

# *Wrea Green*

## *Neighbourhood Plan*

*2011*

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## Introduction

### 1 Objectives

*The objectives of this Neighbourhood Plan are twofold –*

*a) To provide documentary evidence of the needs and opinions of the Community as a requirement under the Localism Act and the proposed National Planning Policy Framework.*

*b)*

- To demonstrate that Wrea Green has been, and wishes to remain, a distinct community since Norman times.*
- To ensure that this community can develop so that it meets the needs of current and future villagers.*
- To demonstrate the Village is well positioned to meet the requirements and challenges of the 21<sup>st</sup> Century.*

*2. From May 2011, a cross-section of residents, the Borough Councillor and Parish Councillors joined together to produce a Wrea Green Neighbourhood Plan. This action was considered necessary ahead of a major review of planning within Fylde requiring such documents to support both the updated Local Plan and to support the actions required under the forthcoming Localism Act. From the outset the group was clear that the interests of Parish residents would be best served by including, in the review, focus and activities in the village catchment area that exceed the parish boundaries. This sets the context in which any development occurs and encompasses the settlement of Wrea Green that incorporates elements of Westby with Plumpton's Parish. Therefore, it was felt that a wider neighbourhood extending east to the Kirkham roundabout, northwards to the A583, west to the Moss-side railway halt and south to Bryning Hall Lane (Map 1) should be included in the work.*

*3. The group recognised the devolved national requirements for development contained in the Regional Spatial Strategy (RSS, excluding the SHLAA which has been abandoned) and the remaining relevant Fylde Borough Local Plan, as altered October 2005 (FBDP) and the Fylde Borough Plan Interim Housing Policy July 2008 (IHP). Nevertheless, opinion was quite clear that any development, inside the settlement of Wrea Green and its surrounds, must meet the needs of current residents. This document identifies the key features that enable the settlement of Wrea Green to be justifiably called the "Jewel in the Fylde". To set the scene it may be helpful to refresh our knowledge of village history before moving on to the attributes which make Wrea Green unique. In turn, geographic location and travel, local amenities (or lack of) and employment, sustainability, potential for growth and need for housing are covered to support the focus for careful, balanced and appropriate future development. This document contains evidence of Wrea Green's special features.*

*4. Abuse of the Conservation Area in the centre of the Village and the lack of proper maintenance of that area needs to be addressed as a matter of priority.*

*5.To enable a further and fuller assessment of the needs of the Neighbourhood, it is intended that a census should be compiled of the demographics of the Village, the local employment opportunities which match local skills and the take up of such local opportunities by local residents. This will be conducted as soon as feasible. However, if necessary, some reliance may have to be placed on information from the National Census, when it becomes available.*

# NEIGHBOURHOOD PLAN FOR RIBBY-WITH-WREA Parish and WREA GREEN VILLAGE

JUNE 2011

## Section 1 A Brief History of Wrea Green



1.1 Wrea Green was simply known as "Wray" up until the late nineteenth century. The village became known as "Wrea Green" to avoid confusion with the village of Wray, near Hornby. Indeed, the change of name was pressed for by the incumbent vicar of the day - the long serving Rev. R S Stoney whose mail was arriving frequently in the wrong town.

1.2 The parish of Ribby-with-Wrea consisted of Ribby (The agricultural area) and Wray (The village). Both names are of Norse origin, Ribby (Rigbi) meaning "Ridge Settlement" and Wray (Vrai) meaning "Corner Nook".

1.3 The local duck pond is known as "The Dub", a term which probably derives from the word daub. Cottagers dug for daub and later clay to make their houses. Ribby (Rigbi) was mentioned as far back as the Domesday Book, and was entered as comprising six caracutes. Roger de Poictou, a prominent resident provided the tithes of colts, calves, lambs, goats, pigs, wheat and cheese to the Priory of Lancaster to serve as food for all the monks. In 1201, the brothers, Adam and Gerrard de Wra paid two marks to King John, in order to gain protection from the local Sheriff, who it seems was in the habit of molesting them in their tenements. The manors of Preston, Singleton and Ribby (Rigbi) were presented by Henry III to Edmond, Earl of Lancaster in 1286. In 1297, the year's rents from Ribby-with-Wrea amounted to 19 shillings per annum.



