



# **Community Association for the Protection of Wrea Green** **Together we are Stronger!**

**Update No 36**  
**7 November – 4 December 2016**

***Merry Christmas and a Happy New Year to you all***

The next issue is due to be emailed on 8 January 2017

## **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 Last month, 10 of CAPOW Updates issued were “timed out” and returned. The problem seems to have related to talktalk.net users only and these were eventually re-issued on 15 November once we had identified the extent of the problem. However these were again returned as not

delivered on 19 November and we can do no more until TalkTalk sort out the problem.

- 1.4 Since the last Update, the Village has received some Press coverage. A 3 page article in December's Lancashire Life, regarding the excessive development (pages 66-68), and a response letter to the very inaccurate article was published (with errors) in the Lytham St Annes Express relating to the Story Homes development.
- 1.5 A number of items of information in this, and previous, Updates have come to us from residents. This is much appreciated and we would ask that you are all vigilant and keep such information coming in, for the benefit of the whole community.

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

- 2.1 FBC Planning advises that corrective action on Condition breaches is still outstanding (9 October) but is due for action "shortly" now that FBC Planning staff shortages have been resolved. In the absence of an update, on 10 November we requested that FBC Planning provide this. No reply was received so we presume that no action has been taken.

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

- 3.1 On 9 October we were advised that the ditch had been constructed. We now understand that two residents have filled in the part of the ditch in their own gardens so the report from Wain Homes via FBC Planning cannot be correct. This was raised with FBC Planning on 10 November and is under review.

Regarding the planting of the ditch, some work has been done but it would appear it is not to the extent or standard originally proposed. On 1 December, CAPOW asked the Development Manager of FBC to review the position and confirm that the construction of the ditch and planting have been adequately undertaken and are suitable for their intended use – to stop excess water from the site flooding into gardens of pre-existing residents in Richmond and Westbourne Avenues. The response of the same date confirms that this will be checked and reviewed the following week.

## 4 Land East of Willow Drive Reserved Matters (Part of SHLAA reference WG14) Applications 16/0431, 16/0818 and 16/0909

- 4.1 Application 16/0431 covers the construction plan, traffic calming measures and the zebra crossing, the latter of which is still outstanding. Both the PC and CAPOW sent Objection letters to 16/0431, as it was submitted. The

revised Construction Plan was posted on 19 November and a number of outstanding issues were again raised by CAPOW on 20 November. However, at least the start times have been amended to 8am.

We have already had occasion to raise some of the matters regarding our requested improvements to the Construction Plan on 22 November, albeit currently for smaller vehicles. These relate to arrival times and sitting for extended periods outside residential properties with vehicle engines running although the noise and obstruction are not too bad currently. However we do need to ensure unacceptable precedents are not set for the larger vehicles which will follow.

The crane to demolish 15 Willow Drive arrived on 16 November and work commenced on 21 November. A neighbour reports that this work is being undertaken considerably, albeit with some noise. Those working on the demolition expressed surprise that approval was given to this access. Clearly the work will not be completed within the two week proposed but we all would prefer this is done with due respect to close neighbours.

- 4.3 Application 16/0818 relates to the proposed advertising (flags and hoardings) at the site entrance and round the site office. We have objected to these as they are in the middle of a residential area and noise (flagpole rigging) and visual issues are problems locally. The Parish Council voted to recommend refusal of this application on 9 November. This aspect is required to be approved prior to the commencement of any construction.
- 4.4 Application 16/0909 was posted on FBC Website on 17 November. This is seeking to show compliance with a number of planning conditions on 16/0280, so that these can be discharged. We can see only one issue. This relates to the absence of any priority to be given to village residents or applicants with a local connection in respect of the allocation of affordable homes. The Story Homes document makes no mention of prioritising in accordance with the Parish Council criteria and this was raised with FBC Planning on 22 November.

## 5. 54 Bryning Lane (SHLAA Reference WG 20)

- 5.1 We had expected this application to be on the agenda for the October 2016 DMC, but it was not, due to outstanding matters. We understand that those outstanding matters were not resolved for the November DMC so the first appearance possible is at the December DMC. There were revised plans for this application and these were open to public consultation in November. A number of revised documents were posted on the FBC website on 31 October, which reduces the number of dwellings from 43 to 36 but still well in excess (by 44%) of the 25

approved at Appeal. A revised CAPOW Objection letter was submitted on 3 November. Further amendments were made on 19 November but as advised to FBC Planning on 20 November, these make almost no difference to our key objections.

In view of the parking issues around the site entrance, we have warned FBC Planning that the LCC Highways' required visibility splays cannot be achieved at the current time and this has been advised by FBC Planning to LCC Highways to consider in their Consultee response.

According to the latest survey details, there are NO Great Crested newts identified on or near this site, or not anymore!

- 5.2 Within the paperwork for the DMC is a suggestion that the bus using Moss Side Lane will be re-routed down Bryning Lane to Lytham and St Annes. We will need to clarify this as the bus down Moss Side Lane ceased 12 months ago.
- 5.3 This application is to be before the DMC on 7 December and is recommended for approval, although the response from LCC Highways had not been posted before this decision was made. There are a number of other matters which have been treated as Conditions because they are unresolved. However it is more usual to resolve these prior to approval, partially in case these CANNOT be resolved.

