

Marton Moss Neighbourhood Plan

**Regulation 14 Consultation Draft Plan
Engagement Survey**

FINAL RESPONSES WITH CHARTS

April 2022

Introduction

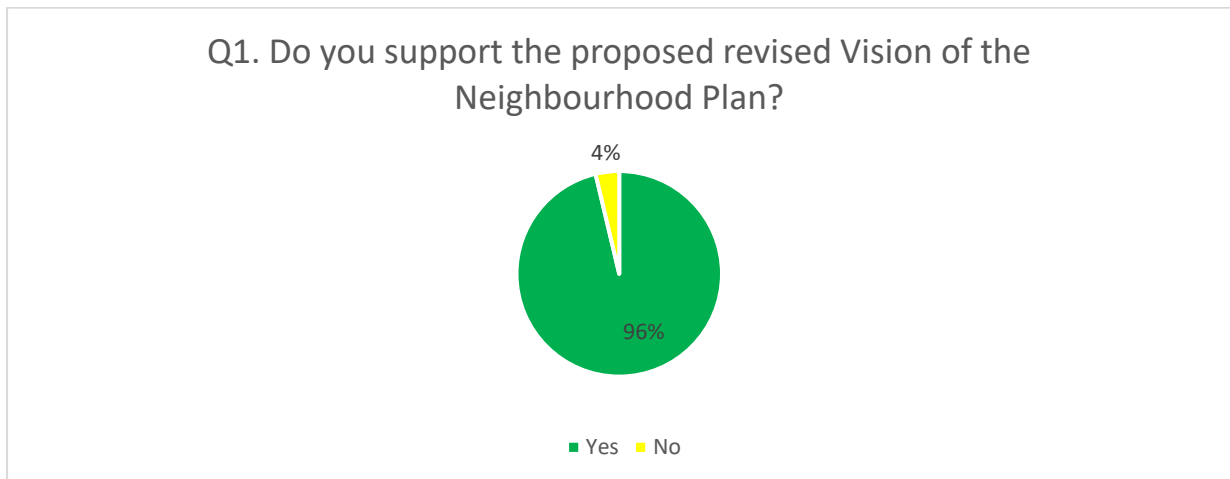
The consultation stage for public engagement on the Regulation 14 draft of the Neighbourhood Plan started on 7 March 2022 and continued until 19 April 2022. This report collates all the responses received on the comments form during that period. The form was available to use on the Forum's website along with all the documents it referred to. However, for those people not on-line paper copies of the documents and the form were supplied on request. This report includes the responses received on paper copies of the form.

A total of 54 responses were received using the comments form. Anonymous responses were allowed but respondents were asked to provide their address or at least a post code so that the distribution of people taking part could be noted but again not published. All the responses are believed to be from or on behalf of individual people although a few of them are understood to run local businesses, such as riding stables.

Most of the respondents to the survey form only answered the questions posed on it and did not provide additional comments. The percentage proportions in support or not for each question are shown on pie charts.

Some respondents made additional comments, these are reproduced verbatim. No attempt has been made to correct spelling mistakes or grammar. All the responses are shown anonymously.

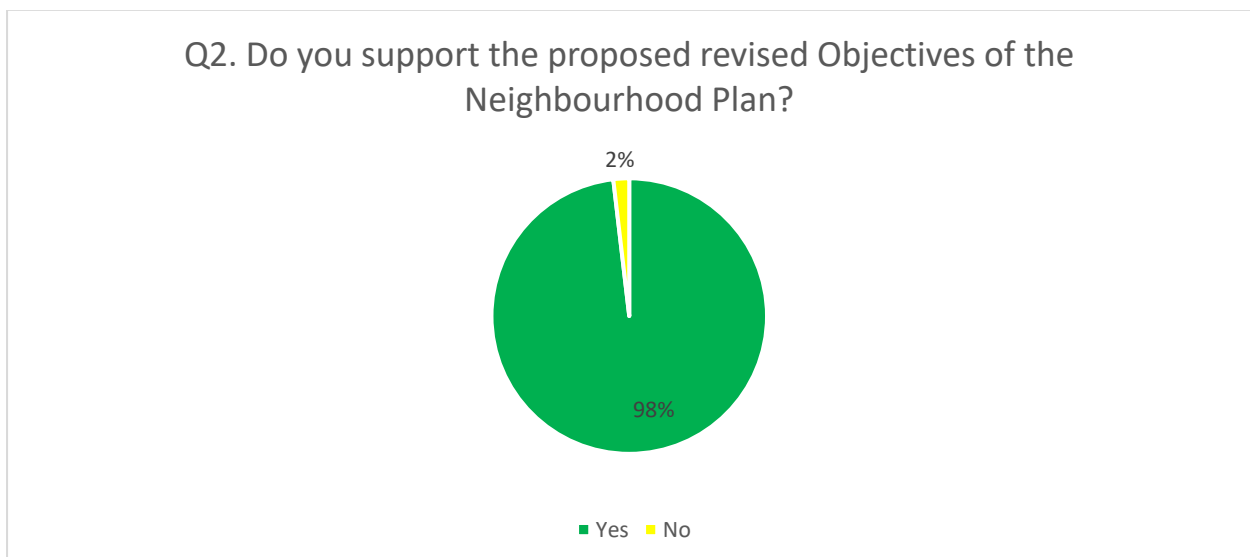
Q1. Do you support the proposed revised Vision of the Neighbourhood Plan?



Comments

As landowners of MM15, although we broadly agree with the objectives of the forum we submitted a Call for Sites form to the Council who informed us that Policy CS26 restricts development in advance of the Neighbourhood Plan for the area. At the meeting we noted that our land has not been identified for future development. We feel that if we are not able to develop then we what can we do with it? It will be become overgrown and an eyesore which will not enhance the moss as proposed in the plan as there are already 2 properties adjacent to MM15 the reasons for keeping it undeveloped does not seem reasonable. We wish the forum to reconsider the boundaries on the Policies map- major open land.