1.4 In 1683, James Thistleton, a local worker earning 4d a day died, leaving the substantial sum of £180 to build a new school for Wrea Green. This amount was quite astonishing considering Thistleton's daily wage.

1.5 A second school and chapel was built in 1721 largely due to the trustees of the Nicholas Sharples charity, who purchased a piece of ground in Wrea Green in 1721 and erected a small chapel. Nicholas Sharples was a London Innkeeper who had spent much of his boyhood in Wray and upon hearing of James Thistleton's generosity, bequeathed £850 upon his death to the village towards maintaining a school. The chapel was consecrated in 1755 by the Bishop of Chester.

1.6 The current church "St Nicholas" in the centre of the village was built 1848-49 and consecrated in 1855. The church and school are both Church of England as a request for Methodism in 1887 was considered by the Rev. Stoneycroft as "hardly desirable". A fully equipped Community Centre was added to the west end of the Church in 2007. A Catholic Church is close by in Westby Mills.



1.7 The village green is the largest in Lancashire and up to the middle of the twentieth century; it was not uncommon for cattle and horses to graze on the green. There were at least three ponds on the green, although two were filled in and levelled at the bequest, of the cricket team, for a level cricket pitch.

1.8 Wrea Green has been a distinct Village community for centuries and it is vital to ensure it does not, for example, merge with Kirkham/Wesham due to eastward development. This could result in the loss of the cohesiveness of a village community.

## **Section 2 Attributes which make Wrea Green Unique**

2.1 Wrea Green is a medium sized Lancashire Village of approximately 630 properties. There is an eclectic mix of cottages, ex-local authority houses, thatched properties, semi-detached houses and bungalows and various styles of detached houses and bungalows.

2.2 The large village green is used by the Fylde Borough Council in tourism advertising. A large pond sits in one corner, occupied by a "paddle" of ducks. Unusually there are no mature trees on the Green although a number of saplings have been planted in the pond area in recent years. In accordance with village tradition Cricket is played on the Green in summer and Football in the season. The Primary School Sports Day and "Field Day" are held on the Green. Underground drainage has been installed on the Green through Parish Council funding to make it more suitable for these events. Both the Green and surrounding amenities have become less and less the geographical centre of the Village, over time this should be addressed.



2.3 *The Grapes (pub and restaurant) has a long standing reputation for socialising and is frequented by both locals and many “outsiders”. Facing south it is a good place to sit and relax in the evening sun after a hard day’s work.*



2.4 *The Village has a number of thriving organisations and sporting teams and is a regular winner of “Best Kept in Lancashire” awards, whether it is for the whole village, the Church grounds, the Green as a sporting area or the War Memorial.*

2.5 *There are small farms and agriculturally used fields spread throughout the village, which adds to the peace and tranquillity, once the through traffic rushes have subsided.*

### **Section 3 Geographic Location and Travel**

3.1 *Wrea Green lies 10 miles west of Preston and about 10 miles south-east of Blackpool. Lytham is 4 miles west and Kirkham is 2 miles east, the latter two towns being the key service centres for this settlement.*

3.2 *Unfortunately Dr Beeching axed the Wrea Green Station in the 60’s and the platforms no longer exist. The line still runs through Wrea Green from Kirkham and beyond to the east and to Lytham, St Annes and Blackpool South to the west. We see a need to extend and improve the facilities, including provision of secure parking, in Kirkham to enable this public amenity to be better used.*

3.3 *The Village lies at the crossroads of two very busy roads. One runs North-South to the BAE Systems facility at Warton and East-West from the M55 and Preston to Lytham. This leads to considerable congestion and traffic volumes at peak times and the Village can be busy with traffic throughout the day. Much of this traffic fails to comply with the 30mph speed limit and over 2 million vehicle trips per annum within the 30mph zone are at 35mph or higher, with many at 40-50mph. The total vehicle trips through the Village in a year are in the region of 6m. This in itself presents older, slower residents with additional hazards when attempting to cross such busy, over-used roads which carry many speeding vehicles.*



