



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

Update No 41
10 April-7 May 2017

The next issue is due to be emailed on 2 June 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. All emails/letters should quote the application number and address of the application.

- 1.2 As with last year, the Parish Council has kindly contributed towards our funds. We are grateful to receive this, although over the year we have had NO disbursements. All day to day running costs and time are covered by individual members, without any charge. However, should any of you wish to make a donation, this would be appreciated although is not necessary at this time as the bank balance is reasonably healthy, UNLESS we get a major cost. All major costs will only be incurred with the agreement of, at least, three Committee Members and even the minor costs require approval by two committee members as part of the cheque signing process.

- 1.3 Only one new member joined CAPOW this month, but that is better than none or a net loss, through residents leaving the Village. Our ranks now number 115.

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

- 2.1 FBC Planning advised that corrective action on Condition breaches is still outstanding in October 2016. FBC Planning confirmed that there were some technical issues with the new system but further reminders have since gone unanswered. It is now nearly 7 months since the issues were re-raised.

3 Richmond Avenue – 54 properties (SHLAA reference WG17)

- 3.1 These matters were raised by to Parish Councillors with the LCC Flood Risk Manager, following the appearance of the ditch at the Fieldings on one of the LCC demonstration boards (early March). The LCC Flood Risk Unit is to review the position, so currently no further reminders are being issued to FBC. The Parish Clerk reminded the Chief Exec of LCC regarding this (10 April) and matters are in hand to review the position by LCC.

4 Land East of Willow Drive Reserved Matters – 86 properties (Part of SHLAA reference WG14) Applications 16/0431 and 16/0909

- 4.1 The complaints about obstructing the road and mains water being cut off have continued to abound. The Parish Council had an Agenda item to discuss issues, on 12 April and it was agreed that the Parish Council will write to FBC Planning in relation to the continuing problems.
- 4.2 In addition to the above CAPOW have written to UU to obtain the reason for the continuing problems with cutting off water supplies to 100 houses AND the absence of any pre-warning to most residents. A report is awaited.
- 4.3 A further series of problems arose on 13 April with too many lorries arriving/leaving at one time, which blocked Willow Drive, and arrivals before 8am. On this occasion FBC replied that they are to “consider further action should matters not be resolved”. This action was for waiting lorries to be “housed” temporarily” in the lay-by near Ribby Hall until space to enter the site directly is available – however this was ALWAYS in the Construction Plan – except the location was not specified! The problems with early arriving lorries now seem to have subsided with only the occasional early arrival.

We have additionally been made aware, thanks to a vigilant resident, that Story Homes were fined in Cumbria for breaching the laid down construction plan there.

- 4.4 On 18 April, a large lorry reversing out of the site knocked down a lamp post which damaged a resident's car, parked within the resident's driveway. This COULD have caused serious injury or even a death as these concrete posts are heavy. Neither a Health & Safety Executive nor Police Investigation is to take place as "no-one was injured" and the incident was off-site.
- 4.5 On 20 April, queuing lorries were AGAIN in evidence in Willow Drive and this was duly reported to FBC Planning, without the courtesy of a response! However, this has not occurred again since.
- 4.6 The position regarding both sections of the surface water removal ditch is still to be clarified.
- 4.7 The below photo shows the tail end of a "posse" of lorries arriving at 7.59 on 6 May. The lorries are uncovering their loads as they drive up Willow Drive. However, all lorries were able to drive directly into the site.



5 54 Bryning Lane – 36 properties (SHLAA Reference WG 20)

- 5.1 A document was posted on the FBC website purporting to clarify/provide solutions to a number of outstanding issues. Unfortunately this merely indicated other potential problems. CAPOW sent an email on 8 April to FBC Planning highlighting these potential problems (Mention of this email was omitted from the last Update – apologies!).
- 5.2 Emails have been exchanged with County Highways concerning all relative matters regarding this application, including the proposed bus

stops positioning, the required visibility splays, traffic counts/speeds, traffic calming measures etc.

The generic response was that safety is paramount and that requirements will be in relation to the perceived safety issues, taking account of speeds (County Highways advised that they would not approve any increase in this area to above 20mph) and other matters. The position still has to be reviewed by County Highways regarding a number of matters. A subsequent meeting with the Police Advisor on Traffic Management was held to discuss matters arising, including the absence of traffic calming measures on the approach to the development entrance from the south. His report, following discussions with his County Highways Engineer contact, is awaited. We are unaware of the type of traffic calming measures proposed/required between the site and the Village Centre. Mere markings on the road or even more signs will just not be effective, just as they are not now.

