



**Fylde Council - Statement of Consultation on St Anne's on the Sea
Town Council's Neighbourhood Area Application**

July 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 St Anne's on the Sea Town 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 a 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 St Anne's on the Sea Town Council for the whole area of the Parish. Therefore in accordance with Section 61G of The Town and Country Planning Act 1990 (as amended by Localism Act 2011), the Town 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 (or town) council is the only organisation or body which it authorises to act in relation to a Neighbourhood Area.
6. The Local Planning Authority received St Anne's on the Sea Town Council's application on 12th April 2013 (dated 11th April 2013).
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
 - The 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 25th April 2013 and closed on 6th June 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 Lytham St Anne's Express to advertise the consultation;
 - Displayed notices at key locations around the parish, including key road and pedestrian routes into and out of the Parish;
 - Displayed information, including the full application on the Parish notice boards; and
 - 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 St Anne's on the Sea's neighbouring parish councils, and also borough councillors within and adjacent the parish. The Council also notified 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. A copy of the application was available to view in St Anne's Library and also at the Council's One Stop Shop in St Anne's.
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 Council's One Stop Shop and St Anne's Library.

Response and comments

13. In total, seven responses were received to the consultation. A low response rate was expected at the Neighbourhood Area publication stage. Responses were submitted by:
 - Blackpool Council
 - Highways Agency
 - Lancashire County Council
 - Nathaniel Lichfield and Partners, on behalf of Blackpool Airport
 - Natural England
 - Network Rail
 - United Utilities PLC
14. The list of respondents and a summary of their representations are provided in appendix C.
15. Network Rail did not comment on the proposed Neighbourhood Area or supporting application.

16. The Highways Agency and Lancashire County Council did not comment on the proposed Neighbourhood Area or supporting application. However, they did request to be informed as the Neighbourhood Plan develops.
17. Natural England and United Utilities did not comment on the proposed Neighbourhood Area or supporting application. However, they did request to be informed as the Neighbourhood Plan develops. They also provided information and links to assist the Town Council in the preparation of the Neighbourhood Plan.
18. Nathaniel Lichfield and Partners (NLP), on behalf of Blackpool Airport, stated that the airport supports the boundary of the proposed Neighbourhood Area. They stated that the airport has the potential to play an important role in the identification and delivery of the objectives of the Neighbourhood plan. They also requested that the airport be involved in further rounds of consultation.
19. Blackpool Council requested that due to the strategic importance of the airport, the neighbourhood area boundary should be amended so that the airport is removed from the neighbourhood area.

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 St Anne's on the Sea Town Council.
21. St Anne's on the Sea Town Council will be provided with a copy of any relevant material which has come to light following the consultation. This will assist the Town Council in the production of their Neighbourhood Plan.

**APPENDIX A: Neighbourhood Area application submitted by St Anne's on the Sea
Town Council**



St. Annes's on the Sea Town Council

West Lodge, 5 St. George's Road, St. Anne's on the Sea, Lancashire FY8
2AE

Town Clerk Philip Jackson 01253 788560

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 St. Anne's-on-the-Sea Town Council to designate the St. Anne's on the Sea
Neighbourhood Area

Statement in Support of Application

11 April 2013

THE NEIGHBOURHOOD AREA

To meet current legislation the Town Council now requests that a neighbourhood Plan is produced covering the area within the town boundary. The area in question is appropriate as it covers all businesses and other activities within the town of St Annes.

