

JULY, 2016

# Elswick Neighbourhood Area application

STATEMENT OF CONSULTATION REPORT

**SARA JONES**  
FYLDE BOROUGH COUNCIL  
PLANNING POLICY TEAM

## Content

1. This statement provides a record of the consultation undertaken and responses received following the submission by Elswick Parish Council (the relevant body), of a Neighbourhood Area application, submitted for the purposes of Neighbourhood Planning.
2. The consultation sought comments on the extent of the proposed Neighbourhood Area and the supporting statement. An opportunity to submit comments on the content of the Neighbourhood Development Plan will be offered at a future consultation stage. The proposed Neighbourhood Area and supporting statement is provided in **Appendix A**.

## Regulation Requirements

3. The Neighbourhood Planning (General) Regulations 2012 require the relevant body to submit a Neighbourhood Area application to the Local Planning Authority to include:
  - A map identifying the area to which the applications relates to;
  - A statement by the qualifying body explaining why it is considered an appropriate area to be designated as a Neighbourhood Area; and
  - A statement by the qualifying body/organisation making the application is a relevant body, for the purposes of section 61G of the 1990 Act.
4. The application was submitted by Elswick Parish Council, and covers the entire parish boundary. Therefore, in accordance with Section 61G of The Town and Country Planning Act 1990 (as amended by Localism Act 2011), the parish council is considered the relevant qualifying body.
5. In a designated Neighbourhood Area containing all or part of the administrative area of a parish council, the parish council is considered the relevant body responsible for neighbourhood planning in that area, as stated in Section 61F of The Town and County Planning Act 1990, which states that *an organisation or body may be designated for a neighbourhood area only if that area does not consist of or include the whole or any part of the area of a parish council*.
6. The Fylde Borough Council (as the Local Planning Authority) received Elswick Parish Council's application on the 31 May 2016.
7. Regulation 6 of The Neighbourhood Planning (General) Regulations 2012, requires the Local Planning Authority to publicise the application on their website and in such manner as they consider appropriate to bring the area application to the attention of people who live, work or carry on business in the area to which the application relates. This includes publicising:
  - A copy of the area application;
  - Details of how to make representations; and
  - Provide details of the deadline for representations (not less than 6 weeks after the date of publication).

## Consultation Process

8. Therefore, in accordance with Regulation 6, the Local Planning Authority (Fylde Council) published the Neighbourhood Area application for a six week public consultation. The consultation started on 16 June 2016 and closed on 28 July 2016.

9. In line with the requirements set out in Regulation 6 of the Neighbourhood Planning (General) Regulations 2012, and information contained in the Council's Statement of Community Involvement, Council officers undertook the following:
  - Placed a notice in the Blackpool Gazette (Thursday 16 June 2016) to advertise the consultation;
  - Displayed notices at key locations around the parish, including key road and pedestrian routes into and out of Elswick, including the local primary school, village hall, church and bus stops within the parish;
  - Displayed information, including the full application on the parish notice boards located around Elswick;
  - Provided a hard copy of the full application on the Council's website and at the Fylde Direct, One Stop Shop located at Fylde Borough Council's public offices.
  
10. Although there are no set requirements within the Regulations at this stage to consult specific organisations or bodies regarding a Neighbourhood Area application, Fylde Borough Council considered it was appropriate to notify all of Elswick's neighbouring parish councils, Blackpool Council, Wyre Borough Council, Lancashire County Council and other key statutory organisations and bodies, such as United Utilities, Natural England, Highways England etc. The full list of relevant organisations and bodies notified is available in **Appendix B**.
  
11. All representations and comments could be made in writing using a representation form, completing the online survey or via email. Paper copies of the representation form were available for the community to collect from Fylde Borough Council's public offices at the Fylde Direct, One Stop Shop, St. Annes.

