



Fylde Borough Council
Statement of Consultation on Staining Parish Council's
Neighbourhood Area Application

February 2013

Content

1. This statement provides a record of the consultation undertaken and responses received in relation to the publication of the Neighbourhood Area application, submitted by Staining Parish Council, for the purposes of Neighbourhood Planning.
2. The consultation sought comments on the extent of the proposed Neighbourhood Area and the supporting statement. There will be an opportunity to submit comments on the content of the plan 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 an Neighbourhood Area application to the Local Planning Authority to include:
 - A map which identifies the area to which the application relates;
 - A statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
 - A statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.
4. The application was submitted by Staining Parish Council for the whole area of the Parish Council. 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 body.
5. It is evident from Section 61F of The Town and County Planning Act 1990, that in an area covered by a parish, the Parish Council is the only organisation or body which it authorises to act in relation to a Neighbourhood Area.
6. The Local Planning Authority received Staining Parish Council's application on the 20th December 2012 (dated 18th December 2012).
7. Regulation 6 of The Neighbourhood Planning (General) Regulations 2012 require the Local Planning Authority to publicise the application on their website and in other such manners as is considered 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 representations can be made; and
 - Set a date by which those representations must be received, being not less than 6 weeks from the date on which the area application is first published.
8. In accordance with regulation 6, the Local Planning Authority (the Council) published the Neighbourhood Area application for a six week public consultation. The consultation started on 10th January 2013 and closed on 21st February 2013.

Consultation process

9. Taking account of the requirements set out in regulation 6 of the Neighbourhood Planning (General) Regulations 2012 and information in the Council's Statement of Community Involvement, Council officers have done the following:
- Placed a notice in the Blackpool Gazette (on 10th January 2013) to advertise the consultation;
 - Displayed notices at key location around the parish, including key road and pedestrian routes into and out the Parish;
 - Displayed information, including the full application on the Parish notice boards located outside Staining Church of England Primary School, Staining Road, Staining; and at Kings Close/Chain Lane roundabout, Staining;
 - Provided further information and the full application on the Council's Website.
10. There are no requirements within the regulations to consult specific organisations or bodies at the Neighbourhood Area publication stage. However, the Local Planning Authority considered it was appropriate to notify Staining's neighbouring parish councils, Blackpool Council, Lancashire County Council and other key organisations and bodies, such as United Utilities. The full list of relevant organisations and bodies notified is available in appendix B.
11. Representations 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 Staining Village Hall and from Fylde Direct, One Stop Shop.

Response and comments

12. In total 13 responses were received to the consultation. A low response rate was expected at the Neighbourhood Area publication stage. Responses were submitted by:

• English Heritage	• Martinus Bach
• Highways Agency	• Sandra Bach
• Natural England	• Patricia Craig
• Network Rail	• Jack Foster
	• Barbara Gaskell
	• Lynn Oldham
	• Jackie Smith
	• Martin Smith
	• Marc Steventon

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	7
Email (including electronic copy of representation form)	4
Representation form (paper copy)	2
Total	13

14. English Heritage and Natural England did not comment on the proposed Neighbourhood Area or supporting application, but provided general guidance and links to further information. A copy of this information will be provided to the Parish Council to assist in their plan preparation process.
15. Network Rail commented on the relationship between the proposed Neighbourhood Area and the railway/ Network Rail land located outside the neighbourhood area to the east and the authorised Network Rail access points within the proposed neighbourhood area. Network Rail provided comments on the statutory requirements and requested to be consulted at future consultation in the Neighbourhood Plan process.
16. Many other respondents were in support of the application and generally agreed with the boundary. Many respondents requested to be notified of future consultation on the Staining Parish Neighbourhood Plan. The Local Planning Authority will notify these respondents at all future consultation stages where Fylde Borough Council undertakes the formal consultation. The Parish Council will also be notified of the interest of key organisations and bodies.
17. Consultation on the Staining Parish Neighbourhood Area Application coincided with a public consultation on a planning application for 42 dwellings located on a Greenfield site outside the settlement boundary of Staining village. One respondent to the Neighbourhood Area Application submitted comments which objected and raised concerns over appropriate infrastructure. A copy of the comments has been forwarded to the case officer dealing with the planning application.

Next steps

18. The representations received to the consultation will be taken into consideration by the Local Planning Authority in determining the Neighbourhood Area application submitted by Staining Parish Council.
19. Staining Parish Council will be provided with a copy of any relevant material which has come to light following the consultation. This will assist the Parish Council in the production of their Neighbourhood Plan.

Appendix A: Neighbourhood Area application submitted by Staining Parish Council



STAINING PARISH COUNCIL
WHERE COMMUNITY COMES FIRST



Clerk A Blakeley
15 Eddleston Close, Staining, Blackpool. FY3 0BS
Tel: 01253 885071
Email: alan.blakeley@stainingpc.fsnet.co.uk

18 December 2012

Dear Fiona

Neighbourhood Plans
=====

I refer to previous correspondence and in particular your e-mails of 11 December 2012. Please accept my apologies for the delay in sending in a revised form. This is due entirely to the volume of work currently passing through my hands.

