

Marton Moss Neighbourhood Plan

Regulation 14 Consultation Draft

March 2022



A Bite Sized Guide to What it Covers

The first full version of the Neighbourhood Plan for Marton Moss has now been published so that comments can be made on it. It's been produced in draft form so it can be changed, if necessary, before being sent to the Council.

The full Plan and all the evidence documents can be viewed on the Forum's website:

www.martonmossforum.org/

or a paper copy can be requested by calling:

07739 517630

When the Plan has gone through all its stages of preparation it will be used by Blackpool Council when deciding planning applications. At that stage the Plan will replace the strict controls on development in Local Plan Policy CS26.

Below is a summary of the what the Plan intends for the Moss over the time period to 2030.

Vision – of the Future

The Forum's view of what Marton Moss will be like by 2030

- *Marton Moss has stayed mainly open and green in appearance with well-maintained public spaces and attractive main thoroughfares.*
- *It is a place that is easy to walk, cycle and horse ride through in safety on well connected-up signed routes and off-road paths that provide for healthy recreation.*
- *Midgeland Farmhouse and its' associated original buildings are restored and in use surrounded by a community park popular with local people.*
- *The housing built over the 2020 – 2030 period has been in keeping with the character of the Moss and provides accommodation for a range of needs.*

- *The other significant buildings constructed over the Plan period are also well designed and respectful of the area.*
- *The development provided is well adapted to climate change by having minimal impact, including in terms of greenhouse gas emissions and energy use.*
- *The natural environment is home to a wider range of wildlife than it was in 2020. The area is now well drained with a very low risk of flooding.*

Objectives of the Plan

Ten key aims to achieve the Vision

1. Preserve and enhance the distinctive heritage character, landscape, and overall appearance of the area.
2. Save from loss and conserve the historic Midgeland Farmhouse and original buildings.

3. Safeguard and enhance natural habitats and improve the variety of wildlife, with new development required to achieve a net gain in biodiversity.

4. Ensure that new development is in keeping with the look, scale, and form of existing buildings.

5. Enable housing development that meets a range of accommodation needs.

6. Protect existing recreation grounds and provide additional open leisure space that is away from the coast and its wildlife functionally linked land.

7. Make it easier and safer to move through the area without being dependent on motor vehicles.

8. Support locally appropriate development proposals associated with horticultural and equestrian activities.

9. Ensure that new development will be safe from flooding for its lifetime without increasing risk elsewhere and, where feasible, improves land drainage.

10. Allow tourism accommodation uses that are in keeping with the open character of the area.

The Policies

The Ten Doing Parts of the Plan

MM1 – Building Design

MM2 – Open Land Character

MM3 – School Road/Midgeland Road Junction

MM4 – Housing Site Allocations

MM5 – Windfall Housing

MM6 – Market Gardening

MM7 – Horse Stabling and Riding Activities

MM8 – Midgeland Farm

MM9 – Local Green Space

MM10 – Footpaths, Bridleways and Cycle Routes

The full wording of each Policy is shown below.

Building Design – To require new buildings to be well designed, be in character with the local Area and improve biodiversity

Policy MM1

The design of proposals for new development will be supported provided that:

- a. the provisions set out in the Marton Moss Design Code are appropriately reflected in the submitted scheme; and,**
- b. consistent with the Code, schemes would minimise their impact on the appearance of the wider area through retaining existing trees and**

hedgerows, providing appropriate landscaping, and garden layouts; and,

- c. a Sustainable Drainage System compliant with the most up to date requirements of CIRIA * Manual 753, or any future replacement thereof, is to be installed with suitable arrangements to be put in place for its future maintenance and proposals for this system to outfall to a fully functioning and intact local dyke network, with no site level raising; and
- d. there is a commitment to provide nature conservation information packs to new residential development occupiers, and to wildlife habitat creation within the site as outlined in the Marton Moss Biodiversity Strategy; and
- e. in respect of land with high archaeological potential, that aspect has been fully assessed and there is a commitment to take appropriate action to protect and record features of importance.

