open space and maintaining it for a 10 year period.</p> <p>The detailed design and management arrangements for on-site open space provision and or the level of contribution, its purpose (and agreed programme for implementation) will be agreed with Fylde Council and the town council as part of the planning application process.</p>
<p>ENV4: Starr Hills Nature Reserve</p> <p>St. Anne’s Town Council will work with Fylde Borough Council to make better use of the existing nature reserve for education and specialist visitor purposes at Starr Hills, and develop appropriate visitor interpretation and environmental management plans.</p>	<p>EN4: Starr Hills Nature Reserve</p> <p>The town council will work with Fylde Council and other relevant stakeholders to make better use of the existing nature reserve for education and specialist visitor purposes at Starr Hills, and develop appropriate visitor interpretation and environmental management plans whilst protecting its biodiversity and geodiversity value.</p>

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
<p>New developments will be required to make provision towards the improvement and development of the local nature reserve for the benefit of the whole community.</p>	<p>Developer contributions will be required to make provision towards the improvement and development of the local nature reserve for the benefit of the whole community. Developer contributions will be made through the CIL.</p>
<p>ENV5: Urban Trees Supply</p> <p>New development should include, wherever possible, the provision of new trees, while proposals causing the loss of trees of arboriculture, biodiversity or amenity value will be resisted. The design guide suggests a “pallet” of tree species suitable for a variety of locations such as street trees in the hard landscape.</p>	<p>EN5: Urban trees supply</p> <p>The town council supports the provision of appropriate tree planting. New development should include, wherever possible, the provision of new trees, while proposals causing the loss of trees of arboriculture, biodiversity or amenity value will be resisted. A “palette” of appropriate and recommended tree species suitable for a variety of locations such as street trees in the hard landscape will be set out by the town council, following consultation with key partners.</p>
<p>ENV6: Community Tree Planting</p> <p>St. Anne’s Town Council will work with Fylde Borough Council and Lancashire County Council to develop a programme for community tree planting, in particular along strategic corridors and gateways and shown on the Proposals Map and as described in the accompanying Design Guide so as to expand the current stock of trees and benefit the environment.</p> <p>New developments will be required to make provision towards the tree planting programme which will be implemented by the appropriate bodies.</p>	<p>EN6: Community tree planting</p> <p>The town council will work with Fylde Council, Lancashire County Council and other partners to develop a programme for community tree planting, in particular along strategic corridors and gateways as shown on the policies map and as described in the accompanying Design Guide and corridors and gateways companion so as to expand the current stock of trees, benefit the environment and contribute to the character of St Anne’s as a ‘garden town by the sea’.</p> <p>Developer contributions will be required, to make provision towards the tree planting programme. Developer contributions will be made through the CIL.</p>
<p>ENV7: Local Green Space Designation</p> <p>Areas set out in Appendix 1 and identified on the proposals map are designated as ‘Local Green Spaces’:</p>	<p>Incorporated into EN2</p>
<p>ENV8: Lytham Moss</p>	<p>Not carried forward</p>

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<p>The area of Lytham Moss identified on the proposals map as Farmland Conservation Area (FCA) and as Nature Park will be protected from future development. The Town Council will work with the existing Heyhouses and the new Queensway communities, land owners, Fylde Borough Council, Lancashire County Council and local environmental groups to develop appropriate management/interpretation plan/s for these areas including their appropriate use for recreation and educational purposes.</p>	
<p>CH1: Community Infrastructure Statements Planning applications for major residential development (10 or more dwellings) must be accompanied by a Community Infrastructure Statement (covering all facilities such as primary and secondary health provision (including GP practices), schools and colleges, cinemas and theatres, libraries, older people, youth and children’s centres and sports and recreation facilities). This statement, based on consultation and engagement with appropriate service providers, must cover the adequacy of existing community infrastructure, and set out an agreed strategy for any necessary improvements</p>	<p>CH1: Community infrastructure The town council supports the development of new community facilities where they do not conflict with other policies of the Development Plan. The town council will work with Fylde Council and other partners to ensure that the Fylde Infrastructure Delivery Plan (IDP) includes an appropriate assessment of the adequacy of current provision of essential community infrastructure specific to St. Anne’s (a “St. Anne’s Local Infrastructure Plan”), and to identify necessary improvements to meet the requirements of the town to meet planned growth of the town through the Local Plan and where possible provide flexibility for unplanned major windfall residential development. Essential community infrastructure includes:</p> <ul style="list-style-type: none"> • primary and secondary school • primary and secondary health care including GPs and Dental Care • community resource spaces (Community Hubs) • high speed broadband and other telecommunications • recreation, cultural and spiritual <p>All major residential planning applications (10 units or more) must be supported by a Community Infrastructure Statement, if the site is not allocated in the adopted replacement Local Plan or its essential community infrastructure requirements are not included in an up to date Fylde Infrastructure Delivery Plan (or any detailed “St. Anne’s Infrastructure Delivery Plan prepared as part of the former).</p> <p>The statement will be prepared in consultation with the town council and relevant providers and will assess the capacity of existing community infrastructure to</p>

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	<p>accommodate the new residential population and the need for improvements on site or off site.</p> <p>Developer contributions will be required to make provision towards community infrastructure as identified by the IDP, “St. Anne’s Local Infrastructure Plan” / CIL Regulation 123 List or Community Infrastructure Statement. Where appropriate developers will be allowed to make appropriate direct on site provision in lieu of financial contributions.</p> <p>Infrastructure delivery will be integrated with development phasing.</p>
<p>CH2: Community Assets</p> <p>Development resulting in the loss of an existing community facility will only be permitted where:</p> <ul style="list-style-type: none"> a) adequate alternative provision exists or will be provided in an equally accessible or more accessible location within 800 metres walking distance; or b) all reasonable efforts have been made to preserve the facility but it has been demonstrated that it would not be economically viable, feasible or practicable to retain the building or site for its existing use; and c) evidence is provided to confirm that the property or site has been marketed for a meaningful period and that there is no realistic interest in its retention for the current use or for an alternative community use. <p>The involvement of the local community will be sought in identifying the importance of local facilities; including them (where appropriate) on the statutory list of assets of community value and developing appropriate solutions for their retention and enhancement.</p> <p>Where it is demonstrated that an existing community use is not viable, preference will be given to the change of use or redevelopment to alternative community uses before other uses are considered. Proposals for development which involve the unavoidable loss of community facilities for which there is</p>	<p>CH2: Community facilities</p> <p>Development resulting in the loss of any building or land currently or last used as a community facility will only be permitted where either:</p> <ul style="list-style-type: none"> a) adequate alternative provision exists or will be provided in an equally accessible or more accessible location within 800 metres walking distance; or b) the tests set out in Policy GP2 have been satisfactorily met. <p>The town council, with the involvement of the local community, will identify important community facilities, and will nominate them (where appropriate) for inclusion on the statutory list of assets of community value and developing appropriate solutions for their retention and enhancement.</p> <p>Where it is demonstrated that an existing community use is not viable, feasible or practical, preference will be given to the change of use or redevelopment to alternative community uses before other uses are considered. Proposals for development which involve the unavoidable loss of a community facility (or facilities) for which there is a proven demand will be required to consider the scope for relocating or re-providing the facility (or facilities) either within the new development or on an alternative site within the locality and to make such provision, where viable, feasible and practical.</p>