Q2. Do you support the proposed revised Objectives of the Neighbourhood Plan?

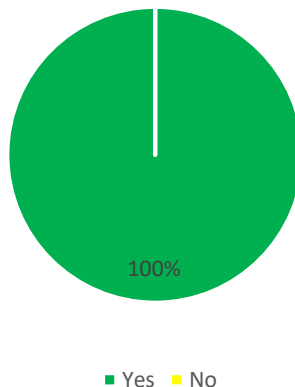


Comments

I do support the objectives of the plan in terms of the conservation area. I'm not convinced that the plan should apply to the area north of Progress Way.

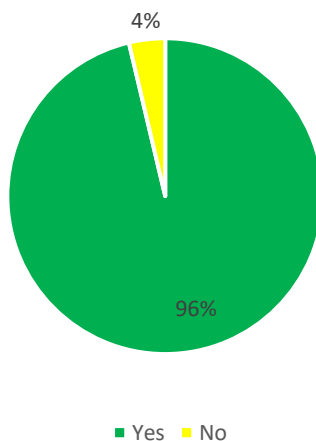
Q3. Do you agree with Policy MM1 – Building Design

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Q4. Do you agree with Policy MM2 – Open Land Character - as informed by the revised Major Open Land Study?

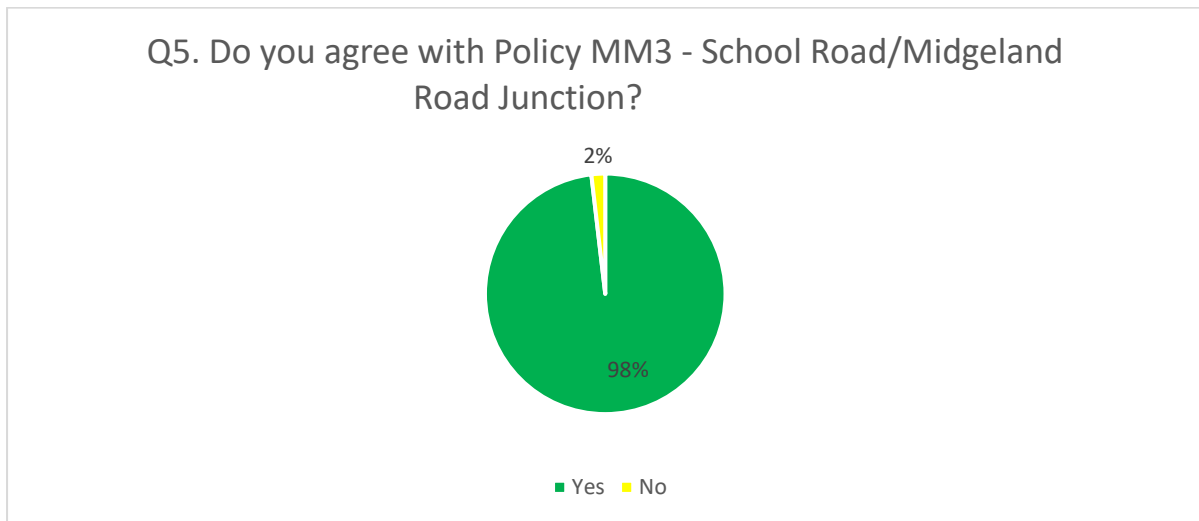
Q4. Do you agree with MM2 - Open Land Character - as informed by the revised Major Open Land Study



Comments

We agree with it being inappropriately developed but please see answer in question one
I'm not convinced that the land between Chapel Road and Yeadon Way should remain undeveloped.

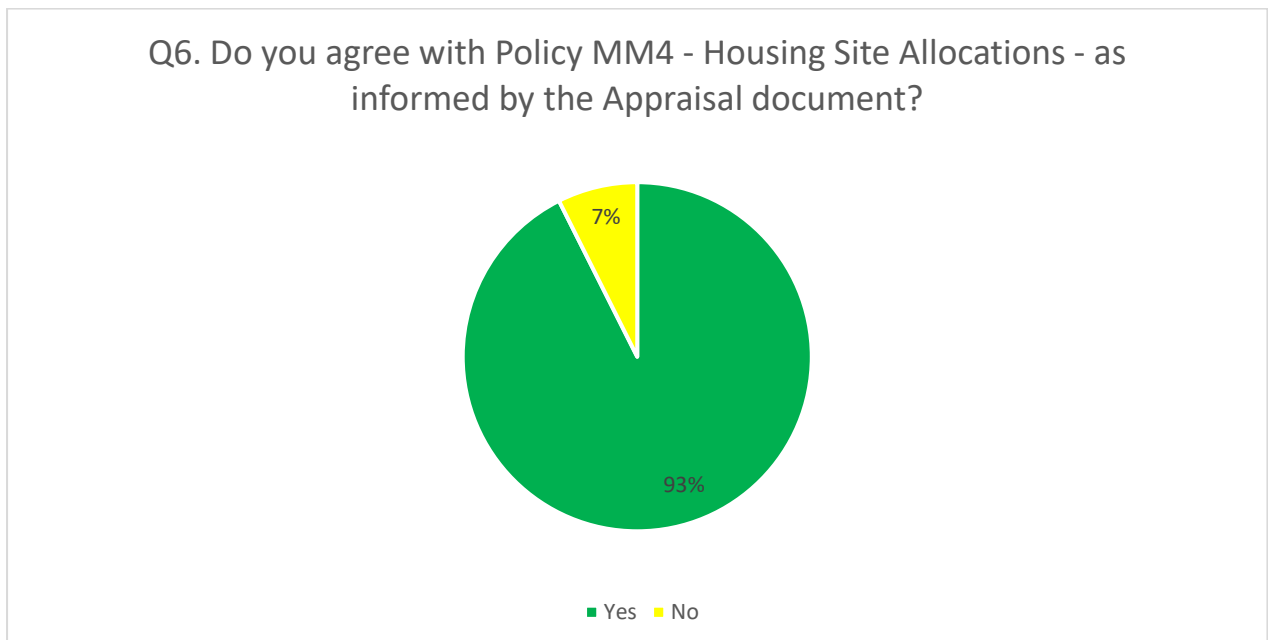
Q5. Do you agree with Policy MM3 – School Road/Midgeland Road Junction?