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

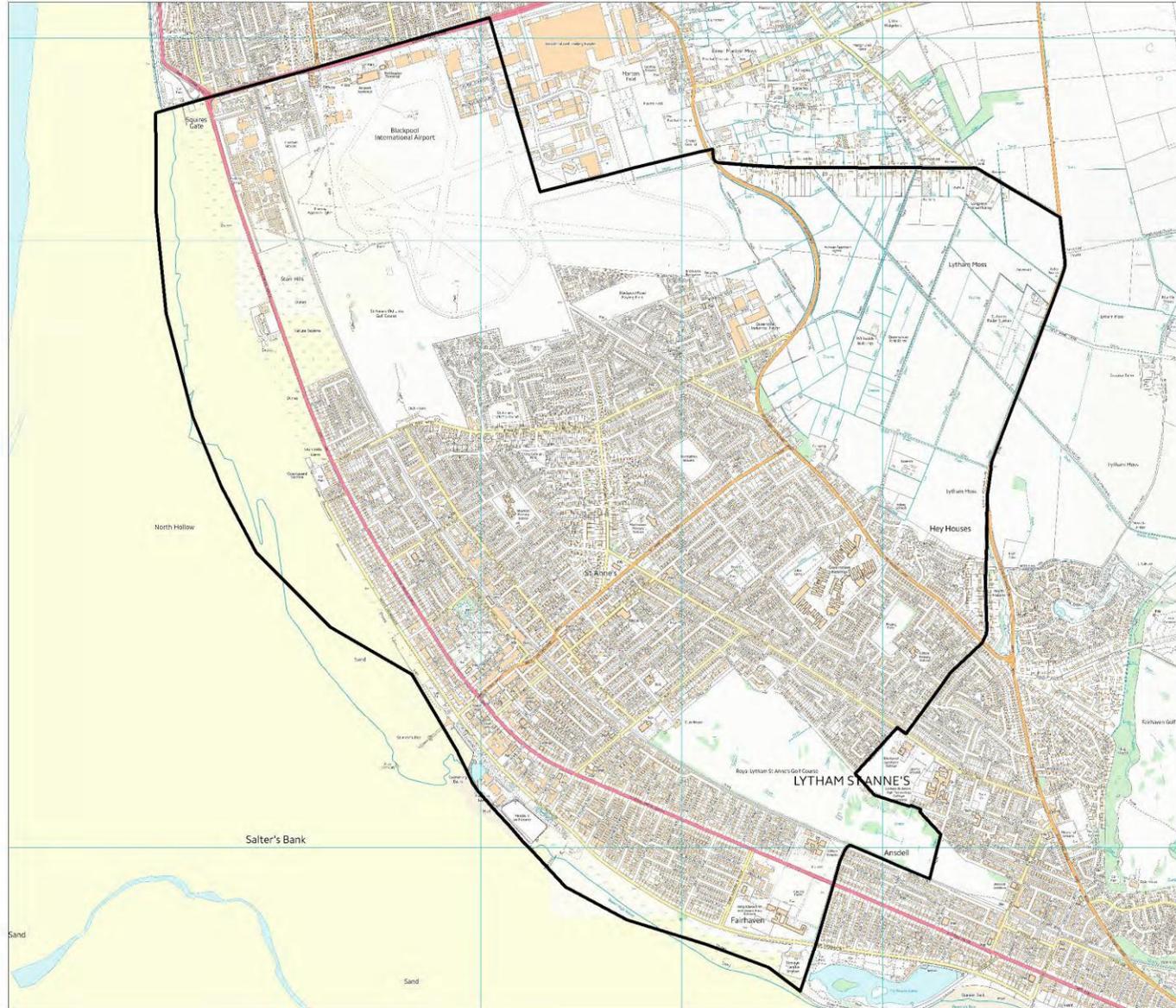
APPROPRIATE ORGANISATION OR BODY

St Annes-on-the-Sea Town Council is the relevant body for the purposes of Section 61g of the 1990 Town & Country Planning Act by virtue of subsection 2 (a) of that section.

WHY A NEIGHBOURHOOD PLAN FOR ST ANNES?

The Town Council wish 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.

Philip Jackson
Town Clerk and Proper Officer to St. Anne's on the Sea Town Council



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Ordnance Survey
(100006084).



**PROPOSED BOUNDARY
FOR ST ANNES PARISH
NEIGHBOURHOOD PLAN**

FYLDE BOROUGH COUNCIL

Development Services
Town Hall
St Anne's
FY8 1LW

Scale
0 150 300 450 600 750 m

Date : April 2013

APPENDIX B: List of Relevant Organisations and Bodies Notified

Blackpool International Airport
Blackpool Council, Chief Executive
Blackpool Council, Planning
BT Cellnet, O2 (UK) Ltd
Electricity North West
English Heritage
Entec
Environment Agency
Fylde Borough Councillors from St Anne's, Ansdell, Lytham and Warton & Westby
Fylde Council, Community Safety Manager
Highways Agency
Homes and Communities Agency
Lancashire County Council, Chief Executive
Lancashire County Council, Corporate Property Group
Lancashire County Council, Planning
Lancashire County Council, Public Health North Locality Team
Lancashire County Council, Transport Planning
Lancashire Constabulary
Lancashire Constabulary, Community Safety & Partnership Department
Mono Consultants
Ms Beverley Butler
National Grid
Natural England
Network Rail
Ofcom
One 2 One
Orange
United Utilities PLC
Vodafone
Westby with Plumpton Parish Council