## Responses and Comments

12. A total of ten responses were received following the consultation, nine of which were received via email, the tenth via post. A low response rate was always going to be expected at a Neighbourhood Area application stage. Responses were submitted by:

List of Responses	Reference No.
Colin Gratton	NP/ELNP/16/02310
Environment Agency	NP/ELNP/16/02315
Highways England	NP/ELNP/16/02305
Historic England	NP/ELNP/16/02301
Keith Halliwell	NP/ELNP/16/02316
Kevin Ruffley	NP/ELNP/16/02309
Natural England	NP/ELNP/16/02301
Smith & Love Planning Consultants on behalf of John Coxon	NP/ELNP/16/02311
Story Homes	NP/ELNP/16/02313
United Utilities	NP/ELNP/16/02308

13. The list of respondents and a summary of their representations are provided in Appendix C. The method of response is provided below:

Method of response	Number
Online Survey	2
Email (including electronic copy of representation form)	6
Representation form (paper copy)	1
In writing (hard copy letter)	1
<b>Total</b>	10

14. The majority of responses were supportive of the Neighbourhood Area application. Only one representative made an objection to the application, however the objection was not in regards the Neighbourhood Area boundary but rather the whole process of neighbourhood planning. All other comments received had no objection to the application but provided general guidance and links to further information which should be considered when developing a Neighbourhood Development Plan.

### Next Steps

15. Copies of all representations received as part of this consultation will be given to Elswick Parish Council to assist them in the production of their Neighbourhood Development Plan.
16. The representations received as part of the consultation process will be taken into consideration by the Local Planning Authority in determining the Neighbourhood Area application submitted by Elswick Parish Council.

# ELSWICK PARISH COUNCIL

Clerk to the Council  
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Charoland Farm  
Greenhalgh Lane  
Greenhalgh  
Preston  
PR4 3HL

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Tel: 07876 196434 (Mon to Friday)

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APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA IN  
ACCORDANCE WITH REGULATION 5 OF THE NEIGHBOURHOOD  
PLANNING (GENERAL) REGULATIONS 2012

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**Local Planning Authority: Fylde Borough Council**

**Application by Elswick Parish Council**

**To designate Elswick Parish Neighbourhood Area**

**31 May 2016**

## **STATEMENT IN SUPPORT OF APPLICATION**

### **NEIGHBOURHOOD AREA**

To meet current legislation the Parish Council now requests that a Neighbourhood Plan is produced covering the total area within the parish boundary. The area in question is appropriate as it covers the settlement boundary of Elswick village, and all the business and other activities within the parish boundary.

In accordance with Regulation 5 (1) (a), a map which identifies the proposed neighbourhood area to which the application relates is available in appendix 1.

### **APPROPRIATE ORGANISATION OR BODY**

Elswick Parish Council is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act by virtue of subsection 2(a) of that section.

### **WHY A NEIGHBOURHOOD PLAN FOR ELSWICK**

The Parish Council wishes to make policies and proposals within the Neighbourhood Plan to cover the area indicated in order to help shape how the community develops over the coming years.