3.4 *Other than school buses there are bus services to Kirkham, Lytham, St Annes and Blackpool, based on a rural timetable. However these services are both more expensive than car travel and very time consuming in view of their routes. As a result, most travel from the village for work, shopping and entertainment is by car. Therefore travel outside the Village is an essential part of living within Wrea Green. This is not eco-friendly, although a train halt is available at Moss Side (2 miles west) but with extremely limited parking and a main station at Kirkham (2 miles east) which goes to Blackpool, Preston and beyond. The current bus service is inadequate to provide for the needs of the community and services have recently been cut.*

## **Section 4a Local Employment**

4.1 Except for a number of jobs at Wareings (c40), Ribby Hall Leisure Village (c200), the Grapes (c25) and The Villa (c34), and a number of small local employers, such as Dizzy Ducks, Daju and the Spar, there is little local employment and much of which is part-time. However a number of villagers do work from home. Furthermore, both large and small local employers are, at best, in a period of consolidation. The largest employer within 3 miles is BAE Systems which is currently moving many of its operations to Samlesbury. This brings into question the future need for growth of the settlement.

## **Section 4b Commercial Development**

4.2 The site on the A583 occupied specifically by Wareings is the largest commercial site within the parameters of this plan.

4.3 There are two other areas of commercial industry in the village. The key area is Brook Mill which is used and is available for light commercial industry. However the access to this site is both narrow and at a sharp angle from Station Road. This document merely records the availability of units within this site. However, should this area be used for residential housing, development should include a high proportion of types of properties where a shortfall has been identified.



4.4 Within the village and the parish, the aim is to bring new Light Industry, provided the industry is not too intrusive in respect of the surrounding environment and housing.



4.5 Additionally there is Ribby Hall Leisure Village – The aim is to continue to support the development of this leisure village in line with the FBC planning brief.



## **Section 5 Local Amenities**

5.1 There is one small village convenience store, (with an inclusive sub-post office) one pub, two hotels and five café/restaurants. There is another convenience store at Ribby Hall Village.



The Village lacks a number of amenities such as a doctor's surgery/medical facilities, a NHS Dentist, a bank (although there are cash machines in the Spar and the Grapes but both charge withdrawal fees) and a chemist. Mobile phone reception is poor as is broadband in some areas. These need to be improved to enable more business use through home working.

Fishing by permit is allowed, by the Parish Council, in the Dub. There are tennis courts on Mill Lane, football and cricket are played on the Green, and a village bowling club is based at Ribby Hall Leisure Village.



Ribby Hall Leisure Village also offers badminton, crown green bowls, gym, horse riding, boating and swimming, all on a pay-as-you-play basis. There are allotment plots at the bottom of Wray Crescent; the scheme is very popular and fully subscribed, although it was extended in 2011.



There is a playing field and children's play area at Wray Crescent, the Scout Hut, which houses a pre-school facility, is adjacent.

5.2 It is the aim of the Parish council to see the improvement of the facilities adjacent to the existing Wray Crescent site and maintained under the control of the Parish Council. Therefore, it is proposed that the site will be enhanced, over several years. The development will be funded by sports/lottery/trust grants, grant raising and building development 106



*moneys allocated for open spaces. Agreement in principle has already been given by FBC and action on legal matters is underway.*

*5.3 The primary school is the “Ribby with Wrea Endowed Church of England Primary School” and admits children from 4 to 11 from both the Village and surrounding area.*

*Together with Reception pupils (maximum of 22) it has a total nominal capacity of 154. Currently*



*there are 136 pupils on the roll, taught in 5 mixed age classes. The school hall hosts an After School Club and out of school hours the building can be (and is) used to serve the Community. There is a breakfast club at the pre-school and a walking bus for taking children to school. The school meets the core provision for Extended Services and has links to the Fylde Borough Children’s Trust.*