CAPOW and the Parish Council have registered to speak against this application as it stands.

## 6 Application 16/0619 – Moss Side Lane (SHLAA Reference WG15a)

- 6.1 We understand that this application is to be before the DMC in January, which according to the timetable is on 11 January. If FBC Planning follow the responses given to the Local Plan Consultation (see section 10 below) then this application should NOT be recommended for approval.

## 7 Potential New Application – Land North of Mill Lane - access from The Brooklands (SHLAA Reference WG16)

- 7.1 Having heard about this potential application initially about 2 years ago, we understand that developers are now making “soundings” about access from The Brooklands, obviously with a view to a development, although access is likely to be very difficult. There is no indication as to the size of this development at this stage nor is there any application as yet (also see Section 10 which makes approval of any potential application unlikely).

## 8 16/0227 rear of 91 Ribby Road (No SHLAA reference)

- 8.1 A decision letter has been issued for this application in which Condition 4 requires only single storey dwellings (as required by the local community).
- 8.2 Despite LCC Highways recommending a chicane on Ribby Road by the entrance, only a footpath widening will occur, which will cause a narrowing of Ribby Road to 6m. The existing access to 91 Ribby Road is to be closed off and access to that property will be via the new development access road.

## 9 North View Farm Phase 2 (part of Ricksby Grange) (Part of SHLAA reference WG13)

- 9.1 According to the weekly planning advices, the approved application on Glebe Land, adjoining Ricksby Grange has been withdrawn. There were rumours of this a month or two back, but without any confirmation. As the local church advised they gained no benefit from the proposed sale of the Glebe Land, then there should be no loss to the church locally. We assume this is linked to the difficulty in selling the new builds on this site or, at least, at the price being asked. Redrow took to advertising this site at peak times on TV (in the break in Coronation Street we are advised). Surely this is further evidence of the lack of need for development in Wrea Green.
- 9.2 A highly inaccurate and misleading article appeared in Lancashire & North West magazine (Page 46), promoting Ricksby Grange and was referred to the Chairman of the Parish Council by an observant resident. Should anyone read the article we do not suggest that anyone tries to confirm that this site is “only two minutes away from the M55”, it would be better to try a find the “two golf clubs” suggested as being in the Village or the “abundance of amenities”. Mind you as this article later refers to “Wrea Grea”, perhaps it relates to somewhere else!

## 10.1 Local Fylde Borough Council Emerging Plan to 2032

The Emerging Local Plan was before the DMC (Policy) Committee on 30 November. There were a number of minor changes which do not appear material to Wrea Green in Appendix B (13 pages). However Appendix A (which runs to 215 pages) shows the extent to which developers want to see further excessive development for profit, not Community Need. This is a public document and therefore we are able to quote extracts relating to Wrea Green. The comments made in this document (including the consultee source) and the Planning Officers' responses are below for your information. Our summarised extraction ONLY includes developments not already approved or submitted as applications and ONLY where specific

mention is made of Wrea Green and not to more generalised comments which could include Wrea Green. We have not sought to comment here on any of the matters raised within Appendix A, although we believe many are highly misleading –

#### Page 31

Consultee – A Bradshaw (note same agent as Wain Homes below)  
Summary of comments – Wrea Green has been scored overall not dissimilar to Freckleton and higher than Warton, both of which are Local Service Centres. Quotes good bus service, shopS, etc (most quoted in plural). Says Wrea Green already has far more new dwellings than Freckleton (a Local Service Centre) reflecting the sustainable nature of Wrea Green. Believes Wrea Green should be a Local Service Centre.  
FBC response – Bus service has improved but not to the extent implied. Considering changes to one settlement in isolation does not represent effective methodology in supporting the development strategy – no change.

#### Page 34

Consultee – Wain Homes  
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FBC Response – Bus service has improved but not to the extent implied. Considering changes to one settlement in isolation does not represent effective methodology in supporting the development strategy – no change.

#### Page 36

Consultee – D Haythorntwaite  
Summary of comments – No allocations listed in Wrea Green only commitments. Likely to be a period of no further development after commitments are completed. Plan is not therefore positively prepared.  
FBC Response – Considered under Policy SL5 (Development of sites outside the Strategic Locations for Development).

#### Page 38

Consultee – MacTaggart and Mickel  
Summary of comments – Moss Side Lane, Wrea Green is a site that can accommodate a non-strategic development of 50 units or thereabouts.  
FBC Response – The development strategy provides for the majority of development to be located in Strategic Locations. Allocating further sites

outside those strategic locations would result in a less sustainable strategy and plan.

Page 67

Consultee – D Haythornthwaite

Summary of Comment – All current allocations in Wrea Green will be built out before 2020, leaving no development in the settlement for 10-15 years. Land North of Ribby Road should be allocated.

FBC Response – Additional sites at Wrea Green are not required and would result in a disproportionate amount of development for the services available.