* Construction Industry Research and Information Association



Open Land Character – To safeguard significant open land from being inappropriately developed and secure environmental improvements

Policy MM2

To maintain their vital contribution to the overall character of Marton Moss and their green infrastructure significance the following areas, as shown on the Policies Map, are safeguarded as Major Open Land:

- 1. Between Chapel Road and Yeadon Way**
- 2. South of Ecclesgate Road**
- 3. East of Sandy Lane and Worthington Road**

Development proposals on Major Open Land, and significant open land elsewhere, will be supported provided that the open appearance of the site would be substantially retained, and limited to the following:

- a. outdoor recreational, camping or other open-air leisure uses appropriate to a rural area, provided any buildings are demonstrated to be essential and no larger than is necessary to serve the use proposed; or,**
- b. conversion or change of use of existing buildings for agricultural or equestrian purposes; or,**
- c. extensions or replacement dwellings in keeping with the scale and character of the area and not exceeding 33% of the original ground floor footprint of the existing dwelling.**

Where appropriate schemes should provide better public access and encompass local nature recovery measures.



School Road/Midgeland Road Junction – To improve the roadside appearance and retain the open character of the land here

Policy MM3

The design of any proposal for development on land adjacent to the School Road/Midgeland Road crossroads, as shown on the Policies Map, will be supported provided it:

- a. is in accordance with Policy MM2; and,
- b. includes appropriately designed boundary treatment adjacent to the road frontage.

An appropriately designed and sited art installation will be supported at this location.



Housing Site Allocations – To identify land for new housing and guide the number, sizes, and types of new homes on each site

Policy MM4

The following sites, as shown on the Policies Map, are proposed for housing development:

Ref	AECOM Ref	Location	Appropriate forms of development
A	MM29	Adj. to Fern Bank, Division Lane	4 detached dwellings fronting Division Lane
B	MM19	Adj. to 322, Common Edge Road	4 detached dwellings facing Common Edge Road
C	MM26	Adj. to Primrose Terrace, School Road	1 detached dwelling or 5 terraced houses
D	MM20	Adj. to Ral Mar, Sandy Lane	2 detached dwellings
E	MM27	Adj. to Lemmington House, Worthington Road	1 detached dwelling
F	MM21	The Bungalow Nurseries, Worthington Road	1 detached dwelling
G	MM18	Corner of Midgeland Road and Kitty Lane	5 detached dwellings or 3 detached plus 5 terraced houses
H	MM13	Caradaw Farm, School Road	3 detached dwellings or 1 detached plus 5 terraced houses
I	MM22	Adj. to Rushy Meade, School Road	2 detached dwellings
J	MM23	Adj. to Larchfield, St. Nicholas Road	2 detached dwellings
K	MM25	Former Klondyke Nurseries, St. Nicholas Road	1 detached dwelling
L	MM24	Adj. to 9 Fishers Lane	2 detached dwellings
M	MM9	Between 231 & 245 Midgeland Road	2 detached dwellings
N	MM16	Former Marina Nurs, New Hall Avenue	3 detached dwellings
O	MM17b	Remaining land at former Baguley's Garden Centre, off Midgeland Road	5 detached bungalows, reserved for older people, accessed off new estate road
P	MM14b	Dean Nurseries, Chapel Road	6 detached dwellings off new estate road
Q	MM14a	The Hollies, Chapel Road	1 detached dwelling
R [^]	MM10	Adj. to 1 Runnell Villas, Chapel Road	2 detached dwellings off short private drive fronting Chapel Road
S [^]	MM5	Off Magnolia Way	10 detached dwellings and 5 terraced houses accessed off Magnolia Way
T	MM31	Adj. to Moss Lodge, Jubilee Lane North	3 detached dwellings fronting Jubilee Lane
U	MM30	Adj. to 58 Stockydale Road	2 detached dwellings fronting Jubilee Lane

[^] Site with high archaeological potential – see Policy MM1



Windfall Housing – To allow unallocated sites to be developed for housing

Policy MM5

Housing development proposed on land not allocated for such purposes will be supported provided the site comprises either:

- a. a small gap in an otherwise built-up street frontage; or,
- b. land currently or recently occupied by buildings,

and the scheme would not significantly reduce the open character of the immediate locality or undermine the intentions of Policy MM2.

