



# **Community Association for the Protection of Wrea Green**

**Together we are Stronger!**

**Update No 31**  
**5 June – 10 July 2016**

The next issue is due to be emailed on 7th August 2016

## **CAPOW**

### 1.1 FBC Email Address for Objection Letters

For general information the email address to which ANY objection letters must be sent is [planning@fylde.gov.uk](mailto:planning@fylde.gov.uk). All emails/letters should quote the application number and address of the application. FBC Planning has requested that this note appears for on-going information.

### 1.2 If you have any queries with this Update to do hesitate to contact me, preferably on [jt4444@blueyonder.co.uk](mailto:jt4444@blueyonder.co.uk) as CAPOW14 is not particularly user friendly and is used mainly for bulk output.

### 1.3 In the next 5 months or so, CAPOW will be looking for someone to take over as Chairman. If you have the time and inclination for this, please contact me on [jt4444@blueyonder.co.uk](mailto:jt4444@blueyonder.co.uk). So far NO-ONE has come forward, come on residents it's time to try and protect Wrea Green!!!!

#### 1.4 Police Matters.

- 1.4.1 Only one “regular” update has been received in the last 3 months, despite there being crimes in the Village. It would seem, therefore, that this procedure – from the Police end – is not working well!!!

#### 2 The Villa (No SHLAA reference as this is a Commercial Development)

- 2.1 We understand that the Villa have been required to take a number of corrective actions regarding that flooding on Moss Side Lane which comes from the Villa grounds. We have asked FBC Planning for an update on these matters but, as is all too frequent, got NONE. We have advised our Borough Councillor of the position (13 June).

#### 3 Richmond Avenue – 54 properties (SHLAA reference WG17)

- 3.1 A review of the “planted ditch” situation was made on 26 June and we see no evidence of any action and perhaps even for the possibility of action when the ditch now forms part of the gardens for sold houses. This was raised with Andrew Stell on 27 June. We have asked FBC Planning for an update on outstanding matters.
- 3.2 Please continue to report any issues arising to CAPOW. We can only take up issues on your behalf if we have been made aware of them. Joy Bucklow is the local CAPOW representative (2 Westbourne Avenue) although these can be sent to [jt4444@blueyonder.co.uk](mailto:jt4444@blueyonder.co.uk).

#### 4 Land East of Willow Drive Reserved Matters(Part of SHLAA reference WG14) Application 16/0280

- 4.1 As second application 16/0341 to Discharge some of the Initial Requirements through actions was submitted on 20 June. This includes a Construction Plan. We are not satisfied with a number of matters and have objected to this application, particularly the lack of resident protection in the Construction Plan and siting of the Builders Compound/Sales Office. Other issues raised relate to the absence of details to improve the Willow Drive/Ribby Road roundabout, the siting of the zebra crossing in the Conservation Area and to the handling of Surface Water (which is contrary to LCC Flood Risk requirements, although alternatives could cause surface water to flow in reverse to that approved for The Fieldings site and cause flooding in that area, due to pipe handling capacity).
- 4.2 On 1 July we were advised that a new layout has been published but, due to problems at FBC with their website, we have not been able to view the changes to date and therefore have been unable to comment.

5. Revised Application 54 Bryning Lane 16/0156 (SHLAA reference WG 20)

- 5.1 Appearance of this application before the DMC has been deferred for 4 weeks to 27 July.

6. Proposals for 8 Bungalows behind 91 Ribby Road 16/0227 (No SHLAA reference)

- 6.1 No further information.

7. New forthcoming Application – Moss Side Lane (SHLAA Reference 15a)

- 7.1 The Parish Council has been supplied with an outline plan produced by MacTaggart & Mickel for 51 properties to be constructed in the field off Moss Side Lane, closest to the Green.

Unfortunately (or fortunately depending how you view such an application) many of the reasons for the refusal of the previous application at Appeal still remain.

8. Flooding

- 8.1 LCC Highways advised our Borough Councillor (Frank Andrews), via Mark Menzies, that their own investigative/corrective actions are yet incomplete. One of the future actions is to ensure regular maintenance – which is yet to be proven and has never occurred in the past, so don't hold your breath!!!

- 8.2 We still have concerns that the torrents of surface water along Ribby Road, released by clearing the various obstacles in the pipes, will result in the pipe under the new road at Rickby Grange (North View Farm) proving to be inadequate for purpose and already needing replacement. If it is replaced, then flooding in Vicarage Close may ensue, due to the piecemeal investigations/corrective activity. The inadequate connection between Ribby Road and Willow Drive is advised to be along the Public Footpath off Ribby Road. Those areas requiring action on or under Ribby Road are receiving attention first so that subsequent actions will not affect the Ribby Road resurfacing currently due from 12 September to 14 October when Ribby Road will be part closed/closed.

9. FBC's 5 year Housing Supply

- 9.1 We are unaware of any change from the 4.8 years supply, deliverable in 5 years, advised last month.

- 9.10 The following short article from a Planning Portal newsletter issued on 23 June 2016 supports (although as a countryside issue) what CAPOW have been saying about the Fylde for a number of years –

### **Builders warn of capacity constraints to meet new homes targets**

Britain's housing crisis could get much worse because there aren't enough builders to supply the homes needed according to a survey of Britain's biggest housing developers conducted by estate agent Knight Frank.

### 10 Other Matters

- 10.1 Ballam Road DID re-open in June per the sign, although there are still traffic lights close to the Wrea Brook bridge.

### Summary of Outstanding/Ongoing Matters

#### At DMC level –

16/0156 54 Bryning Lane (Date before the DMC now amended to 27 July by FBC).

16/0227 91 Ribby Road (date before the DMC unknown but probably July or August).

16/0280 Reserved Matters Application Land East of Willow Drive (expected at the DMC meeting on 27 July).

#### Awaited/Expected –

Application by MacTaggart & Mickel for 51 houses on the field at the top of Moss Side Lane.

#### Other Issues –

Still no response from FBC re unfulfilled/breaches of Conditions etc at the Villa Monitoring of Construction Plan/Conditions and other matters at Richmond Avenue and North View Farm (on-going).

John Rowson

Chairman of the Community Association for the Protection of Wrea Green  
10 July 2016