Comments

This junction is a prime site for the construction of a roundabout. Apart from improving road safety, the appearance of the junction would be considerably enhanced and could include a tasteful feature.

Q6. Do you agree with Policy MM4 – Housing Site Allocations - as informed by the Appraisal document?



Comments

Disappointed to see that, despite requests, our land has not been designated MM4. Whilst I understand this does not necessarily preclude us from development, it does/will require us to

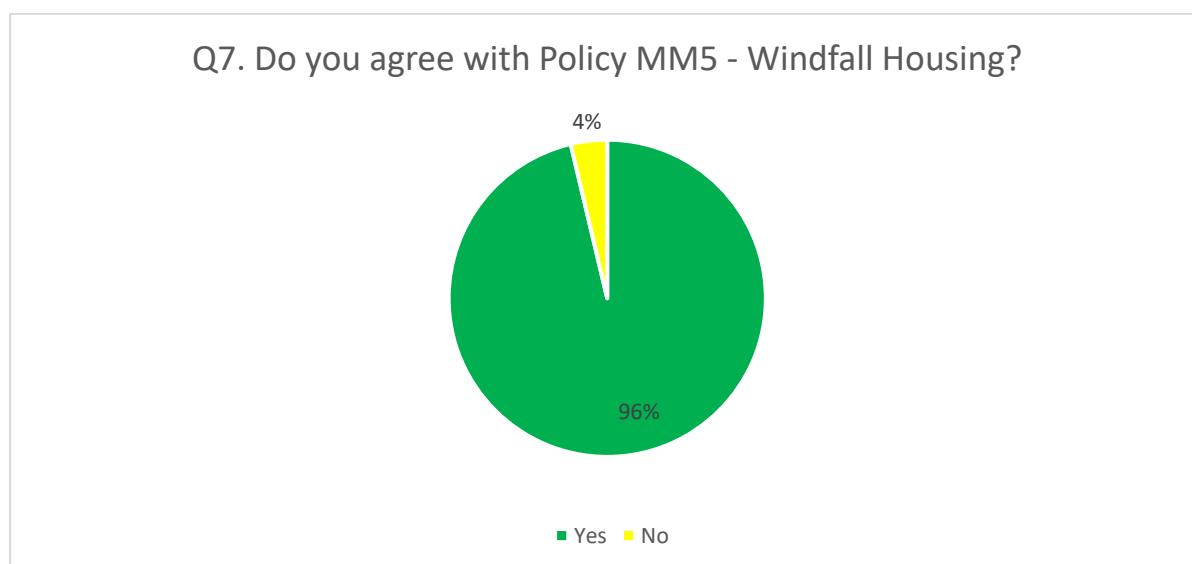
provide additional justification for development over those designated MM4. And indeed a large area of land on the same road - area M - MM9 - has been designated MM4. Our land is apparently entirely within Flood Zone 2 but I can't see or find the document that shows this.

I agree with all allocations but with I, J & K only as long as access to the new developments is not via the unadopted St Nicholas Road. I.e. access to I from School Road and access to J & K via a new road off Midgeland Road. If the council were to offer to adopt St Nicholas Road, discussion would need to be had with the residents and agreement.

We feel that we have been excluded See comments in question one

There are other suitable sites that should be considered.

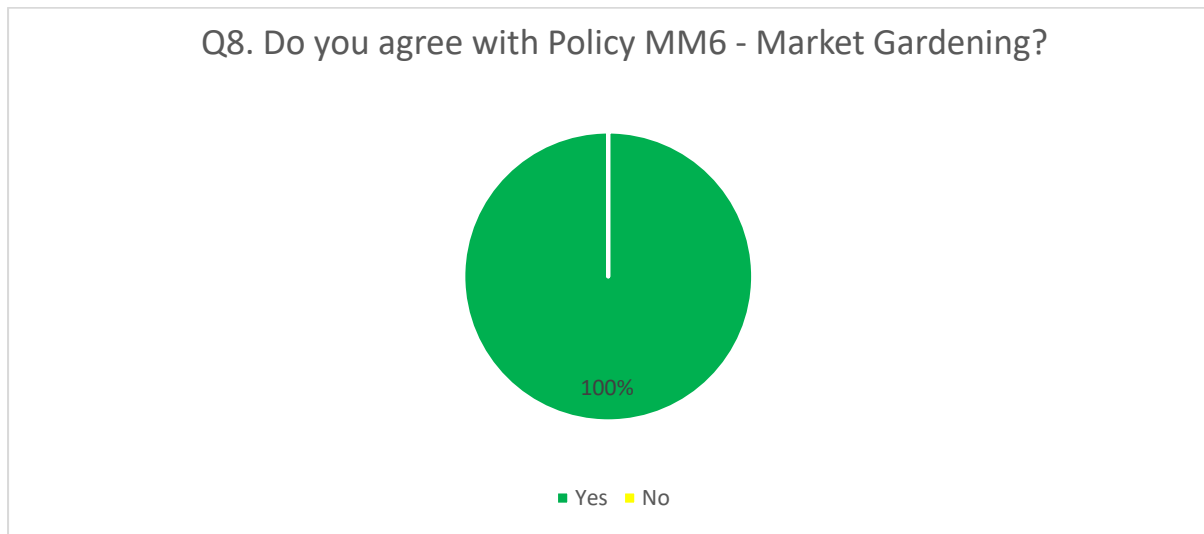
Q7. Do you agree with Policy MM5 – Windfall Housing?