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<p>a proven demand will be required to consider the scope for relocating or re-providing the facility either within the new development or on an alternative site within the locality and to make such provision where feasible and practicable.</p>	
<p>CH3: Encouraging an active and healthy lifestyle</p> <p>St. Anne’s Town Council will work with Fylde Borough Council and Lancashire County Council and other appropriate organisations and land owners to develop a footpath and cycle trail, linking key recreation and community assets to promote an active lifestyle for all age groups (see also Policy T5 – Getting Around St. Anne’s).</p>	<p>CH3: Encouraging an active and healthy lifestyle</p> <p>The town council will work with Fylde Council and Lancashire County Council and other appropriate organisations and land owners to develop a footpath and cycle network, linking key recreation and community facilities to promote an active lifestyle for all age groups (see also Policy T5 – Getting Around St. Anne’s).</p>
<p>CH4: Neighbourhood Community Hubs</p> <p>St. Anne’s Town Council will work with Fylde Borough Council and Lancashire County Council and other appropriate organisations to establish Neighbourhood Community Hubs to provide spaces suitable for all age groups to meet, exercise, learn, and relax. New developments will be required to make provision towards the creation of suitable community hubs for the town.</p>	<p>Not carried forward</p>
<p>DH1: Design Quality</p> <p>All new development must be of a high quality of design and must be appropriate and sympathetic to the character of the area.</p> <p>New development should create pleasant places to live and work and take into account surrounding scale, density, layout and car parking, as well as achieving high visual standards.</p>	<p>DH1: Creating a distinctive St. Anne’s</p> <p>All development must be of a high quality of design and must be appropriate and sympathetic to the character of the town and its neighbourhoods.</p> <p>St. Anne’s as a “Garden town by the sea”</p> <p>All development must have regard to the principles and general guidance set out in the St. Anne’s Design Guide, and contribute to the vision of St. Anne’s as a “Garden town by the sea”</p>

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<p>Development Design should have regard to the need to promote a sense of community, encouraging and providing access to all, providing opportunities for health and well being, and meeting the special needs of the young, physically and mentally impaired and be dementia friendly.</p> <p>All new development must have regard to the principles and detailed guidance set out in the St. Anne’s Design Guide.</p>	<p>Development should create pleasant places to live and work and take into account surrounding scale, density, layout and car parking, as well as achieving high visual standards.</p> <p>Development design should have regard to the need to promote a sense of community, encouraging and providing access to all, providing opportunities for health and well-being, and meeting the special needs of the young, physically and mentally impaired and be dementia friendly.</p> <p>Heritage Development proposals must preserve or enhance the character or appearance of conservation areas and listed buildings and their settings, must have regard to adopted Conservation Area Character Appraisals and must respect the special interest of non-designated heritage assets, including buildings on the local list. The removal of historic features will be resisted.</p> <p>Development proposals must preserve or enhance the character and appearance of the historic parks and gardens identified on the Policies Map.</p> <p>Supporting information Developers must provide adequate supporting information to demonstrate how their proposed development has responded to the Design Guide, how it would reinforce St. Anne’s character as a “Garden town by the sea”, how it would relate well to its site and its surroundings and how it would respond to the specific character of the site and its local surroundings, maintaining or enhancing its strengths and seeking to address its weaknesses. (see also Policy DH2)</p> <p>Housing development For residential development, reference must also be made to Policy HOU5.</p>
<p>Policy DH2: Supporting Information</p>	<p>Incorporated into Policy DH1</p>

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<p>Developers must provide adequate supporting information to demonstrate how their proposed development would reinforce St. Anne’s character, how it would relate well to its site and its surroundings and how it would respond to the specific character of the site and its local surroundings, maintaining or enhancing its strengths and seeking to address its weaknesses.</p> <p>The supporting information must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan and the accompanying Design Guide.</p> <p>Where a Design and Access Statement is required, the supporting information should address the following topics:</p> <ul style="list-style-type: none"> context and character, including street-scene and/or contextual drawings. building height proposed materials historic character quality for pedestrians and cyclists car parking, and access responding to climate change and micro-climate including renewable energy, water recycling, landscaping meeting the needs of our community, including access, space flexibility, and creating dementia friendly spaces 	
<p>Policy DH3: Local Distinctiveness</p> <p>Development must make a positive contribution towards the distinctive local character of St. Anne’s. It must respond to the guidance set out in the accompanying Design Guide and contribute to the character of the area as a whole, incorporating design principles that reflect the most successful parts of the town. It must respond to local character by creating a sense of place appropriate to its location.</p>	<p>Incorporated into Policy DH1</p>

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<p>DH4: Corridors and Gateways</p> <p>The Town Council will work with partners to develop a strategy for creating distinct high quality access corridors and gateways to the town, along with landmarks and areas of design character and quality of land and neighbourhoods adjoining these routes.</p> <p>Development proposals must have regard to the principles and detailed guidance set out in the St. Anne’s Design Guide.</p>	<p>DH2: Corridors and gateways</p> <p>a-St. Anne’s Corridor and Gateway Strategy</p> <p>The town council will work with partners to develop a strategy for creating distinct high quality access corridors and gateways to the town as shown on the policies map, along with landmarks and areas of design character and quality of land and neighbourhoods adjoining these routes. The strategy will include:</p> <ul style="list-style-type: none"> • a corridor and gateway masterplan, including detailed corridor and gateway zones/ sites • agreed design themes (including lighting, street furniture, landscaping, signage • outline costs • identification of potential funding and maintenance resources • a phased programme of implementation <p>Development proposals adjoining these corridors and gateways must respond in design terms and have regard to the principles and detailed guidance set out in the St. Anne’s Design Guide and the accompanying Corridors and Gateways Companion Document.</p> <p>All development will be required to make a positive contribution towards the implementation of the strategy and improvement of the access corridors and gateways.</p> <p>Developer contributions will be required to make provision towards the implementation of the St. Anne’s Corridor and Gateway Strategy. Developer contributions will be made through the CIL. Developer contributions will be made through the CIL.</p> <p>b-Blackpool airport corridor improvement area</p>