Yours sincerely

**Jane Lingsings**  
**Clerk to the Parish Council**

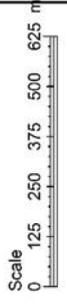
(c) Crown Copyright and  
database right (2016).  
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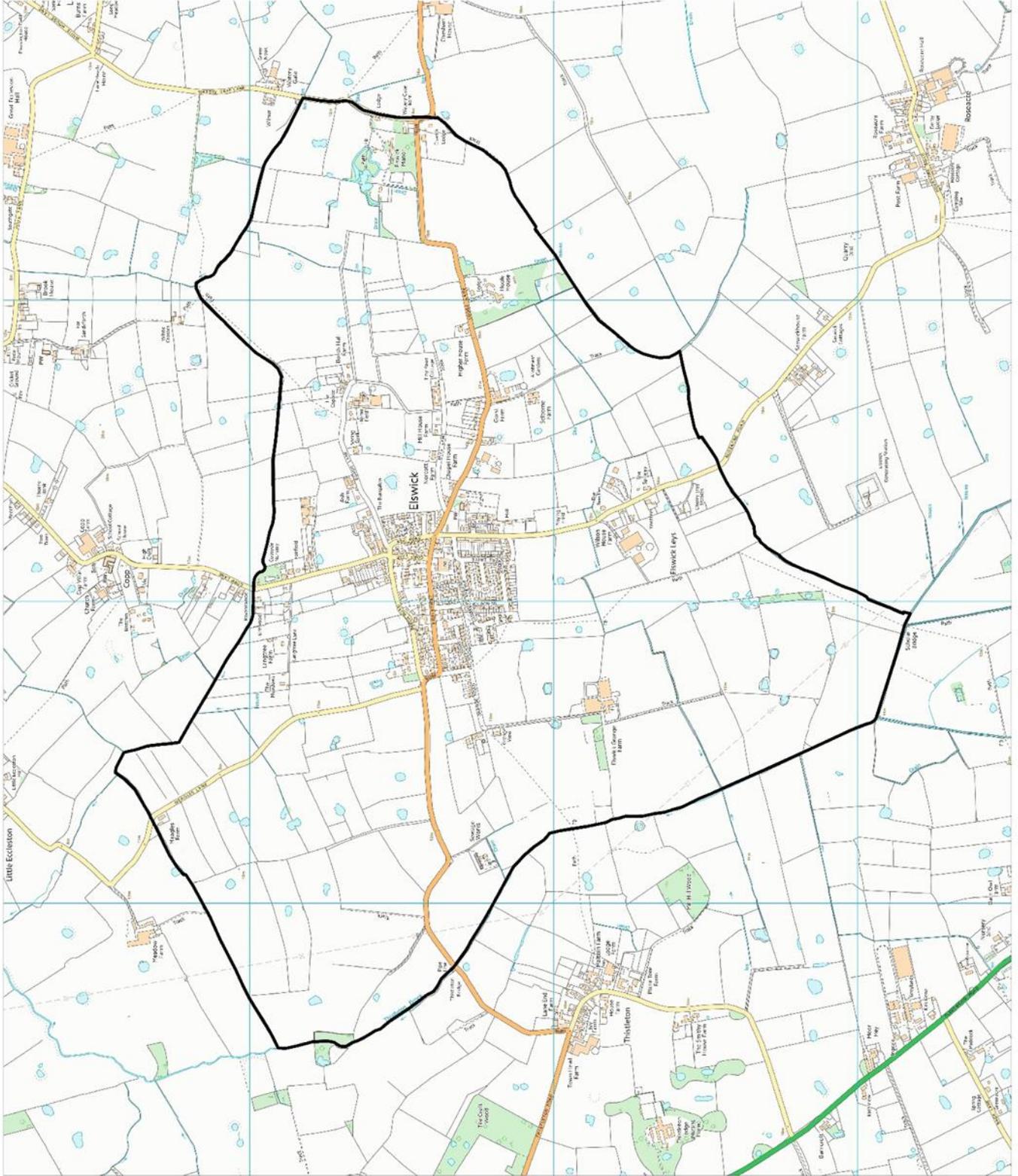
### PROPOSED BOUNDARY FOR ELSWICK PARISH NEIGHBOURHOOD PLAN

FYLDE COUNCIL

Development Services  
Town Hall  
St Annes  
FY8 1LW



Date : May 2016



## Appendix B: List of Organisations and Bodies Notified

Lancashire County Council – Chief Executive	Threales, Roseacre and Wharles Parish Council
Lancashire County Council – Planning	Medlar with Wesham Parish Council
Lancashire County Council – Education	Weeton with Preece Parish Council
Lancashire County Council – Estates	Greenhalgh with Thistleton Parish Council
Blackpool Council – Chief Executive	Little Eccleston with Larbreck Parish Council
Blackpool Council - Planning	Great Eccleston Parish Council
Lancashire County Council – Local Lead Flood Authority	Lancashire County Council – Highways Authority
Lancashire County Council – Localities & Partnerships	Lancashire Constabulary Community Safety & Partnership
Wyre Borough Council – Chief Executive	Kirkham Town Council
Wyre Borough Council - Planning	Newton with Clifton Parish Council
Lancashire Constabulary	Staining Parish Council
Fylde Borough Council (FBC) – Director of Resources	United Utilities - Developer Services and Planning
FBC – Head of Leisure and Cultural Services	Bryning-with-Warton Parish Council
Singleton Parish Council	Westby with Plumptoms Parish Council
FBC – Director of Development Services	Ribby-with-Wrea Parish Council
FBC – Head of Planning and Regeneration	Freckleton Parish Council
FBC – Head of Technical Services	St Annes on the Sea Town Council
FBC – Housing Manager	Community Safety Department
FBC – Development Management Manager	Natural England
FBC – Regeneration Manager	The Wildlife Trust
FBC– Planning Policy Manager	Highways England
Historic England	Environment Agency
Marine Management Organisation	Coal Authority
Homes & Communities Agency	Fylde Coastal Housing
United Utilities	Corporate Property Group
National Grid	National Gas Grid
Electricity North West	Ofcom
Vodafone	British Telecommunications
One 2 One	Orange
Mobile Operators association	EE
NHS Lancashire North Clinical Commissioning Group	NHS Fylde and Wyre Clinical Commissioning Group
Royal Voluntary Service	NHS England North
Elswick Memorial United Reformed Church	Council for Voluntary Service Blackpool, Wyre & Fylde
Fusion Development Plan Monitor	Stratus Environmental Ltd
Scout Group	Elswick and District WI
Story Homes	Tetlow King Planning
Arcus Consultancy Services Ltd	KG Planning Ltd
BNP Paribas Real Estate	Smith & Love Planning Consultants
Bev Butler	