APPENDIX C: List of Respondents and Summary of Comments

Consultee	Summary of Comment	Council Response	Suggested Change
Blackpool Council, Planning	<p>Blackpool Council stated that the implications of development at Blackpool International Airport include larger communities of interest than just at the local level, and that any development of Blackpool Airport is both strategically and locally important, offering the opportunity to diversify the economy and provide a catalyst to development. They stated that due to the strategic importance of the airport, the neighbourhood area boundary should be amended so that the airport is removed from the neighbourhood area.</p> <p>Blackpool Council drew attention to Wycombe District Council who required key strategic sites to be removed from the Daws Hill Neighbourhood Area in order for it to be approved.</p>	Blackpool International Airport supports the proposed boundary and is keen to engage with the Town Council throughout the preparation of the Neighbourhood Plan. Development at the airport may also have local implications which could be of interest to the Neighbourhood Plan. The Council therefore does not consider that it would be “valid or reasonable” to amend the proposed neighbourhood area boundary so that it excludes the airport.	None
Highways Agency	The Highways Agency stated that they do not wish to make any representations on the neighbourhood area application. However, they stated that they would wish to be kept informed of key stages as the Neighbourhood Plan is developed.	The Council will recommend that the Town Council involves the Highways Agency in future stages of the plan.	None
Lancashire County Council – Corporate Property Group	Lancashire County Council stated that they own a number of properties and parcels of land within the neighbourhood area boundary and would therefore welcome the opportunity to be involved in future stages of the plan.	The Council will recommend that the Town Council involves Lancashire County Council in future stages of the plan.	None

<p>Nathaniel Lichfield and Partners, on behalf of Blackpool Airport</p>	<p>Nathaniel Lichfield and Partners (NLP) stated that Blackpool International Airport support the proposed boundary of the Neighbourhood Area and the inclusion of the airport within it. They stated that the airport is keen to engage further with the Town Council throughout the preparation of the Neighbourhood Plan and that they be involved in further rounds of consultation.</p> <p>NLP stated that the airport has considerable landholdings within the proposed Neighbourhood Area, is a location for a significant number of businesses and workers and is a major contributor to the local economy. They also stated that as the airport continues to plan for its future growth, it has the potential to play an important role in the identification and delivery of the Plan's objectives.</p> <p>NLP stated that the airport would welcome the opportunity to be part of any working group that might be formed to take forward the preparation of the Plan.</p>	<p>The Council acknowledges the role of the airport and will recommend that the Town Council involves the airport with the preparation of the Neighbourhood Plan throughout the preparation process.</p>	<p>None</p>
<p>Natural England</p>	<p>Natural England stated that they are a statutory consultee in neighbourhood planning and that they must be consulted on draft neighbourhood plans where their interests would be affected.</p> <p>Natural England stated that as the neighbourhood area is immediately adjacent to the Ribble and Alt Estuaries Special Protection Area and Ramsar Site, Fylde Council may be required to carry out a formal screening opinion under the Habitat Regulations.</p> <p>Natural England stated that the parish boundary incorporates the Lytham St Anne's Dunes (and Local</p>	<p>Fylde Council will provide the Town Council with Natural England's full response, and will recommend their response for consideration as the neighbourhood plan develops.</p>	<p>None</p>

	<p>Nature Reserve), Ribble Estuary and Lytham Coastal Changes SSSIs. They add that the neighbourhood plan should avoid any proposal or activity that would be likely to damage or destroy the interest features of these nationally designated sites.</p> <p>Natural England stated that advice on neighbourhood planning has been produced jointly by Natural England, the Environment Agency, English Heritage and the Forestry Commission, and that this sets out sources of environmental information and ideas on incorporating the environment into plans.</p> <p>Natural England suggested that reference is made to National Character Areas, which divide England into distinct natural areas. They add that there is a full profile on the Natural England website. They also state that there are a number of Local Wildlife Sites within the parish, and that further information on these sites can be obtained at Local Environmental Record Centres, and that a list of such centres is available at http://www.nbn-nfbr.org.uk/nfbr.php .</p> <p>Natural England stated that impacts on legally protected species should be considered, and that Natural England's Standing Advice will assist in understanding the impact of particular developments on protected or Biodiversity Action Plan species.</p> <p>Natural England stated neighbourhood plans may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community.</p>		
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	Natural England included an appendix with their response which sets out further guidance and useful sources of information.		
Network Rail	Network Rail stated that they have no comments to make on the Neighbourhood Plan.	Comment noted	None
United Utilities PLC	<p>United Utilities stated that they would like to build a strong partnership with the Council and neighbourhood groups to aid sustainable development and growth. They stated that at this stage they have no comments to make on the Neighbourhood Area Application, but that they would like to be involved in future consultations and the development of the Neighbourhood Plan. They stated that wastewater and water supply issues will need to be considered as plans and policies are drafted, and that United Utilities' previous responses to consultations on the Fylde Local Plan, planning applications and developer enquiries should be taken into consideration when developing the Neighbourhood Plan.</p> <p>United Utilities included an appendix to their response which sets out general water considerations which they request to be included in future policies and documents.</p>	The Council will recommend that the Town Council involves United Utilities during the development of the Neighbourhood Plan, and will provide the Town Council with their full response. The Council will recommend the response for consideration by the Town Council as the plan develops. The Council will also inform the Town Council of wastewater and water supply issues that it has already obtained from United Utilities during the preparation of the Local Plan.	None