Subject to these provisions, proposals that would help meet a specific locally identified housing need will be favoured.

Market Gardening Businesses – To support where possible horticultural businesses and guide future alternative uses

Policy MM6

Proposals for development involving the re-use of an existing glasshouse and/or the diversification of an operating horticultural business will be supported providing that the proposed use:

- a. can be appropriately accessed by delivery vehicles; and,**
- b. has sufficient vehicle parking provision within the site; and,**
- c. would not unduly disturb neighbouring residential occupiers.**

Proposals to re-develop land previously used for market gardening will be required to respect the scale and form of the horticultural plot, accord with the design requirements of Policy MM1 and, where the land has been left to go wild, include an ecological survey of the site.



Horse Stabling and Riding Activities – To support equestrian development

Policy MM7

Proposals for development involving equestrian use will be supported provided the buildings and any other installations proposed accord with:

- a. British Horse Society good practice; and,**
- b. Policy MM2 where they relate to extensive open land; or elsewhere,**
- c. any substantial structures (such as indoor riding centres) are appropriately located adjacent to existing buildings.**



Midgeland Farm – To enable restoration and community use

Policy MM8

- a. The Midgeland Farm site, as shown on the Policies Map, is proposed as a community park complete with paths for people to use on foot, cycle, or horse as well as appropriate tree planting and other landscaping; and,
- b. measures to protect the structure of the farmhouse, stable, barn and early shippons from further decay will be supported and appropriate proposals for their sympathetic reuse will be sought and encouraged.



Local Green Space – To protect land that is used for recreational purposes

Policy MM9

Open land used for informal recreation immediately to the North of St Nicholas School, as shown on the Policies Map is designated as Local Green Space where only minor buildings or similar structures ancillary to and essential for the open recreational enjoyment of this land will be permitted.