**Appendix C: List of Respondents and Summary of Comments**

Consultee	Summary of Comment	Council Response
<p>Natural England</p>	<p>We would like to take this opportunity to provide you with information sources you may wish to use in developing your plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p> <p>Natural England’s role                      Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Your local planning authority should be able to advise you when we should be consulted further on your neighbourhood plan.</p> <p>Planning policy for the natural environment                      Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:</p> <div data-bbox="416 802 1431 1019" style="border: 1px solid black; padding: 5px;"> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• recognising the wider benefits of ecosystem services;</li> <li>• minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> </ul> </div> <p>You should also consider the natural environment policies in your area’s Local Plan. Your neighbourhood plan or order should be consistent with these, and you may decide that your plan should provide more detail as to how some of these policies apply or are interpreted locally.</p> <p>The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p>	<p>Comments noted.</p> <p>A copy of the response will be forwarded to the Parish Council to assist in the preparation of the Neighbourhood Plan</p>

	The Representation was also accompanied by: Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities	
Highways England	Highways England has no objection to the application for a Neighbourhood Plan. Highways England has no objection to the boundary area being proposed and has no further comments to make.	Comments noted.  A copy of the response will be forwarded to the Parish Council to assist in the preparation of the Neighbourhood Plan.
United Utilities	United Utilities does not wish to submit any formal comments at this stage, however wish to be kept informed and consulted with further should this designation be approved.  It is important that United Utilities are kept aware of any future development plans and supporting policies to ensure we can facilitate the delivery of the necessary sustainable infrastructure at an appropriate time. Therefore we encourage further consultation with us once a draft Neighbourhood Plan is commenced as we may submit detailed comments at the Draft Plan public consultation stage.	Comments noted. Fylde Council will recommend that the Parish Council consults United Utilities and neighbouring authorities at relevant stages in the process.  Fylde Council will recommend that the Parish Council take any relevant United Utilities consultation response into account in the Neighbourhood Plan.  A copy of the response will be forwarded to the Parish Council to assist in the preparation of the Neighbourhood Plan.
Kevin Ruffley	1. Do you support or object to the application? Yes - support 2. Do you consider the boundary to be appropriate for a Neighbourhood Plan? Yes 3. Does the boundary include the right area? Yes 4. Are there other areas which should be included, or areas which should be excluded? Area is correct.	Comments noted.
Colin Gratton	I support the application.  I think the parish council are the most appropriate body to formulate a neighbourhood plan and it should cover the whole of the parish area.	Comments noted.
Historic England	Thank you for consulting Historic England, we have no comment on the establishment of a Forum or the proposed Neighbourhood Plan boundary at this stage. Please ask the Forum to consult us again at pre submission stage when plan policies begin to emerge and in respect of	Comments noted.  A copy of the response will be forwarded to the