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	<p>The road corridor comprising Squires Gate Lane, in the vicinity of Blackpool Airport, which is identified on the policies map as the Blackpool airport corridor improvement area, is a strategic gateway to St. Anne’s and Blackpool.</p> <p>Any masterplan prepared for the airport site, should include proposals for the comprehensive environmental improvement of this corridor and associated gateways, (see Policy SS1). Delivery, funding and maintenance arrangements should also be set out. This will be informed by the Site Anne’s Corridor and Gateway Strategy or vice versa, depending on which progresses first.</p> <p>The corridor straddles the boundary between Fylde (St. Anne’s Parish) and Blackpool Councils, and, where feasible, joint proposals for both sides of the corridor and associated gateways should be set out in the masterplan.</p> <p>In the absence of a masterplan for airport site, the town council will work with partners to improve the appearance and quality of environment of this strategic corridor as part of the St. Anne’s Corridor and Gateway Strategy.</p>
<p>DH5: Blackpool Airport improvement area</p> <p>In the environs of, and approaches to, Blackpool Airport, as defined on the Proposals Map, the Town Council will work with partners to improve appearance and quality of environment. All new development must be of a high quality of design and make a positive contribution to the appearance and character of the area.</p>	<p>Incorporated into Policy DH2</p>
<p>Policy DH6: Historic Context</p> <p>Development proposals must preserve or enhance the character or appearance of conservation areas and listed buildings and their settings, and must respect the special interest of non-designated heritage assets, including buildings on the local list. The retention and reinstatement of historic architectural features will be welcomed.</p> <p>Development proposals must have regard to adopted Conservation Area Character Appraisals.</p>	<p>Incorporated into Policy DH1</p>

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<p>DH7: Protecting the character of historic parks and gardens</p> <p>Development proposals must preserve or enhance the character and appearance of the historic parks and gardens identified on the Proposals Map.</p>	
<p>SS1: Blackpool Airport</p> <p>Land within the boundary of Blackpool Airport (excluding land designated as Green belt) will be retained for Airport/ Aerospace Industry purposes.</p> <p>The open lands of the airport identified on the Proposals Map shall be safeguarded from non airport related development and the continuing operation and viability of the airport as a sub-regional facility will be supported.</p> <p>Further development required in relation to the operation of the airport, or development of ancillary commercial or leisure uses, shall be located in the areas outside the Green Belt identified on the Proposals Map, unless there are overriding operational requirements that constitute very special circumstances and which justify development in the Green Belt.</p> <p>In the event that the long term use of the airport (or its retention as a strategic reserve site) is not viable, then the comprehensive redevelopment of the site as a mixed use eco village, will be supported, subject to any appropriate Strategic Environmental Assessment/Sustainability Appraisal (SEA/ SA) and Habitats Regulation Assessment (HRA) by the applicant. Any proposals must be accompanied by a comprehensive masterplan, which would include:</p> <p>protection of existing green belt strong eco themes and design design consistent with St. Anne’s Design Guide</p>	<p>SS1: Blackpool Airport</p> <p>The continued operation and viability of the airport is supported. The open lands of the airport identified on the Policies Map will be safeguarded from non airport related development.</p> <p>Further development required in relation to the operation of the airport, or development of ancillary commercial or leisure uses, will be located in the areas outside the Green Belt identified on the Policies Map, unless there are overriding operational requirements that constitute very special circumstances and which justify development in the Green Belt.</p> <p>The delivery of the Blackpool Airport Corridor Enterprise Zone is supported.</p> <p>The designation of the Blackpool Airport Corridor Enterprise Zone will help create more businesses, jobs and investment with positive benefits for both the local economy and wider economic area. It will also contribute to national growth objectives.</p> <p>The delivery of the site will be supported by a Masterplan, which must have been agreed by St. Anne’s Town Council.</p> <p>The land within the boundaries of the airport designated as Green Belt will be safeguarded, and this must be reflected in the agreed Masterplan.</p>

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<p>links to and contributions to improving public transport links to St. Anne's, including improvements to Star Gate Station, Fylde Coast Line, and extension of Blackpool Trams to St. Anne's</p> <p>adequate community infrastructure (see Policy CI1)</p> <p>green infrastructure and connections to proposed St. Anne's Community trail</p>	
<p>SS2: Land at Blackpool International Airport</p> <p>Proposals for development of this strategic site, as identified on the Proposals Map, for employment (Class B1(a) only) use, will be supported.</p>	<p>Not carried forward</p>
<p>SS3: Island Site</p> <p>Development enhancing the contribution of this site to the town's tourism and leisure offer will be encouraged.</p> <p>Any development must be of the highest design quality and must enhance this seafront location.</p>	<p>SS2: Island site</p> <p>Development enhancing the contribution of this site to the town's tourism, culture and leisure offer will be encouraged.</p> <p>Any development must be of the highest design quality and must enhance and make a positive contribution to this seafront location.</p> <p>Non leisure, culture and tourism uses will be resisted.</p>
<p>EC1: The Town Centre and Town Centre Development</p> <p>Retail and other appropriate town centre development will be encouraged within the defined town centre. Proposals for such development in 'edge of centre' or 'out-of-centre' locations will be considered in accordance with the National Planning Policy Framework.</p> <p>The town centre, primary shopping frontage and secondary shopping frontage boundaries are saved from the adopted Fylde Borough Local Plan and the existing boundaries shown on the Proposals Map are carried forward.</p>	<p>E1: The town centre and town centre development</p> <p>Retail and other appropriate main town centre development will be encouraged within the town centre as defined on the Policies Map. Proposals for such development in 'edge of centre' or 'out-of-centre' locations will be considered in accordance with the National Planning Policy Framework.</p> <p>The town centre, primary shopping frontage and secondary shopping frontage boundaries are defined on the Policies Map.</p> <p>Within the town centre, a diversity of uses that support the vitality and viability of the centre will be supported above ground floor level, to encourage an evening economy and to improve safety and security by increasing natural surveillance of the</p>