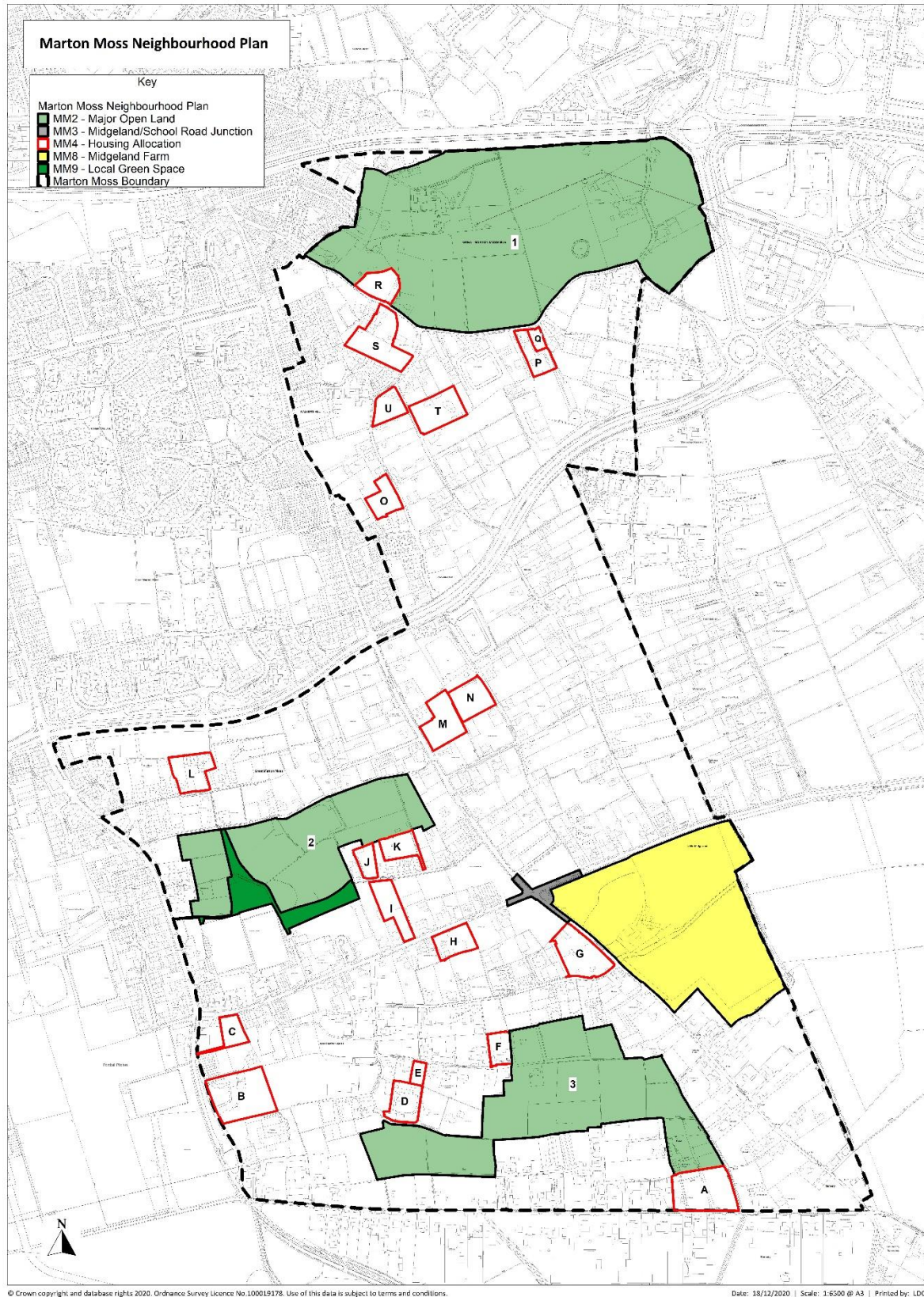
Footpaths, Bridleways and Cycle Routes – To improve local opportunities for walking, horse riding and cycling

Policy MM10

Development proposals will, wherever feasible, be required to incorporate measures to improve accessibility to/off nearby existing off-road paths (including where these are currently blocked or obstructed) and take opportunities to create new multi-mode paths along routes that represent missing links provided they would not lead to increased access to land associated with internationally designated wildlife habitats.



The **Policies Map** below shows where in Marton Moss the policies that relate to sites are to apply on the ground – the Policies Map can be separately viewed [here](#)



The **Key Evidence** compiled to inform the contents of the Plan is contained in the following **Documents**:

- **Marton Moss Design Code, 2020, AECOM**
- **Marton Moss Major Open Land Study, Revised 2022, Envisionuk**
- **Marton Moss Footpaths, Bridleways and Cycle Routes Study, Revised 2022, Envisionuk**
- **Marton Moss Housing Needs Assessment, 2020, AECOM**
- **Marton Moss Site Options and Assessment, 2020, AECOM**
- **Marton Moss Site Allocations Appraisal, 2022, Envisionuk**
- **Marton Moss Footpaths, Bridleways and Cycle Routes Study, Revised 2022, Envisionuk**
- **Draft Marton Moss Biodiversity Strategy, 2022, Envisionuk**
- **Habitats Regulations Assessment: Marton Moss Neighbourhood Plan, 2021, AECOM**
- **Strategic Environmental Assessment: Marton Moss Neighbourhood Plan, Draft Environmental Report 2021, AECOM**
- **Marton Moss Housing Site Viability Study, 2022, AECOM**
- **Draft Marton Moss Housing Viability – a Commentary, 2022. Envisionuk**

How to Comment on the Plan

A form has been produced to help you make your comments. It can be accessed via the website:

www.martonmossforum.org/

Or you can request a paper copy by calling:

07739 517630

Alternatively, you can email comments to:

enquiries@martonmossforum.org

**The deadline for comments to be received is
Tuesday 19 April 2022.**