*5.4 Sports and other Activities for Young People are available in the form of Junior Cricket, Junior Tennis, Guides, Brownies, Rainbows and GFS (church).*

*5.5 The Village does not have a Village Hall. However there are now sufficient alternative meeting places within the Village to make the provision of a Village Hall unnecessary.*

*5.6 It is a possibility that both the Junior and Senior Cricket Teams will relocate to the grounds of the Villa. As part of this move a Pavilion with changing facilities is to be provided.*

### **Action Points**

*AP 5.1 A number of the amenities, such as the Post Office Counter and the Mobile Library, are dependent on usage. To ensure the continued provision of such amenities, it is important that as many residents as possible use them regularly.*

*AP 5.2 The provision of activities for boys requires further improvement with clubs required for example for Scouts and Cubs, if Leaders can be found.*

*AP 5.3 The village lacks amenity woodland and we consider that this needs to be addressed as a planning gain, with giving priority to establishing shelter belts to increase amenity, wildlife and reduce global warming. This land should be transferred to a charitable trust to manage the area, with the stipulation it must remain as a village amenity in perpetuity.*

*AP 5.4 Much of the Woodland around the Village is old and has not been maintained. If such woodland is to survive and flourish it is essential that it is managed properly with replanting as necessary. The Woodland Trust may be able to provide financing to assist with this.*

*AP 5.5 A Satellite Medical Facility is required for those who find it difficult to travel.*

## **Section 6 Sustainability**

6.1 The water and sewerage system in the village has been stretched by the continued growth of the community over the last 40 years. Moreover the major part of the system caters for both surface water and sewerage. Water pressure in some areas is low.



6.2 Flooding occurs in a number of areas, partially caused by rising ground water. A number of flooding incidents have been reported to the Environment Agency, United Utilities and FBC. The flooding problem has also included sewerage overflow into residents' gardens. The pumping station located in the Brooklands area of the Village is already under severe pressure and causing concern to United Utilities.

However, the existence of open but used farmland within the village boundaries has helped maintain some excessive run off. Nevertheless concerns raised has led to a fuller investigation to the south/southwest of the Village partially caused by the rising water table in South Fylde.

6.3 The absence of a suitably frequent and/or fast bus services have raised the number of car journeys by villagers.

6.4 Any material increase in dwelling volumes would exacerbate all of these issues.

## **Section 7 Potential for Growth**

7.1 We see little potential for the growth of the village, without seriously adversely affecting sustainability. Nevertheless, there is a small potential for growth with a focus on sheltered/retirement homes and a limited number of affordable houses. As the relocation of BAE Systems activities at Warton occurs, there is likely to be a reduction in need for housing within the parish.

7.2 The settlement of Wrea Green, as generally accepted by the residents, has a distinct boundary with a clear divide of agricultural land and the residential estate. This defined and established separation should be maintained, especially to the east of the Village Centre where it is under threat. Furthermore, the position of "The Green", as the geographical and historical centre of the village, should not be further compromised. This should be addressed over time.

7.3 The further development of the Grapes providing increased LOCAL employment should be encouraged as long as such development is not to the detriment of settlement as a whole. The Villa has recently received approval for a large extension to provide additional bedrooms and for a function suite for up to 400 people.

## **Section 8 Need for Housing – Types and Quantities**

8.1 All recent applications for residential development, with the exception of the old Wareings Central site, are still proposing to build a majority of detached dwellings.

There are two types of housing not readily available within the Village. These are:

8.1.1 **Retirement accommodation.** The building of these would obviate the need for more elderly residents to relocate away from the Village, where they may have spent many years. Such accommodation would need to be relatively centrally located so that residents would be close to those local amenities which do exist. Such accommodation would release larger houses for families to occupy but needs to be low-level and of good quality. The 2011 Village Consultation confirmed the need for this type of dwelling as a priority.

Additionally as older people become less capable of coping for themselves, if they are to remain within the Village the provision of care home facilities is required. Again such facilities need to be centrally located.