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<p>Within the primary shopping frontages defined in the adopted FBLP, proposals for the change of use from retail (Class A1 of the Use Classes Order) to other uses will be required to meet the following criteria:</p> <p>a) the proposal retains a pedestrian-level shop front with windows and display.</p> <p>b) any proposed non-A1 use at pedestrian level should, wherever possible, have operational hours that include at least a part of traditional opening times(9am – 5pm). Uses that involve operational hours in the evening or night should not create inappropriate disturbance to residents or other users of the centre and surrounding areas.</p> <p>within the primary and secondary shopping frontages, Policies EC2 & EC3 apply.</p> <p>d) within that part of Wood Street identified on the proposals map, redevelopment or changes of use to restaurants, cafes and public houses, or extensions to such existing uses will be permitted, subject to any external works being in keeping with the character and amenities of the town centre.</p>	<p>centre, provided that the proposal would not adversely affect the character of the centre, highway safety or the amenity of adjoining property. Such uses include cultural facilities, restaurants and cafés, financial and professional services, offices and residential uses, as well as uses relating to non-residential institutions and leisure and recreation uses that are appropriate in a town centre.</p> <p>Within the Wood Street Cafe Quarter, identified on the Policies Map, redevelopment or changes of use to restaurants, cafes and drinking establishments, or extensions to such existing uses will be permitted, subject to any external works being in keeping with the character and amenities of the town centre and highway safety.</p>
<p>EC2: Primary Shopping Frontages</p> <p>The Primary Shopping Frontages, as defined on the Proposals Map, will be maintained in predominantly retail use. Proposals for the change of use of ground floor premises within the Primary Shopping Frontages from Use Class A1 to other uses will be considered against the following criteria:</p> <p>their particular effect on, or contribution to, the character, diversity, vitality and viability of the centre</p> <p>the need to maintain a majority of the ground floor units within these frontages in A1 Retail use and prevent the introduction of excessive concentrations of other uses</p> <p>the need for the frontages of the premises themselves to be treated in a fashion appropriate to a shopping centre.</p>	<p>E2: Primary shopping frontages</p> <p>The Primary Shopping Frontages, as defined on the Policies Map, will be maintained in predominantly retail use. Proposals for the change of use of ground floor premises within the Primary Shopping Frontages from Use Class A1 to other uses will be considered against the following criteria:</p> <p>a) their particular effect on, or contribution to, the character, diversity, vitality and viability of the centre, and</p> <p>b) the need to maintain a majority of the ground floor units within these frontages in A1 Retail use and prevent the introduction of excessive concentrations of other uses. Planning permission will be granted for development proposals that: retain at least 75% of the units in an unbroken run of primary frontage, and</p> <p>c) the need for the frontages of the premises themselves to be treated in a fashion appropriate to a shopping area. Shop fronts must therefore be provided with a well designed and appropriate window display.</p>

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<p>EC3: Secondary Shopping Frontages In the Secondary Shopping Frontages, as defined on the Policies Map insets, a greater mix of town centre uses will be allowed. Proposals for non-retail, “Main Town Centre Uses” within Secondary Shopping Frontages will be considered against the following criteria: the character, diversity, vitality and viability of the area as a Secondary Shopping Frontage is not harmed the frontage of the premises concerned is treated in a fashion appropriate to a shopping area.</p>	<p>E3: Secondary shopping frontages In the Secondary Shopping Frontages, as defined on the Policies Map, a greater mix of town centre uses will be allowed. Proposals for non-retail, “Main Town Centre Uses” within Secondary Shopping Frontages will be considered against the following criteria:</p> <p>a) the character, diversity, vitality and viability of the area as a Secondary Shopping Frontage is not harmed. Planning permission will be granted for development proposals that: retain at least 50% of the units in an unbroken run of secondary frontage, and</p> <p>b) the frontage of the premises concerned is treated in a fashion appropriate to a shopping area. Shop fronts must therefore be provided with a well designed and appropriate window display.</p>
<p>EC4: Retain small scale employment in the town centre Proposals for the redevelopment or change of use of the ground floor of redundant land or buildings in employment or service trade use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed for freehold or leasehold at a reasonable price for at least a year without restriction. Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use to A1-A5 uses will be permitted in those areas located within the defined primary and secondary retail frontages.</p>	<p>Not carried forward</p>
<p>EC5: Other Uses in the Town Centre Within town centres, a diversity of uses that support the vitality and viability of the centre will be encouraged above ground floor level, to encourage an evening economy and to improve safety and security by increasing natural surveillance of the centre. Such uses include cultural facilities, restaurants and cafés, financial and professional services, offices and residential uses, as</p>	<p>Not carried forward</p>

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<p>well as uses relating to non-residential institutions and leisure and recreation uses that are appropriate in a town centre.</p>	
<p>EC6: Employment and Enterprise Proposals for economic development and premises for business, particularly small scale social enterprises and other businesses that meet the needs of the community, such as the creation of live work units, will be supported, subject to the following criteria: proposals should not have significant harmful impacts on the local community or prevent them meeting their needs proposals should not have significant harmful impacts on visitors and visitor attractions and facilities, and proposals should not have significant harmful impacts on the natural and historic environment of the area or the built environment of the town proposals should not involve the loss of dwellings proposals should contribute to the character and vitality of the local area proposals should not have an adverse impact on residential amenity proposals should not adversely impact upon the safe and efficient operation of the local highway network.</p>	<p>E4: Employment and enterprise Proposals for economic development and premises for business, particularly small scale social enterprises and other businesses that meet the needs of the community, such as the creation of live work units, will be supported, subject to all the following criteria:</p> <ul style="list-style-type: none"> a) proposals should not have significant harmful impacts on the local community or prevent them meeting their needs b) proposals should not have significant harmful impacts on visitors and visitor attractions and facilities, and c) proposals should not have significant harmful impacts on the natural and historic environment of the area or the built environment of the town d) proposals should not involve the loss of dwellings e) proposals should contribute to the character and vitality of the local area f) proposals should not have an adverse impact on residential amenity <p>proposals should not adversely impact upon the safe and efficient operation of the local highway network.</p>
<p>EC7: Office development Office development will be encouraged within or on the edge of the town centres and on other sites allocated for Class B1 development. Small-scale (up to 1,000m²) office uses will be permitted elsewhere within settlements, provided that they comply with other Plan policies. They should be of a suitable scale and should not have an unacceptable impact on their locality,</p>	<p>E5: Office development Office development will be encouraged within or on the edge of the town centre and on other sites allocated for Class B1 development. Small-scale (up to 1,000m²) office uses will be permitted elsewhere within the settlement boundary, provided that they comply with other development plan policies. They should be of a suitable scale and should not have an unacceptable impact on their locality, for example in terms of</p>