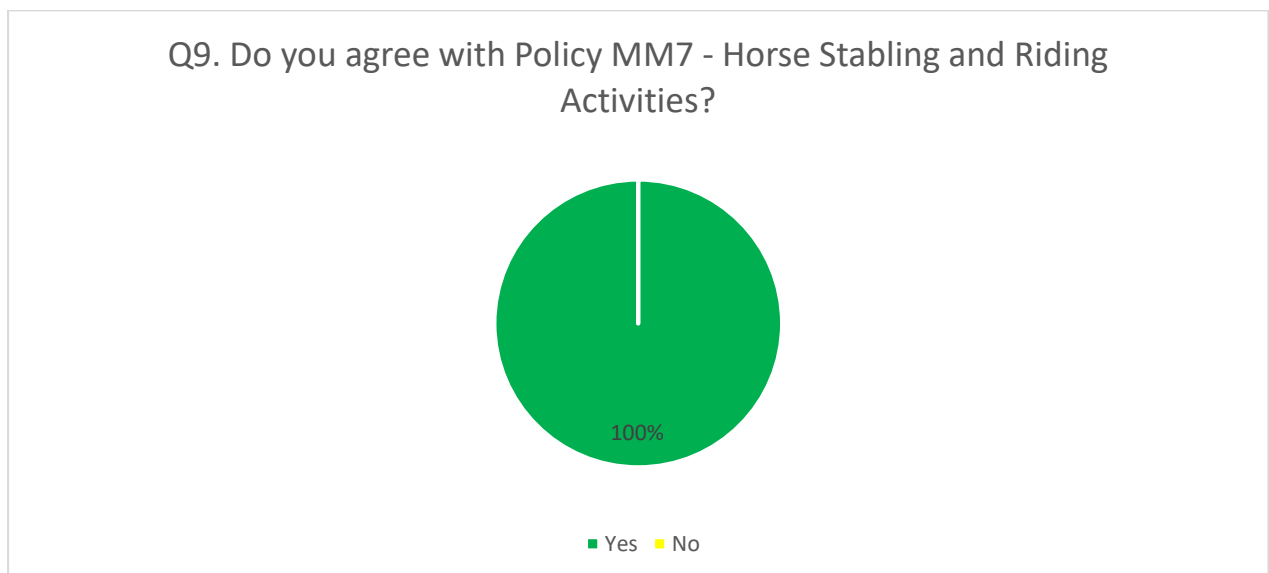
Comments

As in Q6, there are other suitable sites that should be considered.

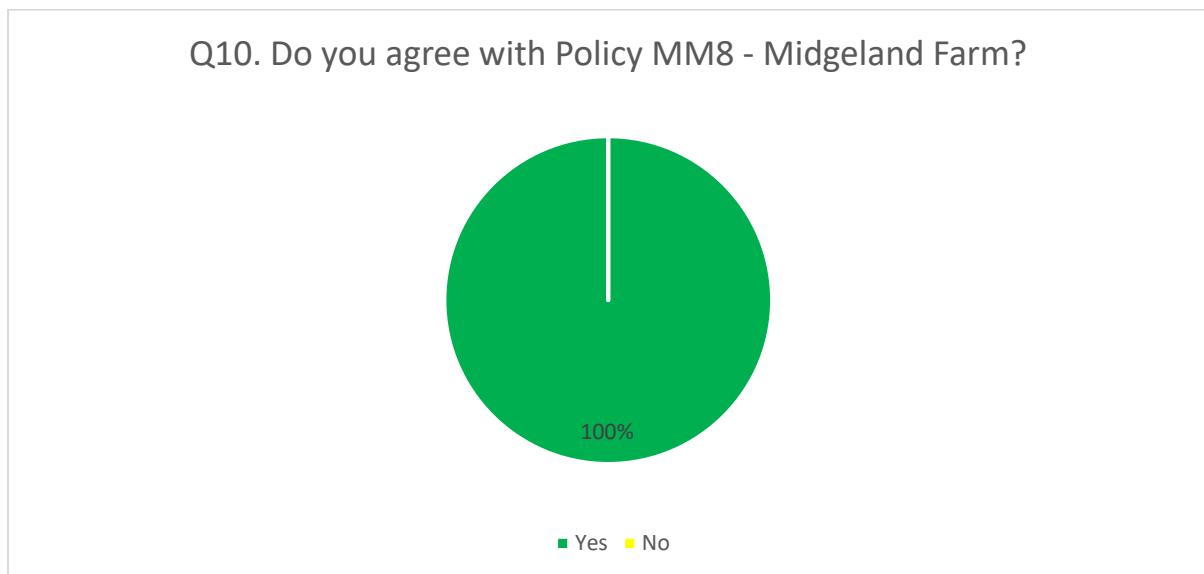
Q8. Do you agree with Policy MM6 – Market Gardening?