8.1.2 **Affordable housing.** In mentioning this type of housing we are referring to definition as used by Fylde Borough Council – Socially Rented Housing - where the criteria for provision of such housing is met. Additionally the minimum price of any available house in the Village is well out of reach of many of the younger, adult generation. The Village Consultation in 2011 identified a very small need for this type of housing, some of which will be catered for on Smithy Fold. Nevertheless a growth of such housing in this sector would put a strain on local services and is very likely to increase the need for car travel.

8.2 The Smithy Fold, Ribby Road is being developed for a maximum number of 15 houses, with 20% (3) of these being “Affordable” This represents approximately a 2.5% increase in the number of dwellings in the settlement.

8.3 It is acknowledged that there is a need for a small amount of additional affordable housing development, but it should only be allowed when there is an identified local shortage within the parish. As outlined in the Fordham report, Wrea Green should not be allocated affordable housing development to compensate for shortages in other parts of the borough. Affordable housing development in Wrea Green should be for Wrea Green people or people with a local connection. Also in line with FBC policy affordable properties should be within integrated developments and not as stand alone sites, wherever possible.



## **Section 9 Development of Established Properties**

9.1 Houses within the Parish can be extended provided the extension of any house within the Village Boundary is compatible with the surrounding properties, and within the Conservation Area to preserve the character of that area in line with the FBC and Village plans and FBC's Supplementary Planning Guidance. Houses in countryside areas should not usually be increased by more than one third.

9.2 Single houses may be demolished and replaced within the Village Boundary provided that the replacement dwelling is compatible with the surrounding properties.

9.3 Within the Conservation Area, single houses may be demolished only in exceptional circumstances. There should be no replacement of period properties built before 1 July 1948, and any replacement property must preserve the street scene character of that area and meet the conditions in the FBC and village Plans. Villagers' wishes must be respected, and it is NOT accepted that a precedent has been set by past unsympathetic planning decisions.



9.4 Single houses outside the village boundary can be demolished and replaced provided the replacement dwelling is normally no more than one third greater in volume than the dwelling it replaces. Any replacement dwelling must not be too intrusive in respect of the countryside area around it.

9.5 Single new dwellings in the countryside outside the village boundary are acceptable provided they are built for someone who works in agriculture.

9.6 The listed buildings within the village will be protected.

### **Action Points**

AP 9.1 Under National Planning policies, a schedule of buildings with a local historic interest must be prepared and used whenever planning applications are received affecting buildings so identified. This is the responsibility of Fylde Borough Council and will be passed to the Parish Council for review. Action is required to ensure such a list is prepared and agreed.

AP 9.2 One aim of the Parish Council is to preserve the present conservation area by applying for article 4(2) to prevent some particularly harmful aspects of development which have too often been seen in the past. Fylde Borough Council must be requested to undertake the very long overdue appraisal of the Conservation Area which is a requirement by law.

## **Section 10 Conclusion**

This Neighbourhood Plan identifies the key features that enable the settlement of Wrea Green to be justifiably called the "Jewel in the Fylde". Our village has clearly established attributes, built upon a long history of settlement and rural life which make Wrea Green unique. The potential for major growth is limited by lack of supporting utilities, access and concerns of sustainability. Nevertheless, there is a need for a limited number of smaller

*properties, for both young and old villagers. Overall, the need for careful, balanced and appropriate development, as expressed in this Plan, must remain paramount. All of the countryside surrounding Wrea Green is classified as good agricultural land. Given the projected shortage of food, such land will be key in food production in coming years and needs to be kept available for this use.*

## Appendix

*Below is the Village (now Neighbourhood) Design Statement to be submitted to Fylde Borough Council with the Neighbourhood Plan*

### **DESIGN STATEMENT FOR RIBBY-WITH-WREA Parish and WREA GREEN VILLAGE Edition 5 – October 2011**

#### **1. Boundaries of Settlement**

1.1 The settlement, as generally accepted by the residents, has a distinct boundary with a clear divide of agricultural land and the residential estate. This defined and established separation should be maintained, especially to the east of the village centre where it is under threat. Furthermore, the position of “The Green”, as the geographical and historic centre of the village, should not be further compromised. **(FBDP HL2.7, FBDP EP11, FBDP EP13, FBDP EP14, RSS RDF2, RSS Accessibility Assessment)**