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<p>for example in terms of traffic generation and on-street parking. New office developments should be readily accessible by public transport.</p>	<p>traffic generation and on-street parking. New office developments should be readily accessible by public transport.</p>
<p>EC8: Leisure, culture and tourism</p> <p>The Town Council will encourage, support and promote the town’s leisure, culture and tourism offer by:</p> <ul style="list-style-type: none"> promoting St. Anne’s as a ‘classic resort’ supporting physical regeneration of the seafront area to maintain the hotel market and support wider tourism and the local economy promoting improvement and enhancement of the man-made coastal defences at the Island leisure site to encourage tourism and help maintain flood defences encouraging daytime and evening business, leisure, cultural and heritage based tourism facilities, such as hotels, restaurants, cinemas, theatres, museums, swimming pools and leisure centres within the town centre protecting existing tourism, cultural and leisure assets, such as golf courses and the seaside resort facilities, with a view to helping them to adapt to new challenges promoting public art and public realm works within the town and seeking developer contribution funding where appropriate promoting beach leisure, activities and events. 	<p>E6: Leisure, culture and tourism</p> <p>The Town Council will encourage, support and promote the town’s leisure, culture and tourism offer by:</p> <ul style="list-style-type: none"> a) promoting St Anne's as a classic seaside resort, within a garden town by the sea based on its tourism heritage, the seafront, Promenade and Ashton Gardens, its Victorian architecture and Pier b) promoting the principles of sustainable tourism through realising the potential of the Borough’s heritage assets, in particular the Promenade Gardens and Ashton Gardens, St Anne’s Pier c) supporting the high quality physical regeneration of The Island Sea Front Area and the protection of seaside resort facilities, to support wider tourism, culture and the local economy d) encouraging daytime and evening business, leisure, cultural and heritage based tourism facilities, such as hotels, restaurants, cinemas, theatres, museums, swimming pools and leisure centres within the town centre e) protecting tourism, cultural and leisure assets, such as golf courses and the seaside resort facilities, with a view to helping them to adapt to new challenges with the use of development briefs f) promoting public art and public realm works within the town and securing developer contribution funding where appropriate and CIL compliant g) promoting beach leisure, marine tourism and recreation events, subject to environmental considerations

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	<p>h) support the future development of provision for motor home users in appropriate locations</p> <p>Support the provision of a designated coach drop off facilities</p>
<p>EC9: Leisure, Culture and Tourism Accommodation Serviced tourism accommodation (hotels) will be permitted in the primary holiday area, as defined on the Proposals Map. Non serviced tourism accommodation uses in these areas will be resisted (subject to Policy EC12).</p> <p>Leisure and tourism development will be encouraged in the North Promenade and South Promenade Sea Front area, as defined on the Proposals Map.</p>	<p>E7: Tourism accommodation High quality serviced tourism accommodation (e.g. hotels) will be encouraged in the Holiday Areas, as defined on the Policies Map, provided that proposals:</p> <p>a) respect the character of the area; and</p> <p>b) do not prejudice the visual and other amenities of nearby residential properties.</p> <p>Non serviced tourism accommodation uses in these areas will be resisted.</p> <p>Within the Holiday Areas, as defined on the Policies Map, the change of use from serviced tourism accommodation will be resisted.</p> <p>Outside the Holiday Areas, the change of use from serviced tourism accommodation will be supported subject to the following criteria:</p> <p>i. the proposed alternative use would also support local tourism, including self-catering accommodation, or</p> <p>ii. the proposed alternative use would otherwise support the local economy by providing employment, or</p> <p>the proposed alternative use would contribute to the needs of the community – including providing affordable housing.</p>
<p>Policy EC10: Hotels and guest houses</p>	<p>Not carried forward</p>

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
<p>Within the primary holiday area, the change of use of hotels and guest houses (C1) to other uses, will be resisted unless an independent assessment has satisfactorily demonstrated that the premises are non-viable in their current business use and the premises has been marketed for 12 months at reasonable value. The criteria set out below relating to premises outside the primary holiday area must also be met.</p> <p>Outside the primary holiday area, the change of use of hotels and guest houses (C1) to other uses, will be supported subject to the following criteria:</p> <p>the proposed alternative use would also support local tourism, including self-catering accommodation, or</p> <p>the proposed alternative use would otherwise support the local economy by providing employment, or</p> <p>the proposed alternative use would contribute to the needs of the community – including providing affordable and principal residence housing – either on-site or through contributions to development on other sites, and the proposals are justified by an open book assessment of viability.</p>	
<p>EC11: Loss of tourism facilities</p> <p>The loss of tourist facilities to other uses will not be permitted unless: it can be demonstrated that the tourist facility is no longer viable, or the proposed alternative use would provide equal or greater benefits for the local economy and community.</p>	<p>Not carried forward</p>
<p>T1: Accessibility for all</p> <p>Proposals that improve the accessibility of St. Anne’s for all sectors of society, including the elderly and disabled, will be supported.</p>	<p>TR1: Accessibility for all</p> <p>Proposals that improve the accessibility of St. Anne’s for all sectors of society, including the elderly and disabled, will be supported.</p>
<p>T2: Better public transport</p>	<p>TR2: Better public transport</p>