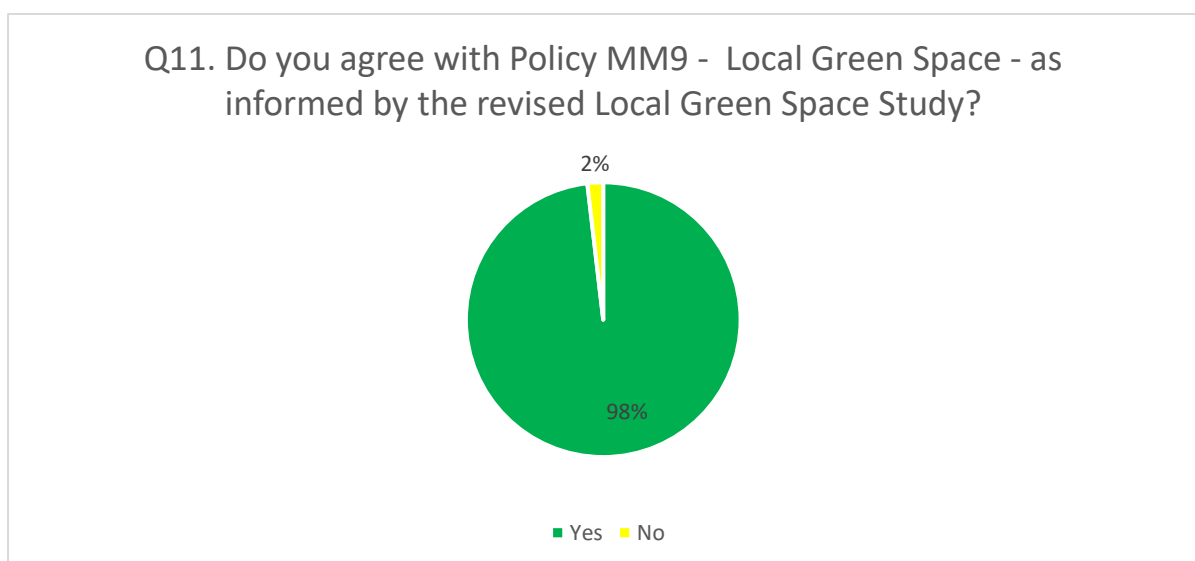
Q9. Do you agree with Policy MM7 – Horse Stabling and Riding Activities



Q10. Do you agree with Policy MM8 – Midgeland Farm?



Q11. Do you agree with Policy MM9 – Local Green Space – as informed by the revised Local Green Space Study?

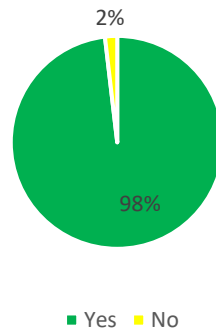


Comments

I agree in respect of lands to the south of Progress Way.

Q12. Do you agree with Policy MM10 – Footpaths, Bridleways and Cycle Routes – as informed by the revised Footpaths, Bridleways and Cycle Routes Study?

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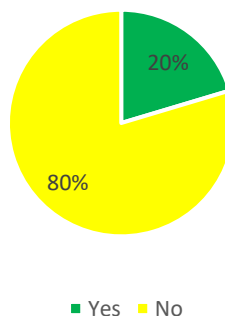


Comments

There is no realistic demand for the creation of cycle routes and frittering money away on such would be a complete waste of precious resources.

Q13. Should any additional policies or sites be considered? If so, then please complete the next section.

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Comments

Could the Forum include a policy relating to reducing the impact of traffic in the area, like modifying road layouts or other traffic calming measures? Midgeland Road which is my only access to a main road is becoming more and more like a race track and I believe other areas of the Moss are experiencing similar problems.

Please see my responses to Q6 & Q7 above. I will complete and submit the required separate Assessment Form.

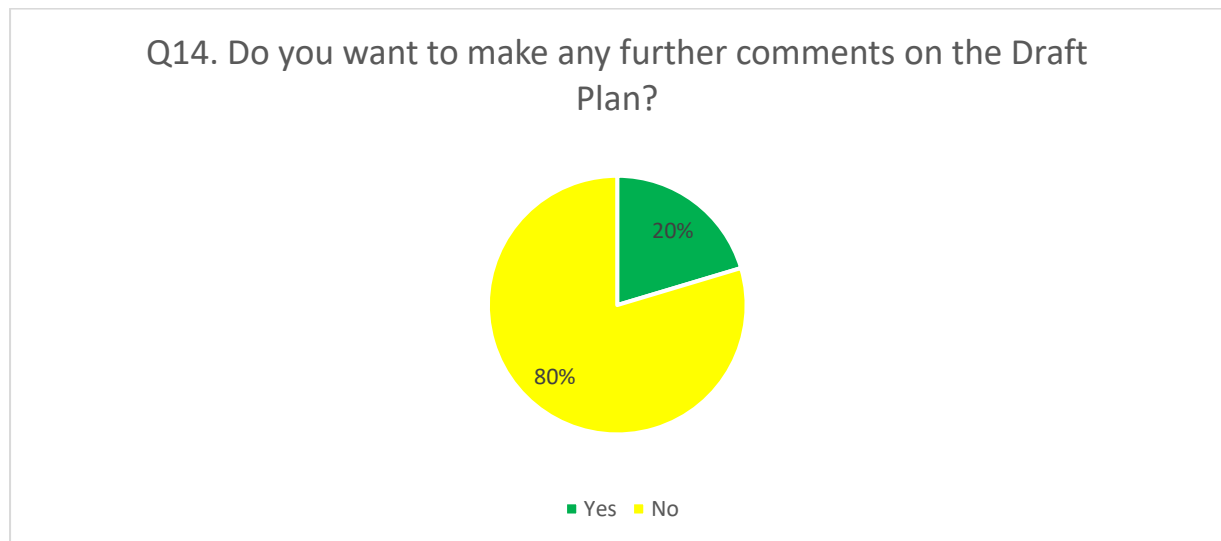
To much land has already been swallowed up by developers

Any sort of policy that mitigates traffic congestion would be welcomed.

"Does this question relate entirely to Footpaths, Bridleways & Cycle Routes?

Yes we wish for additional sites to be considered on our property, 1 detached dwelling next to Amarella School rd and fronting school rd & 2 detached dwellings to the rear of Amarella on land where the greenhouses once stood fronting onto Sandy Lane.

Q14. Do you want to make any further comments on the Draft Plan?