6 Application 16/1028 Land off the end of Bryning Avenue with access through land next to 38 Bryning Lane for 41 properties (SHLAA reference WG05/15).

- 6.1 Three revised plans were added to the FBC Planning website (18 April). Two cover landscaping and one is a revision to the layout. However there is still a road shown as spanning the water course. This seems to be acceptable to UU (their response posted 3 May) although we cannot see any revised surface water drainage proposals. Nevertheless we still have to unacceptable position with sustainability too. Further additional documents have since been posted on the FBC Planning website, the most important of which is a “contra-response” to County Highways concerns. However this does not appear to address County Highways concerns about ingress/egress to Bryning Lane or the required Visibility Splay, as far as we can tell. It does, however, prompt County Highways to accept smaller turning radii.

7 Application 17/0005 Land at 53 Bryning Lane – 20 properties (part of SHLAA reference WG18).

- 7.1 No further developments to date.

8 Application 17/0138 land to the rear of 91 Ribby Road – 8 properties (No SHLAA reference)

- 8.1 A revised draft plan was submitted for Plot 1 in April and posted 25 April. However this is still for a dormer bungalow.

- 8.2 Traffic speed and volume data “Golden River” strips have been deployed on Ribby Road for a week, presumably in relation to this application.
- 8.3 On 3 May, County Highways indicated no objections to this application, subject to the necessary provision of detail concerning traffic calming and gateway proposals, which have yet to be submitted to meet their requirements.

9 Application - 17/0146 48 houses west of the Brooklands – 48 properties (SHLAA reference WG16)

- 9.1 No further developments to date.

10 Fylde Borough Council Emerging Plan 2011 to 2032 (Examination 28/29 March)

- 10.1 On 11 April (a few days after the last CAPOW Update was issued, unfortunately), we received confirmation that the Inspector IS satisfied that FBC have co-operated with Wyre BC overall Wyre’s perceived housing shortfall, as far as is possible at the current stage of Wyre’s own Local Plan. However, the Inspector still requires to know how FBC can help Wyre with their shortfall and also how Fylde have allocated specific housing numbers to specific locations. This latter query relates to the 4 Service Centres of Lytham & St Annes, Fylde-Blackpool Periphery, Warton and Kirkham & Wesham. It is possible that the answers MAY impact on Tier 1 Rural Villages, such as Wrea Green. Given the little allocation to Lytham or St Annes (not within the periphery area of Blackpool), this question seems VERY insightful and is what many “locals” have been asking too, but with the inclusion of Freckleton (which has a good infrastructure and amenities, but which seems to be excluded from just about any development). FBC have until 10 May (extended by one week at FBC request) to respond to the Inspector’s further questions.

This means that Stage 2 of the Plan Examination will continue. Although more precise dates are yet to be agreed, Stage 2 is to commence on 20 June.

11 Housing Supply

- 11.1 Until the OAHN (Objectively Assessed Housing Need – please remember what OAHN (OAN for short) stands for as it is likely to figure a lot in the coming months and is the housing number requirement) is agreed by the Examining Inspector, this remains at 5.58 years supply, based on the Liverpool Method of calculation. This figure is only updated annually (the minimum NPPF requirement) by Fylde. Changes in the method of

calculation and matters arising from Stage 2 of the Local Plan Examination could affect this.

12 National Planning Policy Framework (NPPF)

12.1 The Framework was introduced in April 2012 and it is considered that some aspects are not working well. The Framework is to be reviewed “in the near future” by Government and CAPOW have provided input to the prioritising of changes via our association with CoVoP (Community Voice on Planning), which we joined in the latter part of last year.

Summary of Outstanding/Ongoing Matters

At DMC level –

Application 16/1028 for 41 houses, west of Bryning Lane (expected to be before the DMC in May 2017).

Application 17/0005 land Adjacent to 53 Bryning Lane (expected to be before the DMC in May 2017).

Application 17/0138 land behind 91 Ribby Road (not expected to be before the DMC until May 2017 or later)

Application 17/0146 land west of The Brooklands (not expected to be before the DMC until May 2017 or later).

Awaited/Expected –

None known

Other Issues –

Monitoring of compliance with Construction Plan Conditions and other matters at Richmond Avenue, North View Farm and off Willow Drive (all on going), to which 54 Bryning Lane will be added in due course. Currently, as you will have seen above, Willow Edge has been the subject of most complaints/issues.

We do note that a number of properties on the Fieldings are already for re-sale, even though there are some which STILL have yet to be sold initially.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green
7 May 2017