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Policy Reference May 2015	Policy Reference November 2015
<p>St. Anne’s Town Council will liaise with Fylde Borough Council, Lancashire County Council, Network Rail and the bus and rail operators to encourage better planning and improvement of public transport, specifically:</p> <p>to improve and maintain bus services within and to the town, providing convenient access between residential areas, employment areas, the railway station and the town centre</p> <p>to improve bus stops, including provision of bespoke shelters, bus laybys, and real time bus information</p> <p>to improve rail services from St. Anne’s station to both Blackpool and Preston, in particular the frequency of trains</p> <p>to develop a joint management and improvement plan for St. Anne’s and Squires Gate Stations, including:</p> <p>monitoring capacity/adequacy of car and cycle parking and making provision for improvements where feasible, including park and ride facilities</p> <p>improvements to public realm and lighting</p> <p>provision of visitor information.</p> <p>New development will be expected to contribute towards such provision where appropriate.</p>	<p>The town council will work with Fylde Council, Lancashire County Council, Network Rail and the bus and rail operators to encourage better planning and improvement of public transport, specifically:</p> <p>a) to improve and maintain bus services within and to the town, providing convenient access between residential areas, employment areas, the railway station and the town centre</p> <p>b) to improve bus stops, including provision of bespoke shelters, bus lay-bys, and real time bus information</p>
<p>T3: Residential Car parking</p> <p>In order to ensure that new residential car parking provision fits in with the character of the proposed development and does not lead to on-street parking that impedes traffic:</p> <p>Wherever possible car parking should be accommodated within the curtilage of the dwelling in the form of a garage, parking space, or both.</p> <p>For in-curtilage parking, the following principles should be incorporated:</p> <p>Garages must be large enough to be useable – internal dimensions of at least 6.4m x 3m are required.</p> <p>Garages should be designed to reflect the architectural style of the house they serve.</p>	<p>TR3: Residential car parking</p> <p>In order to ensure that new residential car parking provision fits in with the character of the proposed development and does not lead to on-street parking that impedes traffic:</p> <p>Wherever possible car parking should be accommodated within the curtilage of the dwelling in the form of a garage, parking space, or both.</p> <p>For in-curtilage parking, the following principles should be incorporated:</p> <ul style="list-style-type: none"> • Garages must be large enough to be useable – internal dimensions of at least 6.4m x 3m are required. • Garages should be designed to reflect the architectural style of the house they serve.

APPENDIX 9: Policy Comparison: May 2015 and November 2015 following Stage 2 consultation

Policy Reference May 2015	Policy Reference November 2015
<p>Garages should be back from the street frontage.</p> <p>Parking should either be in between houses (rather than in front), or, where it is in front, designed so as to minimise visual impact, particularly by avoiding excessive hard surfacing and loss of existing boundary walls, fences and hedges.</p> <p>Any on-street parking for visitors and deliveries, which is required and is appropriate, must be carefully designed, avoiding long rows of parked cars.</p> <p>Rear parking areas should be small (serving no more than six homes) so that there is a clear sense of ownership and they must should benefit from good natural surveillance.</p>	<ul style="list-style-type: none"> • Garages should be back from the street frontage. • Parking should either be in between houses (rather than in front), or, where it is in front, designed so as to minimise visual impact, particularly by avoiding excessive hard surfacing and loss of existing boundary walls, fences and hedges. <p>Any on-street parking for visitors and deliveries, which is required and is appropriate, must be carefully designed, avoiding long rows of parked cars.</p> <p>Rear parking areas should be small (serving no more than six homes) so that there is a clear sense of ownership and they must should benefit from good natural surveillance.</p>
<p>T4: Town Centre Car parking</p> <p>St. Anne’s Town Council will work with Fylde Borough Council and Lancashire County Council to further develop the car parking strategy for St. Anne’s town to ensure that the strategy adopted suits the needs and issues of the town.</p> <p>St. Anne’s Town Council will work with Fylde Borough Council, Lancashire County Council, and local businesses to monitor and review on and off street car parking provision and parking restrictions within the Town Centre to ensure:</p> <p>adequate provision of on and off street, safe, attractive, well located and reasonably priced parking is available to residents and visitors across all seasons</p> <p>the needs of disabled drivers, short term shoppers, and taxi drivers are considered</p> <p>opportunities for modern free space directional control and payment systems are explored.</p> <p>New developments in the town centre will be required to make provision for improvements to the car parking provision in the town centre.</p>	<p>TR4: Town centre car parking</p> <p>The town council will work with Fylde Council and Lancashire County Council to further develop the car parking strategy for St. Anne’s town to ensure that the strategy adopted suits the needs and issues of the town.</p> <p>The town council will work with Fylde Council, Lancashire County Council, and local businesses to monitor and review on and off street car parking provision and parking restrictions within the Town Centre to ensure:</p> <ol style="list-style-type: none"> a) adequate provision of on and off street, safe, attractive, well located and reasonably priced parking is available to residents and visitors across all seasons b) the needs of disabled drivers, short term shoppers, and taxi drivers are considered c) opportunities for modern free space directional control and payment systems are explored. <p>Developer contributions will be required, to make provision for improvements to the car parking provision in the town centre. Developer contributions will be made through the CIL.</p>

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Policy Reference May 2015	Policy Reference November 2015
<p>T5: Getting Out and About St. Anne’s Town Council will work with Fylde Borough Council and Lancashire County Council and other appropriate organisations and land owners to develop and maintain a safe and linked network for pedestrians and cyclists (based on the existing incomplete network as shown on the Proposals Map) linking key community facilities, green spaces, the town centre, beach and sea front, key environmental resources and the open countryside. This will include: appropriate road crossings provision of new linkages where feasible shared pedestrian/cycling where appropriate signage (and mapping promotion), cycle parking, seating and litter bin provision at key community facilities and green spaces, and along the network where appropriate safe school routes mitigation of potential safety, amenity and nuisance issues improvements to cycle routes north to Blackpool including Queensway, Midgeland Road and Wildings Lane appropriate access for disabled persons/ wheel chairs/ electric buggies.</p> <p>New developments will be required to make provision for linking to this network once established (including appropriate maintenance).</p>	<p>TR5: Getting around St. Anne’s The town council will work with Fylde Council and Lancashire County Council and other appropriate organisations and land owners to develop and maintain a safe and linked network for pedestrians and cyclists linking key community facilities, green spaces, the town centre, beach and sea front, key environmental resources and the open countryside. It will build on the existing incomplete network of footpaths, bridleways, and on/off street cycle routes and will include:</p> <ul style="list-style-type: none"> • appropriate road crossings • provision of new linkages where feasible • shared pedestrian/cycling where appropriate • signage (and mapping promotion), cycle parking, seating and litter bin provision at key community facilities and green spaces, and along the network where appropriate • safe school routes • mitigation of potential safety, amenity and nuisance issues • improvements to cycle routes north to Blackpool including Queensway, Midgeland Road and Wildings Lane • appropriate access for disabled persons/ wheel chairs/ electric buggies. <p>New developments will be required to make provision for linking to this network once established (including appropriate maintenance).</p> <p>Developer contributions will be required, to make provision towards the development and maintenance of the network for pedestrians and cyclists, as set out in points a) to h), above. Developer contributions will be made through the CIL.</p>
<p>T6: Cycling and pedestrians New development, as appropriate to its scale and location, will be expected to contribute towards the provision of cycle and pedestrian links that connect the site to the wider town network where appropriate.</p>	<p>Not carried forward</p>
<p>H1: Housing Development</p>	<p>HOU1: Housing development</p>

