



**Fylde Borough Council - Statement of Consultation on Ribby-with-Wrea Parish Council's Neighbourhood Area Application**

**November 2012**

## **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 Ribby-with-Wrea 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 Ribby-with-Wrea 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 Parish Council have already engaged with the local community within the parish on the proposed Neighbourhood Plan, prior to submitting the formal Neighbourhood Area application to the Local Planning Authority. Therefore, the community were familiar with the concept of Neighbourhood Planning.
7. The Local Planning Authority received Ribby-with-Wrea Parish Council application on the 12<sup>th</sup> September 2012 (dated 11<sup>th</sup> September 2012).
8. 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.
9. 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 27<sup>th</sup> September 2012 and closed on 8<sup>th</sup> November 2012.

### Consultation process

10. 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 Lytham St Annes Express (including the Kirkham edition) 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 board located adjacent to the village shop/Post Office in Wrea Green village; and
- Provided further information and the full application on the Council's Website.

11. 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 Ribby-with-Wrea's neighbouring parish councils, 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.

12. 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 the village shop/Post Office in Wrea Green village.

### Response and comments

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

- English Heritage
- United Utilities PLC
- Environment Agency
- Natural England
- Network Rail
- Mr F Foy

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

<b>Method of response</b>	<b>Number</b>
Email (including electronic copy of representation form)	4
Online survey	1
Representation form (paper copy)	1
Total	6

15. English Heritage, United Utilities PLC, Environment Agency and Natural England did not comment on the proposed Neighbourhood Area or supporting application.
16. Network Rail commented on the relationship between the proposed Neighbourhood Area and the railway and Network Rail land to the north, which is outside the proposed Neighbourhood Area. Network Rail asked to be consulted at future consultation stages and to potentially be involved in the Neighbourhood Plan process.
17. Many other respondents requested to be notified of future consultation on the Ribby-with-Wrea 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.
18. Guidance and links to publications were provided by English Heritage and United Utilities PLC which will be forwarded to the Parish Council to assist with their Neighbourhood Plan.
19. Mr Foy supported the application and general agreed with the boundary.

#### **Next steps**

20. The representations received to the consultation will be taken into consideration by the Local Planning Authority in determining the Neighbourhood Area application submitted by Ribby-with-Wrea Parish Council.
21. Ribby-with-Wrea 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 Ribby-with-Wrea Parish Council**

FYLDE BOROUGH COUNCIL  
12 SEP 2012

**RIBBY -WITH- WREA PARISH COUNCIL**

Clerk : Hadyn Gigg, MBE

Tel : 07920255880  
E-Mail parishcouncil@wreagreen.com

Plumpton House  
Plumpton Lane  
Great Plumpton  
Preston  
PR4 3NE

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

**Local Planning Authority: Fylde Borough Council**

**Application by Ribby-with-Wrea Parish Council**

**To designate Ribby-with-Wrea Parish Neighbourhood Area**

**11 September 2012**

**Statement in support of application**

**Neighbourhood Area**

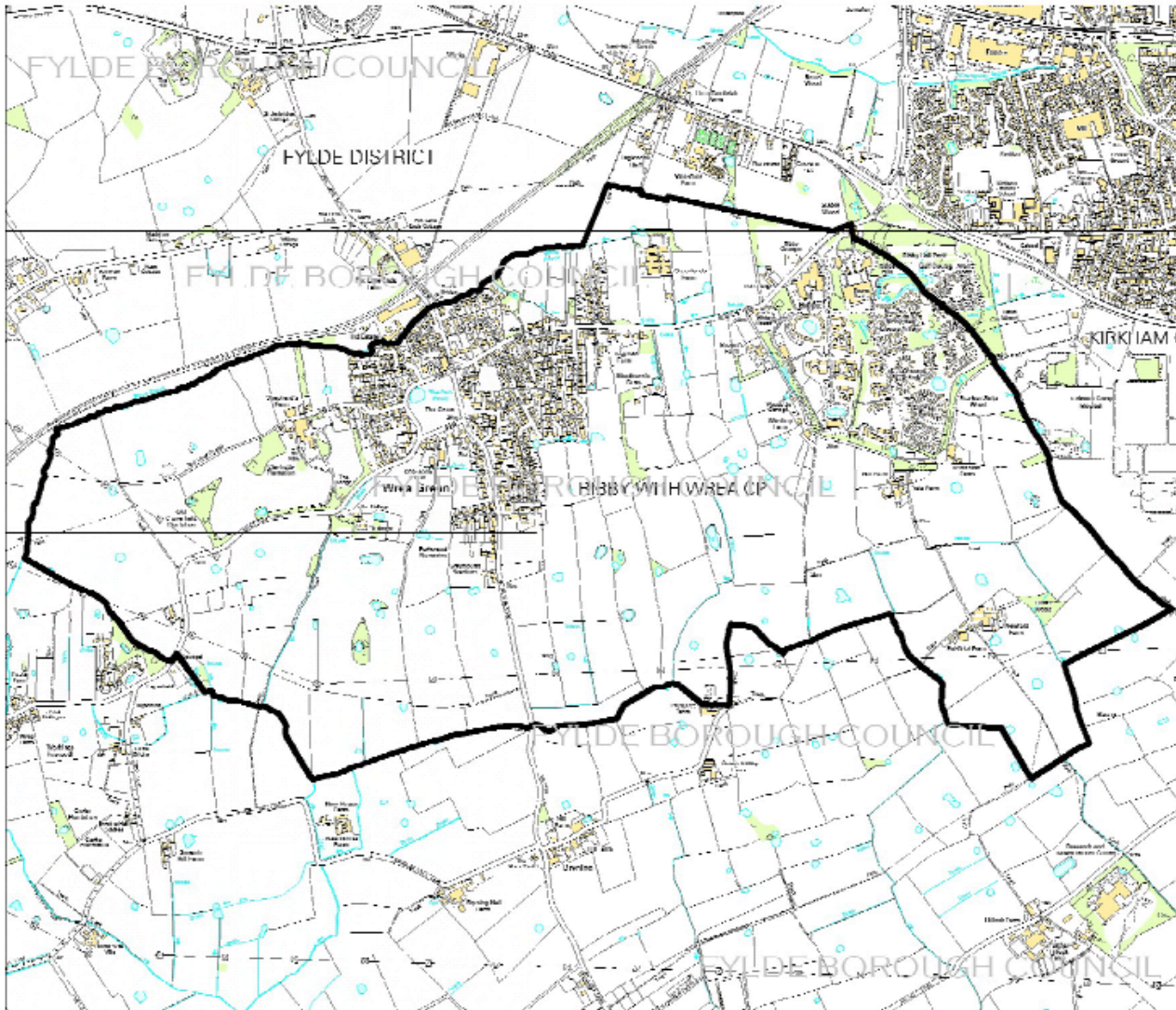
To meet current legislation the Parish Council now requests that a Neighbourhood Plan is produced covering the total area within the parish boundary. The area in question is appropriate as it covers the bulk of Wrea Green village and all the business and other activities within the parish boundary.