Comments

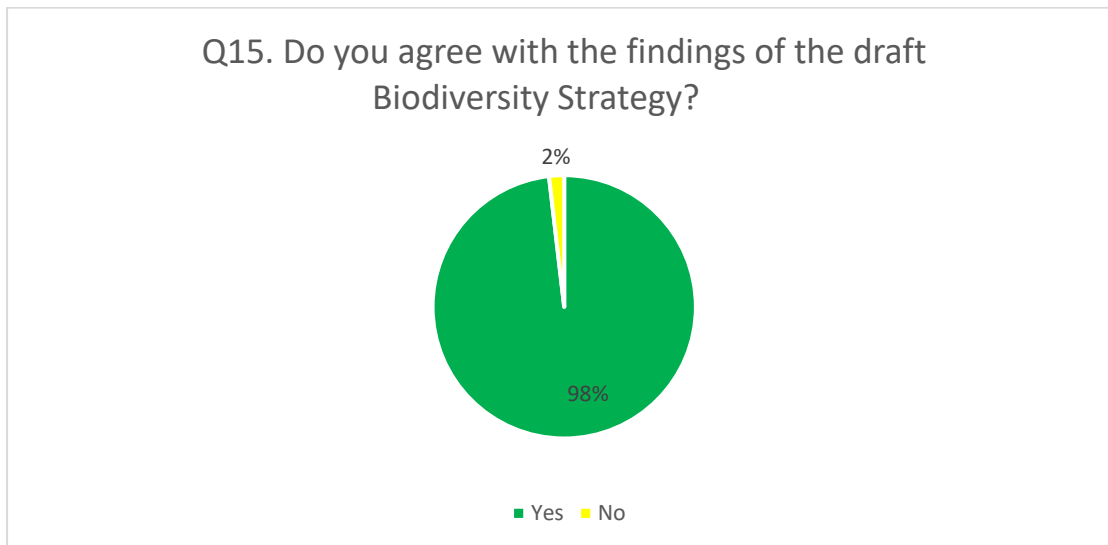
Please see comments in question one - revised vision of neighbourhood plan

Could the Forum do anything about the poor state of the boundary fences at the Midgeland/School Rd junction. The council have ignored this for years and considering this is a major gateway to the Moss it is a real eyesore. Just new fencing would make a massive improvement. Also the traffic on School Rd is horrendous. Have the Forum any influence in this area?

Appendix H calculations are flawed. The 1.16% of the borough population living within the Forum Area cannot realistically be used to determine building requirements within the full Borough when a far higher percentage of undeveloped land lies within the Forum Area.

I feel that we are a strong community and work well together. To maintain this we need to limit selling land to those who do not wish to be part of a community and I feel strongly that any building works should be done with a clause stating that a contribution to the condition of the roads be inserted. The roads on the Moss are cinder ash and not suitable for constant heavy loads for building works with hardcore, bricks etc. Road should be made good by those undertaking construction work. I also feel that land sold for residential purposes should be closely monitored to ensure that the building is in keeping with the other buildings, with the correct services and with an individual address. I do not feel that any further land needs to be given to caravan sites.

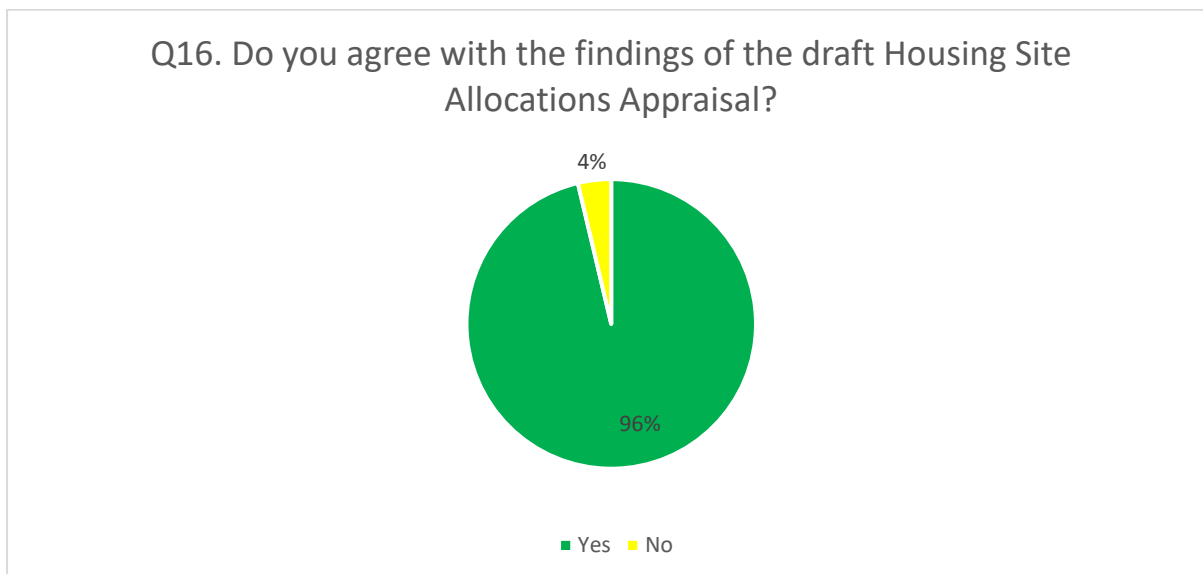
Q15. Do you agree with the findings of the draft Biodiversity Strategy?



Comments

Not certain!

Q16. Do you agree with the findings of the draft Housing Site Allocations Appraisal?