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Policy Reference May 2015	Policy Reference November 2015
<p>The development of previously developed land for housing will be positively supported. Permission will be granted for residential developments on infill and redevelopment sites within the town, subject to proposals being well designed (in accordance with Policy H7) and meeting relevant requirements, set out in other policies in this Plan, other local and national planning policies, and the St. Anne’s Design Guide.</p> <p>Development on open countryside outside the defined settlement boundary (as defined on the Proposals Map) will be resisted.</p>	<p>The development of previously developed land within the settlement boundary for housing will be positively supported (see also Policy GP1). Permission will be granted for residential developments on infill and redevelopment sites within the town, subject to proposals being well designed (in accordance with Policy HOU5) and meeting relevant requirements, set out in other policies in the development plan, the NPPF and the St. Anne’s Design Guide.</p>
<p>H2: Housing for a Sustainable Community</p> <p>In order to secure a sustainable and mixed community, major residential development (of 10 units or more) shall provide a mix of different dwelling types and a range of tenures. Large areas of uniform types and sizes (bedroom numbers) will not be acceptable on any site.</p> <p>Planning applications for major residential development must be accompanied by a Housing Mix statement, prepared in consultation with Fylde Borough Council, demonstrating how the proposal meets the needs of current and future households in the Neighbourhood Plan Area and how it addresses the supply of affordable, medium sized detached and semi detached three bedroom family homes.</p>	<p>HOU2: Housing for a sustainable community</p> <p>In order to secure a sustainable and mixed community, major residential development (of 10 units or more) shall provide a mix of different dwelling types and a range of tenures where appropriate. Large areas of uniform types and sizes (bedroom numbers) will not be acceptable on major development sites.</p> <p>Planning applications for major residential development must be accompanied by a housing mix and affordable housing statement, prepared in consultation with Fylde Council and the town council,(appropriate providers) demonstrating how the proposal meets the current housing needs of the town including supply of affordable, medium sized detached and semi-detached three bedroom family homes. The provision of 1 and 2 bedroom properties will be subject to Policy HOU3.</p> <p>Affordable Housing</p> <p>The type and size of affordable homes should meet the up-to-date needs of the NDP Area.</p> <p>Unless otherwise justified by the housing mix and affordable housing statement and/or financial viability assessment, a minimum level of 30% affordable housing should be provided in association with major sites (10 or more homes) where appropriate.</p> <p>Affordable homes should be designed to be well integrated with existing and other</p>

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	<p>new housing development.</p> <p>In order to ensure an appropriate mix of housing and encourage social integration, stand-alone affordable housing developments in excess of 25 units will not normally be supported.</p>
<p>H3: Affordable Housing Requirement The type and size of affordable homes should meet the specified and up-to-date needs of the Neighbourhood Plan Area. Applications for more than ten homes should therefore be accompanied by an affordable housing statement. This should be produced in consultation with Fylde Borough Council and an appropriate Registered Social Landlord and be discussed and agreed with St. Anne’s Town Council in advance of any planning application. Unless otherwise justified by the affordable housing statement and/or financial viability, a minimum level of 30% affordable housing should be provided on all large sites of 25 or more homes.</p>	<p>Incorporated into Policy H2</p>
<p>H4: Integrating Affordable Housing Affordable homes should be designed to be well integrated with existing and other new housing development.</p> <p>In order to ensure an appropriate mix of housing and encourage social integration, stand alone affordable housing developments in excess of 25 units will not be supported.</p>	<p>Incorporated into Policy H2</p>
<p>H5: New Apartments In order to help create a more balanced, family orientated and sustainable town with a younger population, new, standalone apartment development will be resisted.</p> <p>With the exception of the town centre and primary holiday area, as defined on the Proposals Map, or any purpose built “retirement village”, the development of new apartments or conversion of larger houses into</p>	<p>HOU3: New apartments In order to help create a more balanced, family orientated and sustainable town with a younger population, new, standalone apartment development will be resisted.</p> <p>With the exception of the town centre, as defined on the policies map, or any purpose built retirement or elderly persons accommodation (see Policy H4), the development of new apartments or conversion of larger houses into apartments, or</p>

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<p>apartments, or change of use to Houses in Multiple Occupation (use class C4) which would result in the percentage of flats or apartments within that defined residential street (both sides) or cul de sac * exceeding 20% of total residential units, will not be allowed.</p> <p>On new developments, the maximum level of apartment provision shall be 20% of units.</p> <p><i>*For the purposes of this policy where it is not possible to clearly define the boundaries of a residential street or on long distributor roads then the 20% maximum provision of apartments shall apply to a calculation based on 50 residential plots either side of the proposed development plot (or up to a significantly change of land use on the street) together with any facing residential plots. This policy shall apply to streets which are predominantly residential in character only.</i></p>	<p>change of use to Houses in Multiple Occupation (use class C4) which would result in the percentage of flats or apartments within that defined residential street (both sides) or cul de sac * exceeding 20% of total residential units, will not be allowed.</p> <p>On new major developments above 10 units, the maximum level of apartment provision shall normally be 20% of units.</p> <p><i>*For the purposes of this policy where it is not possible to clearly define the boundaries of a residential street or on long distributor roads then the 20% maximum provision of apartments shall apply to a calculation based on 50 residential plots either side of the proposed development plot (or up to a change of land use on the street which provides a distinctive break in of the residential street) together with any facing residential plots. This policy shall apply to streets which are predominantly residential in character only.</i></p>
<p>H6: Retirement Hubs</p> <p>The development of retirement “hubs” or “villages” within the existing settlement boundary will be encouraged.</p>	<p>HOU4: Retirement hubs</p> <p>The development of retirement “hubs” or “villages” designed for people aged over 55 as an alternative housing and lifestyle option within the existing settlement boundary will be encouraged.</p> <p>They should provide a range of accommodation, tenure and provide a range of care options. They should include shared community facilities as appropriate to the scale of the proposed development, and where appropriate be available to non-residents through appropriate membership arrangements.</p>
<p>H7: Residential Design</p> <p>All new residential development must be designed in accordance with the principles set out in the accompanying Design Guide.</p> <p>Any planning application for a major housing or mixed use development in excess of 25 dwellings will be required to be accompanied by a masterplan showing the layout and distribution of housing and other uses, proposed vehicular access arrangements, open space, recreation and green</p>	<p>HOU5: Residential design</p> <p>All new residential development must be designed in accordance with the principles set out in the accompanying Design Guide.</p> <p>Any planning application for a major housing or mixed use development in excess of 25 dwellings will be required to be accompanied by a masterplan showing the layout and distribution of housing and other uses, proposed vehicular access arrangements, open space, recreation and green infrastructure provision, landscaping, relationship</p>