<p>Smith &amp; Love Planning Consultants on behalf of John Coxon</p>	<p>SEA screening.</p> <p>In the meantime, the Forum can access our web based advice on Neighbourhood Planning at: <a href="http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood">http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood</a></p>	<p>Parish Council to assist in the preparation of the Neighbourhood Plan.</p>
<p>Story Homes</p>	<p>Support is offered for the Neighbourhood Plan boundary.</p>	<p>Comments noted.</p>
	<p>These representations are submitted by Story Homes on behalf of the Rowe family, and refer to the Elswick Neighbourhood Area Application consultation. Story Homes has an interest in the Land North of Mill Lane, Elswick, and are promoting the site for residential development. Founded by Fred Story in 1987, Story Homes has a long and successful reputation of building high quality and high specification homes. Our passion for quality and excellence has seen us become a multi award winning UK property developer, delivering exciting schemes and inspiring buyers. Story Homes have been awarded a ‘5 Star’ rating in the house building industry’s annual customer satisfaction survey.</p> <p>Story Homes have successfully delivered a number of new homes in the Fylde Borough at Blackpool Road in Kirkham so we have an excellent understanding of the key issues facing the Local Authority and the settlements within it. Story Homes supports the preparation of a Neighbourhood Plan for Elswick to address the current and future housing and growth needs in the village over the next few years.</p> <p><b>Policy Context</b></p> <p>Paragraph 16 of the National Planning Policy Framework (The Framework) sets out how neighbourhoods should plan positively in developing neighbourhood plans. The policy states that:</p> <p><i>“The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</i></p> <ul style="list-style-type: none"> <li><i>· Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;</i></li> <li><i>· Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and</i></li> <li><i>· Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.”</i> </li></ul>	<p>Comments noted.</p> <p>A copy of the response will be forwarded to the Parish Council to assist in the preparation of the Neighbourhood Plan</p>

	<p>Paragraph 184 of the Framework provides further guidance on the relationship between Neighbourhood Plans and the strategic policies contained in the Borough Local Plan:</p> <p><i>“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”</i></p> <p>In light of these policy requirements, we would recommend that the preparation of a Neighbourhood Plan Area for Elswick should be prepared positively in order to support strategic development needs as well as planning to meet those community aspirations that sit outside of the Local Plan process.</p> <p><b>Area Boundary</b></p> <p>The neighbourhood area application proposes to cover the total area within the parish boundary. The boundary covers the settlement boundary of Elswick village, and all the business and other activities within the parish boundary.</p> <p>Story Homes support the neighbourhood plan boundary as proposed by Elswick Parish Council. The boundary is in accordance with paragraph 033 of the Neighbourhood Planning Guidance which sets out the considerations when deciding the boundaries of a neighbourhood area. Story Homes politely request to participate in the Neighbourhood Plan’s preparation and to be notified of further developments and consultations moving forward. We would be more than willing to meet with planning officers, the Parish Council or relevant community bodies if appropriate.</p>	
Environment Agency	<p>We have reviewed the proposed boundary of the Neighbourhood Area and we have identified a number of constraints that the Neighbourhood Planning Authority would need to be aware of, including areas of flood risk, the location of a Main River watercourse and an area of historic landfilling.</p> <p>If the application to designate the Neighbourhood Area is approved, we would be happy to work</p>	<p>Comments noted.</p> <p>Fylde Council will recommend that the Parish Council consults the Environment Agency at relevant stages in the process.</p> <p>Fylde Council will recommend that the Parish</p>

	<p>with the Neighbourhood Planning Authority to help them identify the constraints that they would need to be aware of and see if any opportunities exist for us to help them deliver their vision for their area.</p>	<p>Council take any relevant Environment Agency consultation response into account in the Neighbourhood Plan.</p> <p>A copy of the response will be forwarded to the Parish Council to assist in the preparation of the Neighbourhood Plan.</p>
Keith Halliwell	<p>I object to the application because for the last thirty years some Parish Councillors have refused even to consider one. The consultation period for the Fylde Local Plan closed on the 3rd of December 2015 and Fylde Borough have the authority to designate areas, which I wish they would do. You have the qualified staff to do this and it would prevent a lot of local animosity. Local people are too full of jealousies and hatreds to plan their village in accordance with the N.P.P.F.</p> <p>The N.P.P.F. says not to plan is unacceptable because it leads to stagnation.</p>	<p>Comments noted.</p> <p>A copy of the response will be forwarded to the Parish Council to assist in the preparation of the Neighbourhood Plan.</p>