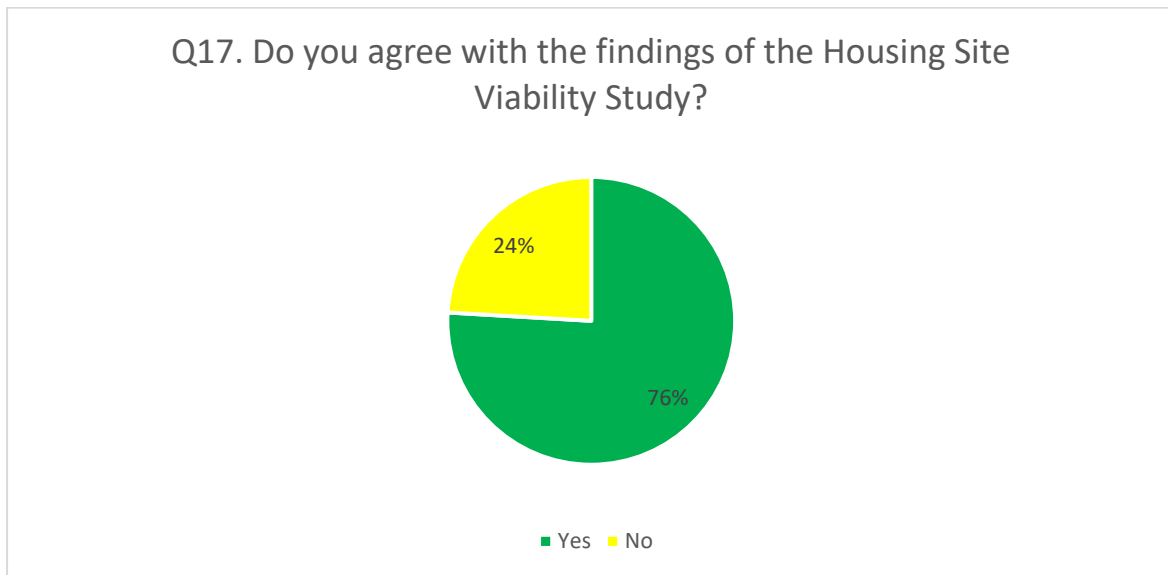


Comments

I can't find the referenced "Watercourse and flood risk mapping, latest published, Environment Agency/Gov.uk" that states that our land is fully within Flood Zone 2 and as such I cannot accept the appraisal.

There are other sites for housing that should be considered - Assessment forms will be submitted shortly.

Q17. Do you agree with the findings of the Housing Site Viability Study?



Comments

Figures used are inappropriate for Marton Moss

This document is very difficult for a lay person to understand. What is the point of this?

I don't understand this at all it's bonkers

I gave up after the first few pages. How is anyone expected to understand this gobbledegook.

Some of the documents were quite difficult to follow but this report is almost impossible to make any sense of. It seems to me that most, if not all, of the people on the Moss want to build a nice house on land they already own, either for their children or other relatives. What's the point of all these complicated formulas about developers profit and so on. It's complete nonsense. It just doesn't apply to the Moss. We DONT WANT big Kensington style developments.

Don't understand it. It seems like they're making it up as they go along.

This study appears to use areas outside the Forum area when making assessments and conclusions. Any findings must therefore be considered as flawed and not taken into account.

Not really relevant to the vast majority.

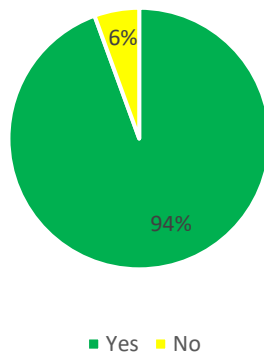
Doesn't seem to apply to our area. Strange method resulting in inappropriate conclusions. What a huge waste of effort and money.

Some negativity seems to have been the overriding consideration with regard to many of the proposals.

It doesn't reflect the "moss"

Q18. Do you agree with the findings of the draft Housing Viability – a Local Commentary?

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Comments

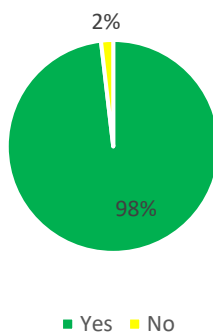
This made a bit more sense but still, what does this prove?

This is slightly easier to get your head round.

In some respects I do agree with the Local Commentary. Clearly the AECOM report is filled with negativity.

Q19. Do you agree with the findings of draft Environmental Report for the Strategic Environmental Assessment?

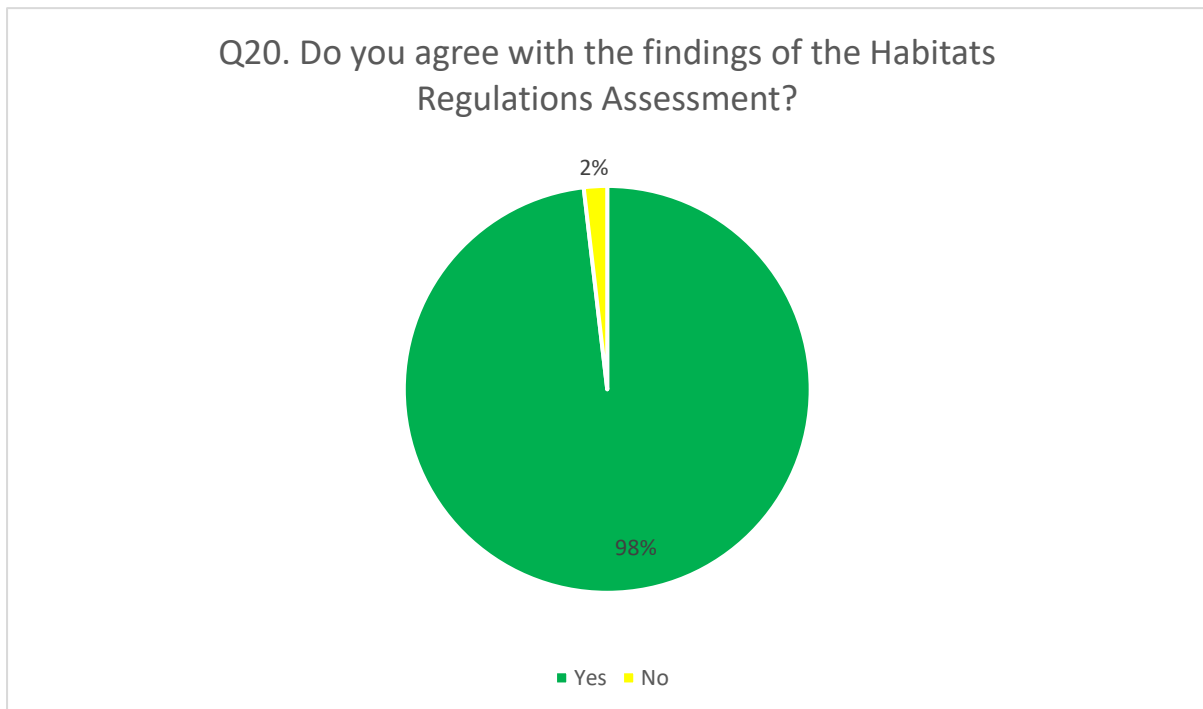
Q19. Do you agree with the findings of the draft Environmental Report for the Strategic Environmental Assessment?