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**

Ribby-with-Wrea 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.

  
**Hadyn J. Gigg**  
Clerk to the Parish Council



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(100006084).



PROPOSED BOUNDARY  
FOR  
RIBBY-WITH-WREA  
PARISH  
NEIGHBOURHOOD PLAN

FYLDE BOROUGH COUNCIL

Development Services  
Town Hall  
St Annes  
FY8 1LW

Scale  
0 100 200 300 400 500 m

Date : September 2012

## Appendix B: List of Relevant Organisations and Bodies Notified

Natural England
Highways 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
Lancashire County Council - Localities and Partnership
Lancashire County Council - Chief Executive
Lancashire County Council - Highways Planning
Lancashire County Council - Planning
Neighbouring Parish/Town Councils
Freckleton Parish Council
Kirkham Town Council
Westby with Plumpton's Parish Council
Bryning with Warton Parish Council

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

Consultee	Summary of Comment	Council Response	Suggested Change
Network Rail	<p>The north/north-west boundary of the neighbourhood plan is either close to or adjacent to the railway/Network Rail land.</p> <p>Therefore, Network Rail would like to be kept informed of the neighbourhood process for Ribby-With-Wrea and notified of proposals to determine if they could impact upon the safety, operation and integrity of the railway.</p> <p>We would need to review proposals to determine if they impact upon our boundary treatments, infrastructure, access / rights of way, level crossing etc.</p>	<p>Network Rail will be added to Ribby-with-Wrea 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.</p>	N/A
English Heritage	<p>No comment on proposed Neighbourhood Area.</p> <p>We would wish to remain on your NP consultation database.</p> <p>Links were provided to English heritage guidance on Neighbourhood Planning.</p>	<p>English Heritage will be added to Ribby-with-Wrea Neighbourhood Planning Consultation database to be kept informed of progress.</p> <p>The Council will recommend that the Parish Council consults English Heritage at relevant stages in the process.</p> <p>The Parish Council will be directed to the links provided.</p>	N/A
United Utilities PLC	No comment on proposed Neighbourhood Area.	United Utilities PLC will be added to Ribby-with-Wrea Neighbourhood Planning	N/A



	<p>United Utilities wish to be included in further consultations and if possible, the development of Ribby-with-Wrea Parish Council's Neighbourhood Plan.</p> <p>The Council should refer to United Utilities historical consultation responses to the Council's LDF, planning applications and pre developer enquires, specifically the drainage strategy for the Richmond Avenue development) should be taken into consideration when developing your neighbourhood plan and supporting polices.</p> <p>Water and wastewater services are vital for the future health and well-being of your community, the environment and infrastructure capacity should be considered when developing plans and future polices. An alternative location and/or timescale should be sought if infrastructure deficiencies cannot be addressed to meet your developments needs.</p> <p>Unities Utilities would seek your support in protecting/securing land for infrastructure use.</p> <p>General comments are provided on Surface Water, Green Infrastructure, climate change adaption, water resource planning, increased water capacity, general water efficiency guidance, SHLAA, development adjacent to infrastructure assets, infill land, carbon impact, windfall sites, Greenfield development and liability which may be relevant to developing</p>	<p>Consultation database to be kept informed of progress.</p> <p>The Council will recommend that the Parish Council consults United Utilities PLC at relevant stages in the process.</p> <p>The Parish Council will be provided with the full response.</p>	
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	neighbourhood plan.		
Environment Agency	No objections.	Comment noted.	N/A
Natural England	The consultation is of a low risk/priority for Natural England and so we will not be offering representation at this time. This should not be interpreted as a statement that there is no impact on the natural environment.	Comment noted.	N/A
Mr F Foy	Support the application and generally agree with the boundary put forward	Comment noted.	N/A