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<p>infrastructure provision, landscaping, relationship with existing development, proposed pedestrian and cycling linkages to adjoining neighbourhoods and to the proposed St. Anne’s Community Trail, and response to climate change in terms of micro-climate and seaside location. The Design and Access Statement should also address these issues. Any major planning application in excess of 25 dwellings shall be designed on the principles of a “garden village” as described in the accompanying Design Guide.</p> <p>All new dwellings must be designed to minimize the use of energy and clean water. The use of renewable energy sources will be encouraged. Careful consideration should be given to the orientation of the principal rooms in new dwellings so that account is taken of future climate change, with passive solar gain and energy efficiency maximised.</p> <p>All residential development including single dwellings must incorporate Sustainable Drainage System (SUDS) principles to minimise surface water flood risk.</p> <p>The amount of space provided in each new dwelling must meet and preferably exceed the minimum standards recommended by the RIBA in The Case for Space (2011)</p>	<p>with existing development, proposed pedestrian and cycling linkages to adjoining neighbourhoods and networks (see Policy T5)the , and response to climate change in terms of micro-climate and seaside location.</p> <p>Any major planning application in excess of 25 dwellings shall be designed on the principles of a “west coast garden neighbourhood” as described in the accompanying Design Guide. Developments below this threshold are encouraged to follow these principles. (see also Policies DH1 & DH2)</p> <p>The adoption of renewable energy, energy efficiency and water recycling technology will be encouraged. Careful consideration should be given to the orientation of the principal rooms in new dwellings so that account is taken of future climate change, with passive solar gain and energy efficiency maximised</p>
<p>SU1: Incorporate Sustainable Urban Drainage into new development New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the run off of surface water to the maximum set by Fylde Borough Council. Sustainable urban drainage may include features such as ponds, swales, and permeable paving. The SUDS must be designed as an integral part of the green infrastructure and street network, so that SUDS features are positive features of the development. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.</p>	<p>SU1: Incorporate sustainable urban drainage into new development New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the run off of surface water to the maximum stipulated in DEFRA’s Non-Statutory Technical Standards for SuDS unless agreed otherwise with Fylde Council and, where applicable, the Lead Local Flood Authority.</p> <p>The maintenance of such systems must be agreed in writing by the appropriate bodies to minimise the potential for a flood risk to arise as a result of poor or inadequate maintenance arrangements.</p>

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	<p>Sustainable urban drainage may include features such as ponds, swales, and permeable paving. The SUDS must be designed as an integral part of the green infrastructure and street network, so that SUDS features are positive features of the development. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.</p> <p>Developer contributions will be required for the provision and maintenance of SuDS, where this is not provided as part of the development. Contributions will be made through Section 106 agreements or the Community Infrastructure Levy (CIL), as set out in policy DEL1</p>
<p>SU2: Decentralised energy networks and district heating systems Small scale decentralised energy schemes will be encouraged within development schemes and as part of community-led initiatives. All major developments will be required to explore the potential for decentralised energy supply and district heating/cooling systems. Major developments located where a decentralised energy supply or district heating/cooling system is planned to be sited will be required to allow for future connectivity at a later date or phase.</p>	<p>SU2: Decentralised energy networks and district heating systems Small scale decentralised energy schemes will be encouraged within development schemes and as part of community-led initiatives.</p> <p>All major developments will be required to explore the potential for decentralised energy supply and district heating/cooling systems. Major developments located where a decentralised energy supply or district heating/cooling system is planned to be sited will be required to allow for future connectivity at a later date or phase.</p>
<p>DEL1: Developer Contributions New development will normally be expected to contribute towards the mitigation of its impact on infrastructure, services and the environment and contribute towards the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be unacceptable, or through the Community Infrastructure Levy (CIL), at such time as Fylde Borough Council has prepared a Standard Charging Schedule.</p> <p>Where appropriate, developers will be permitted to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.</p>	<p>DEL1: Developer contributions New development will normally be expected to contribute towards the mitigation of its impact on infrastructure, services and the environment and contribute towards the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be unacceptable, or through the Community Infrastructure Levy (CIL), at such time as Fylde Council has prepared a Standard Charging Schedule.</p> <p>Where appropriate, developers will be permitted to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.</p>

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<p>Within the Neighbourhood Development Area new development will be required to contribute towards providing the infrastructure necessary for delivery of the Neighbourhood Plan, informed by viability assessment, and as required by the Delivery Strategy. Contributions will be assessed having regard to relevant current national policy and guidance in terms of development thresholds and limitations on “pooling” etc.</p>	<p>Within the Neighbourhood Development Area new development will be required to contribute towards providing the infrastructure necessary for delivery of the Neighbourhood Plan, informed by viability assessment, and as required by the Delivery Strategy. Contributions will be assessed having regard to relevant current national policy and guidance in terms of development thresholds and limitations on “pooling” etc.</p> <p>The types of infrastructure that developments may be required to provide contributions towards in the Neighbourhood Development Area include, but are not limited to the following. This list is intended to supplement and clarify any list included in any policy in the Fylde Local Plan to 2032 and must be read in conjunction with that list.</p> <ul style="list-style-type: none"> a) Enhancing the functionality, quality, connectivity and accessibility of the Green Infrastructure network, including the improvement and development of the Starr Hills Nature Reserve b) community tree planting c) public transport improvements, including items listed in bullets a) to d) of Policy T2 d) improvement and maintenance of the pedestrian and cycle network, including items listed in bullets a) to h) of Policy T5 e) affordable housing f) improvements to the car parking provision in the town centre g) improvements to the appearance and quality of environment of access corridors and gateways to the town as part of the implementation of the St. Anne’s Corridor and Gateway Strategy h) essential new community infrastructure or improvements to the capacity of existing community infrastructure i) sustainable drainage measures <p>Where a development is made unviable by the requirements of a planning obligation, Fylde Council will have regard to appropriate evidence submitted by an applicant and consider whether any flexibility in the planning obligation is justified.</p>