Comments

No comment at this stage.

Q20. Do you agree with the findings of the Habitats Regulations Assessment?



Comments

Largely in agreement

Q21. Do you have any other comments to make at this stage of the Neighbourhood Plan? If so, please use the box below.

I had no idea there was this massive amount of work involved. Many of the documents are very technical and not easy for most people to follow. The main objectives seem however to be fairly simple still. Keep the Moss free from Kensington type developments and let's keep the dwindling green space. We are at the very edge of the Marton Moss area so this is particularly important for us. The Forum team responsible for putting all this together have done an amazing job. Well done to them.

The horrendous traffic situation persists all around the Moss. School Rd and the junction to Common Edge just gets worse. Don't know if the Forum have any influence in this area. Something desperately needs doing to convince the useless council to do something about the traffic problem. It was always difficult to get out onto School Rd from Sandy Lane at school times but these days it's happening more and more during the day. Otherwise I'm happy with the efforts made by the Forum people on our behalf. Let's keep the Moss green. Thank you.

Even though we live in a "new" development it is fairly small and we still feel part of the semi rural character of Marton Moss. This was a big factor in our choice of settling here and I feel the only way to maintain this is to have strict limits on the number and type of new housing. Any

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green space should be cherished and protected. If we could get the traffic problems sorted out that would be a huge step forward. Thanks to the committee for their efforts.

No thank you.

If we don't protect the essence of The Moss it will definitely become swallowed up in the urban sprawl of Blackpool. Urbanisation in St. Annes is spreading northwards with horrible American style housing estates all crammed together. This is probably the last chance we will have to retain the heritage of The Moss. I really hope that the aspirations of the Forum are realised. Well done to the people responsible. It's only my age and poor health that prevent me from being actively involved.

We wholeheartedly support the plan and feel that the approach is sensible, fair and diverse in it's vision. We are more than happy to actively support the conservation of this special and unique area of the town whilst allowing for necessary and much needed change to strengthen, develop and secure it's future.

We live on Midgeland and have seen the boundary fences get worse and worse over the years. Is there no way that the owners of each piece of land could be forced to maintain their fences. It would improve the appearance of this corner of the Moss tremendously. Many thanks to the people who have worked so hard to put this plan together.

Keep up the good work.

I am a landowner on Marton Moss and fully support the ambitions of the neighbourhood forum.

"Many people living on the Moss have for years been frustrated and blocked by Blackpool Council policy regarding new development. I believe that the policies proposed by the Forum are much more sensible and will encourage residents to be more area proud.

The problem with traffic congestion is becoming worse and worse. This weekend there was a near constant line of cars outside my house. I can only imagine how bad the air quality was with incessant exhaust fumes. Hopefully the Forum can help with this issue although to be honest I'm not sure how. Many thanks for your efforts."

No further comments, thanks

I strongly believe that the steps outlined in the Neighbourhood Plan are essential to preserve the character of the Marton Moss area. Too much of the area has already been lost to housing schemes which were not sympathetic to the unique character of the Moss.

Many thanks to the Forum people for at least making an effort to improve the Moss. Blackpool Council have just let it deteriorate over the years. Their so called strategy is to completely ignore us. The house shakes with the number of huge lorries that go thundering past on School Rd. 7.5 Tonne limit ? I don't think so.

We need to protect the open aspect of the Moss from over development.

No further comments thanks

Very impressive set of documents, thanks and well done.

No further comments

"Many of the required reports would appear to have been produced as a box ticking exercise.

MARTON MOSS NEIGHBOURHOOD FORUM

Seems like a tremendous waste of money but obviously that's not the fault of the Forum. They appear to have shown great patience in dealing with the bureaucracy. I think most residents would have given up on this process and let the council have their own way, so well done to the Forum people responsible. We live on School Rd near the junction of Midgeland so are particularly keen to see any improvement in traffic management at that junction. Also the owners of the fields on that corner should be required to maintain the fences. They have deteriorated over the years and are now in a dreadful state of disrepair. "

No additional comments thanks

I'm in agreement that the character of the Moss should be kept and that large development should not be allowed.

I am in agreement with the aims of the plan to keep the character of Marton Moss Area. However in terms of development so long as new proposals which are of architectural merit are also considered. For 58 Stockydale Road site, on the plan, access for two dwellings- possibly consider access from Stockydale Road.

No comment

No Comment

"A great deal of thought and professional advice has gone in to this Plan. It strives to find a balanced view of the area. allowing small scale development for the residents but not the large scale developments that surround the area. It tries to preserve the very nature of this special place, improve the lot of the residents by allowing houses for their children and relatives at affordable prices as they already own the land. It allows for families to accommodate elderly relatives rather than sending them to nursing homes, it tries to be family friendly in that respect.

The design code seeks to leave the green spaces at the rear of properties which is the nature of the place.

The habitats and Environment assessments mean that any building work will have to take into account the needs of the wildlife.

"As I previously stated the traffic situation on the Moss continues to get worse. We live on Common Edge and are increasingly concerned about the effect this new road layout will have on an already dreadful situation. Hopefully the forum can acted on our behalf as the council merely treat us with contempt.

Long experience makes us doubtful that things could improve but at least the forum is trying to make things better for the people who live on the Moss and they are to be applauded for that."

No I agree with the policies and associated comments within the document.

Not at this stage.

I would like to give thanks to those who have worked hard to compile the Neighbourhood Plan. I think it is comprehensive, inclusive and positive for Blackpool and its community.