Page 70

Consultee – A Bradshaw

Summary of Comment - Land East of Bryning Lane is a logical rounding off opportunity.

FBC Response – Sufficient sites are allocated in the plan to provide for the housing requirement. Plus the same sort of reply as per page 67 above. The development strategy concentrates development in the most sustainable locations.

Page 73

Consultee – Wainhomes

Summary of Comment – Land west of Bryning Lane is a logical infill/rounding off opportunity. Initially had officers' recommendation to approve in 1994 but refused by DMC on highway safety grounds (60 dwellings).

FBC Response - As per pages 67 and 70 above.

Page 74

Consultee – The Rigby Group

Summary of Comment – Could be argued that Wrea Green functions as a local service centre. No development in Wrea Green for 10-15 years after 2020 completions. Site West of Bryning Lane (not that mentioned by Wainhomes) could deliver sustainable development.

FBC Response – As responses above and would be a considerable extension to the built form and would not represent sustainable development.

Page 79

Consultee – MacTaggart and Mickel

Summary of Comment – Settlement Boundary needs to be amended to include land in M&M ownership.

FBC Response – The policy as currently worded is considered appropriate. No change.

Page 81

Consultee – D Haythornthwaite

Summary of Comment – Objects to the inclusion of land north of Ribby Road and east of Wray Crescent in the Area of Separation. Land would be more appropriate as a housing allocation.

FBC Response – To remove or enable certain areas within the AoS for future potential development only contradicts the primary function of the AoS – therefore no change.

Page 83

Consultee – MacTaggart & Mickel

Summary of Comment – Boundary needs to be amended to remove land in their ownership from the countryside.

FBC Response – Policy as currently worded is considered appropriate – no change. Minor amendments have been made to amend settlement boundaries across the borough to include allocated and committed land.

Page 123

Consultee – MacTaggart and Mickel

Summary of Comment – Developer believes that the housing shortfall should be recovered over the first 5 years and therefore their site on Moss Side Lane should be allocated.

FBC Response – No additional land needs to be included in the plan. The plan will deliver a 5 year supply throughout the period.

## **Overall**

Most adverse comments on the Plan by Developers relate to the number of houses required per annum (they want more when those already approved can't either be built or sold) and then say the speed of development as shown in the plan is over-ambitious, so opposing views, often from the same developer!!!! There is clear evidence of developers sharing information as some comments are too similar for this to be coincidence.

More allocations merely dilute the workforce available to complete existing approvals and actually no more get built! Some of the developers' comments/FBC responses, in roundabout way support our own contention that Wrea Green should not be a Tier 1 Village.

Anyone wanting to read these two documents can find them at -

<https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/898/Committee/20/Default.aspx>

## **11 Flooding**

11.1 A resident reminded LCC on 22 November that their report on drainage issues in Ribby Road has been outstanding for more than 6 weeks since it



was promised. There still appear to be two blockages in a drainage culvert on private land which have NOT been attended to and LCC have still to jet out the previously blocked culvert caused by the Ribby Road blockage.

- 11.2 Although FBC Planning expect United Utilities to clear the cause of the blockage in the surface water pipe under lower Willow Drive, as part of the work on the Willow Drive development, we have yet to see any evidence of this. A small bit of work was undertaken on the pavement near the Public Foot Path on Ribby Road on 1 December, where traffic lights were up for a few hours. However, this seems to have been related to BT.

## 12 Other

### Roadworks in Station Road

- 12.1 At the last minute, these roadworks were cancelled/postponed until after Christmas (sometime) due to the need for Christmas deliveries from Brook Mill. We only received this information on 30 November after asking questions because of a report from a resident.

- 12.2 Need for More Housing in Wrea Green?

On 1 December, whilst talking to our new PCSO in the Spar, a resident (unknown to me) stated loudly that Wrea Green needs more housing and that we should stop trying to prevent more development in the Village. To my understanding this is NOT the opinion of the majority of our residents, the Parish Council or that currently held by FBC Planning (see Section 10 above). This is the first and ONLY time I have heard this voiced. The key issues are the lack of infrastructure and facilities and the despoiling of our rural and tranquil community. No doubt if YOU disagree with us, you will let us know.

### Summary of Outstanding/Ongoing Matters

#### At DMC level –

16/0156 54 Bryning Lane (7th December 2016)

16/0619 Re-application for 50 dwellings on land in Moss Side Lane (11th January 2017)

#### Awaited/Expected –

Land to the north of Upper Mill Lane

#### Other Issues –

Following an update review on 22 July it is clear that the existing breaches of Conditions had not been rectified at the Villa and there is a new one. An update from FBC Planning confirmed these matters still have to be addressed.

Application 16/0431 Construction Plan etc for the Willow Drive development, was handled under delegated authority and it is likely that 16/0818 local advertising flags/flagpoles and hoardings and 16/0909 for the Discharge of certain conditions for the same site will be similarly handled.

Monitoring of compliance with Construction Plan Conditions and other matters at Richmond Avenue, North View Farm and off Willow Drive (on going).

John Rowson

Chairman of the Community Association for the Protection of Wrea Green  
4 December 2016