#### **2. Amenities**

2.1 Both “The Green” and surrounding amenities have become less and less the geographical centre of the Village, over time this should be addressed. **(FBDP HL2.7, FBDP EP11, FBDP EP13, FBDP EP14, RSS RDF2, RSS Accessibility Assessment)**

2.2a A distinct need for additional village sporting amenities, with adequate changing facilities has been identified. It is the aim of the parish council (PC) to provide these adjacent to the existing Wray Crescent site, and for them to be maintained by the PC. Therefore, it is proposed that the site will be enhanced, over several years, to provide an all-weather sports surface, a play area for older children, an adult exercise area and village/club meeting facilities. **(RSS RDF2)** The development will be funded by sports/lottery/trust grants, building development 106 moneys allocated for open spaces and, if necessary, topped up by Parish Council Precept moneys, if agreed. Agreement in principle has already been given by FBC. If the Cricket Team moves to the Villa a pavilion and changing rooms will be provided. **(FBDP TREC17, RSS DP2, RSS RDF2)**.

2.2b More clubs such as Scouts and Cubs are required for boys of the Village, if leaders can be found. **(FBDP TREC5)**.

2.3 The village lacks amenity woodland and this needs to be addressed as a planning gain. Priority should be given to establishing shelter belts to increase amenity and move towards a low carbon community. In time, this land (should) (could) be transferred to a charitable trust to manage the area, with the stipulation it must remain as a village amenity in perpetuity. Additionally much of the existing woodland is old and in need of better management and replanting. The Woodland Trust could provide supporting finance for this. **(FBDP EP13, IHP 8.1, RSS DP1, RSS DP2, RSS DP7, RSS DP9, RSS RDF2)**



### 3. Housing

**3.1 The Need.** It is quite clear that any increase in the settlement's housing stock should be in direct response to actual, explicit local needs. On the other hand it is recognised that any increase in housing stock would exacerbate infrastructure and sustainability issues, whilst reducing farmland available for food production and wildlife habitats. The prices of available housing in the village are beyond the reach of many young potential buyers. Moreover, if children brought up in the village wish to remain, then the cost of renting in the village is equally likely to be a significant challenge. **(FBDP EP25, IHP 4.2.5, RSS DP1, RSS DP2, RSS DP4, RSS DP5, RSS DP6, RSS DP7, RSS DP8, RSS RDF2)** As BAE Systems relocates activities away from Warton, and other major employers consolidate, there is likely to be a reduction in housing needs within the parish. We see little potential or local need for the growth of the village, without seriously adversely affecting sustainability. **(FBDP EP25, FBDP EP30, FBDP 4.2.4, RSS DP2, RSS DP4, RSS DP5, RSS DP7, RSS RDF2)** Nevertheless, there is only a small potential for growth, with a focus on sheltered/retirement homes and a limited number of affordable houses are required to meet the needs of primarily local village families. This need must be carefully balanced against sustainability and enhanced utilities.

**3.2 Opportunities to Down-size.** Over the past 40 years residential development within the settlement has concentrated predominately on large detached properties. Some current owners of this type of house would welcome the opportunity to down-size and remain in the village. Thus, a number of new, low-level smaller but quality dwellings would meet this need and in turn, release larger properties to those with growing families. This would help optimise utilization of the existing village property portfolio. **(FBDP HL3, RSS DP2, RSS DP4, RSS RDF2, RSS Accessibility Assessment.)**

**3.3 Affordable Housing.** Some joint-ownership or housing association property may be required. **(IHP 5.2, IHP 5.4, IHP 6.4, RSS RDF2, RSS Accessibility Assessment)** It should be noted that a growth of housing in this sector would put a further strain on local services with an increased need for car travel. (RSS DP5) Such development should only be allowed when there is an identified shortage within the parish. However, as outlined in the Fordham report, villages like Wrea Green should not be allocated affordable housing development to compensate for shortages in other parts of a borough. Therefore, affordable housing development in the settlement should be primarily for Wrea Green people or people with a strong, local connection. Also, in line with FBC policy, affordable properties should be within integrated developments and not on stand-alone sites. **(FBDP HL3, IHP6.4, RSS RDF2)**