As requested the date has now been changed and the form is enclosed.

Yours sincerely

A handwritten signature in black ink, appearing to be 'A. Blakeley', written over a horizontal line.

A BLAKELEY
CLERK TO THE PARISH COUNCIL

FYLDE BOROUGH COUNCIL

20 DEC 2012

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

Local Planning Authority Fylde Borough Council

Application by Staining Parish Council

To designate Staining Neighbourhood Area

20 November 2012

Statement in support of Application

Neighbourhood Area

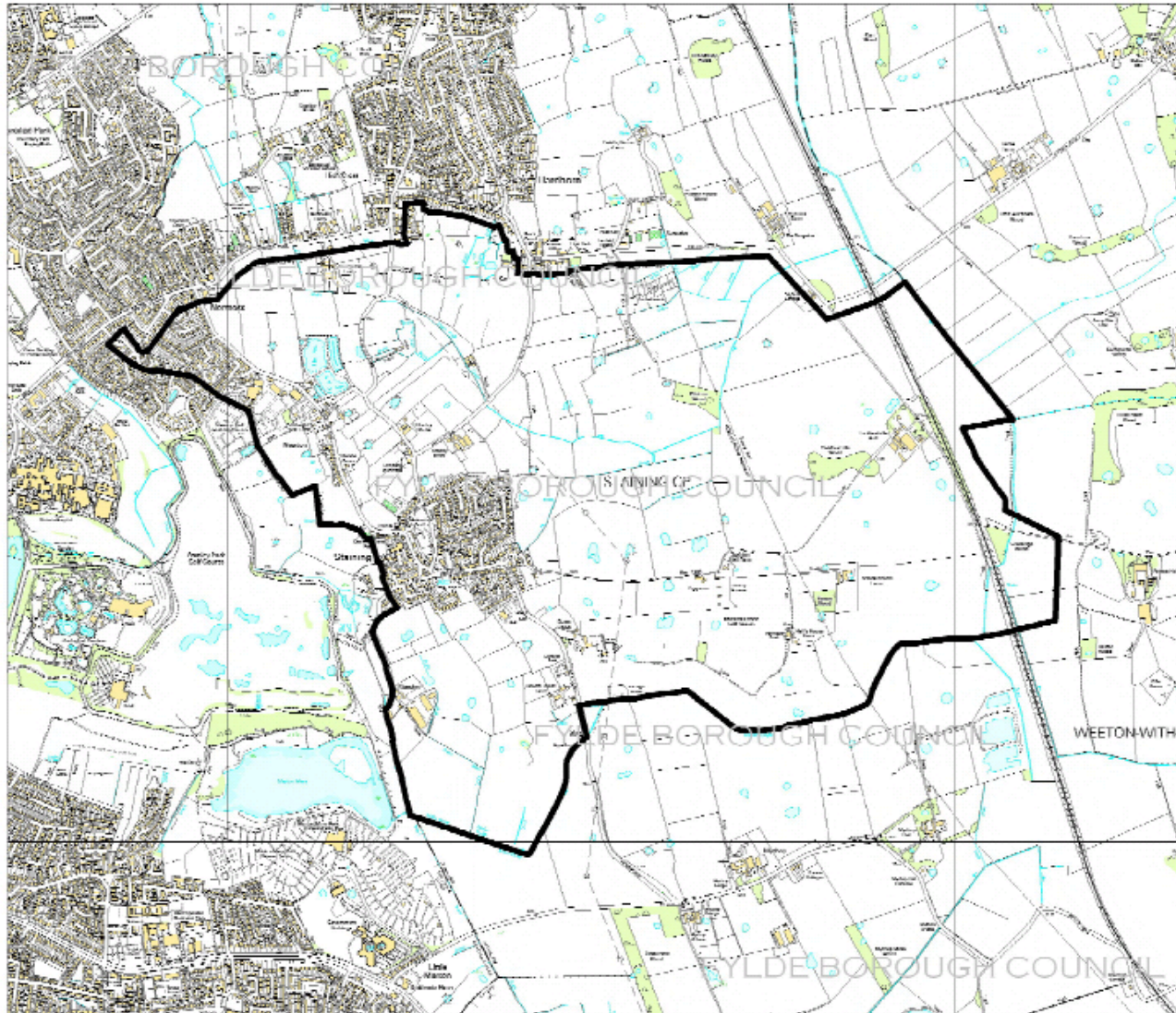
To meet current legislation the Parish Council now requests that a Neighbourhood Plan is produced covering the area within the Parish Boundary. The area in question is appropriate as it covers the bulk of Staining Village and all the business and other activities within the Parish Boundary.