**3.4 Older residents unable to look after themselves.** A number of older residents who need care have had to leave the Village as no Care Facilities are available. To enable such residents to remain where they may have lived for many years a small Care Home is required. This facility would need to be centrally located close to the limited amenities. **(PPS3, FBCDP H1, RDF 2, RSS Accessibility Assessment)**

**3.5 Current Developments.** The Smithy Fold, Ribby Road site is being developed with 15 houses, with 20% (3) of these being "affordable" **(RSS RDF2)**. Overall this represents approximately a 2.5% increase in the number of dwellings in the settlement. **(RSS DP1)**

**3.6 Extensions to Houses.** Houses within the parish can be extended provided that the extension is compatible with surrounding properties. In addition, within the conservation area the nature and design of any extension must preserve the character of that area. **(FBDP HL6, IHP 12.1)**

**3.7 Single House Replacement Beyond Village Boundary.** Single houses outside the village boundary can be demolished and replaced provided the replacement dwelling is normally no more than one third greater in volume than the dwelling it replaces. Any replacement dwelling must not be intrusive in respect of its countryside environs. **(FBDP HL4)**

**3.8 Agricultural and Horticultural Dwellings.** Single new dwellings in the countryside outside the village boundary are acceptable provided they are built for someone who works in agriculture or horticulture. **(FBDP SP2, SP11 & SP12)**

**3.9 Conservation.** The aim is to protect and preserve the existing conservation area and raise the standards, whilst preventing some particularly harmful aspects of development, which too often have been seen in the past. It is vital that a conservation area appraisal and long term management plan are undertaken by FBC, and adopted without delay, to enable the PC to work in effective partnership towards protecting the remaining architectural and historic qualities of the village. It may be appropriate for certain unlisted buildings to have the protection of an Article 4 (2) Direction to further the aim. **(FBDP EP3, RSS RDF2)**

**3.10a Listed Buildings.** The listed buildings within the village will be protected. **(FBDP EP4, EP7, RSS RDF2)**

**3.10b** Under recent changes to PPS5, FBC are required to prepare and maintain a list of buildings with local historic interest and take account of the nature of such buildings when planning applications arise. This list needs to be compiled as a matter of urgency. **(PPS5)**

#### **4. Public Transport**

**4.1** The absence of suitably frequent, fast bus services has raised the number of car journeys by villagers. **(RSS DP5)**

#### **5. Commercial Development**

**5.1** Wareings' site is included as it is located within the newly defined settlement area at Map 1. Also it is assumed that the Brook Mill Site is within the village boundary. However, Brook Mill has significant access problems for medium and large commercial vehicles.

**5.2.** There are two areas of commercial industry in the village. The Wareings development, at the former Whinbrick works site is an excellent example of redevelopment of a brown field site. The Brook Mill area is also in use, and is available for further light commercial development. However, access to this site is both narrow and at a sharp angle from Station Road. This document merely notes the availability of units within the site. However, should Brook Mill area be considered for residential housing development, then it should include a high proportion of the types of properties where a shortfall has been identified. **(RSS RDF 2)**

**5.3** Additionally there is Ribby Hall Leisure Village. Here the aim is to continue to support the development of the leisure village in line with the FBC planning brief. **(FBDP TREC4, RSS RDF2)**

5.4 Within the parish and settlement, there is an overall aim to encourage new light industry, provided the activity is sensitive to the surrounding environment and housing. **(FBDP SP3, SP5, SP6, SP14, EMP3, RSS DP8, RSS RDF2)**

5.5 The introduction of additional acceptable retail or wholesale activities would be welcomed. **(RSS RDF2)**

5.6 A large development at The Villa has been approved. Further development at The Grapes which increases local rural employment should be encouraged as long as not to the detriment of the settlement area as a whole. **(RSS RDF2)**