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

Appropriate organization or body

Staining Parish Council is the 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

ALAN BLAKELEY CLERK TO THE PARISH COUNCIL



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Ordnance Survey
(100006084).



PROPOSED BOUNDARY
FOR
STAINING PARISH
NEIGHBOURHOOD PLAN

FYLDE BOROUGH COUNCIL

Development Services
Town Hall
St Annes
FY8 1LW

Scale
0 125 250 375 500 625 m

Date : November 2012

Appendix B: List of Relevant Organisations and Bodies Notified

Natural England
Highways Agency
Environment Agency
English Heritage
United Utilities North West
United Utilities Pylons, Electric Substations
Mobile Operators Association
ENTEC UK Ltd – Mobile Phone Operators
Ofcom
BT Cellnet
Vodafone
One 2 One
Orange
Community Safety Partnership
Network Rail
Electricity North West
National Grid Distribution
National Grid
Homes and Communities Agency
NHS North Lancashire
North Lancashire Primary Care Trust
Lancashire Constabulary - Community Safety & Partnership Department
Lancashire Constabulary
Local Strategic Partnership and Community Safety Department
Lancashire County Council - Localities and Partnership
Lancashire County Council - Chief Executive
Lancashire County Council - Highways Planning
Lancashire County Council - Planning
Blackpool Council – Chief Executive
Blackpool Council – Built Environment
Neighbouring Parish/Town Councils
Staining Parish Council
Weeton-with-Preese Parish Council
Singleton Parish Council

Appendix C: List of Respondents and Summary of Comments

Consultee	Summary of Comment	Council Response	Suggested Change
Martinus Bach	<p>Support the application.</p> <p>It will give residents of Staining a greater say in the future of the village.</p> <p>In general the boundary includes the right area and is appropriate.</p>	Comments noted.	N/A
Sandra Bach	<p>Support the application.</p> <p>It will enable villagers to have an input into the long term future of the village.</p> <p>The boundary appears to include the right area.</p>	Comments noted.	N/A
Patricia Craig	<p>Support the application.</p> <p>The area is appropriate for a Neighbourhood Plan, it covers the parish boundary.</p> <p>With countryside under threat, it is important that residents have input into decisions about their locality. Local knowledge is key for development and infrastructure needs.</p>	Comments noted.	N/A
English Heritage	No comment on proposed Neighbourhood Area.	A copy of the response will be forwarded	N/A

	Links were provided to English Heritage guidance on Neighbourhood Planning.	to the Parish Council to assist in preparation the Neighbourhood Plan.	
Jack Foster	<p>The Neighbourhood Plan is vital to protect the identity of Staining as a village.</p> <p>All residents have been informed about the plan, completed a questionnaire and are fully behind the Parish Council submitting this application.</p> <p>The boundary does include all the areas of the village and should be approved.</p>	Comments noted.	N/A
Barbara Gaskell	Object – lack of appropriate infrastructure: school, roads, sewage, flooding. Many dykes filled in hindering water flow away from buildings and roads.	A copy of the comments has been forwarded to the case officer dealing with the planning application at Chain Lane, planning application number 12/0765.	N/A
Highways Agency	No objections to this application.	Comment noted.	N/A
Lynn Oldham	<p>Support the application.</p> <p>Seems to covers Staining and the appropriate areas, including parish, village, surrounding areas, habitats and businesses.</p>	Comments noted.	N/A
Natural England	Natural England is a statutory consultee in	A copy of the response will be forwarded	N/A

	<p>neighbourhood planning and must be consulted on draft Neighbourhood Development Plans where our interest would be affected by the proposals.</p> <p>Natural England comments offered general advice to assist the preparation of the plan.</p>	to the Parish Council to assist in preparation the Neighbourhood Plan.	
Network Rail	<p>The Neighbourhood Plan includes a section of railway/ Network Rail land to the east of the proposal area. Preese Hall Level Crossing is a authorised Network Rail access point within the neighbourhood area.</p> <p>Network Rail provided comments in relation to the statutory requirements and request that they continue to be involved in the process and notified of proposals which could impact upon the safety, operation and integrity of the railway.</p>	<p>Network Rail will be added to Staining Neighbourhood Planning Consultation database to be kept informed of progress.</p> <p>The Council will recommend that the Parish Council consults Network Rail at relevant stages in the process. A copy of the response will be forwarded to the Parish Council to assist in progressing the Neighbourhood Plan.</p>	N/A
Jackie Smith	<p>Support the application.</p> <p>The boundary is appropriate and includes the right areas of the village.</p>	Comments noted.	N/A
Martin Smith	<p>The Neighbourhood Plan is vital to protect the identity of Staining as a village.</p> <p>All residents have been informed about the plan, completed a questionnaire and are fully behind</p>	Comments noted.	N/A

	<p>the Parish Council submitting this application.</p> <p>The boundary does include all the areas of the village and should be approved.</p>		
Marc Steventon	Strongly support the application.	Comment noted.	N/A