



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

**Update No 51**  
**9 February - 9 March 2018**

The next issue is due to be emailed on 6 April

- 1 CAPOW
- 1.1 We are pleased to advise that we have two members this month.
- 2 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)
- 2.1 Yet again we have had to email FBC regarding lorries arriving at the site well before 8am. This was heard on 13 and 14 February and observed on 15 February. Additionally, quite a proportion of lorries carrying spoil away were still not covered, as is required by the Construction Management Plan. This was taken up with the FBC Enforcement Officer who has been in contact with the Site Manager to have these matters addressed. There has been a marked improvement since (at least for now).
- 2.2 The road-wide groove left in the recently re-surfaced Ribby Road, as part of installing utilities, was attended to on Sunday 4 March. The re-routing of traffic via Willow Drive, Ribby Avenue and Manor Road caused some consternation to residents, particularly when double decker buses used narrow residential streets. The Chairman of the Parish Council has taken up this inappropriate re-routing with our County Councillor.
- 3 54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions

Bryning Lane has been measured prior to being excavated for the new foul sewers. Let's hope Moss Side Lane is re-opened before the works begin!

#### 4 Applications subject to Appeal.

4.1 A) Appeal against Refused Planning Permission – 16/0619 Moss Side Lane (SHLAA reference 15a) – up to 50 houses.

B) Application 16/1028 Land with access through land next to 38 Bryning Lane for 41 properties (SHLAA reference WG05/15).

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

D) Application - 17/0146 West of the Brooklands – 48 properties (SHLAA reference WG16)

4.2 It was agreed with the Parish Council on 12 February that CAPOW would be given the authority to speak on behalf of the PC, although the PC would undertake a short speech at the Inquiry to confirm this and their general objections.

4.3 CAPOW have the statement to PINs regarding intended coverage ready for submission, subject to late changes, by 20 March and a list of known speakers was submitted to meet the Inspector's requirements/request on 24 February. Please note that this does not preclude additional speakers but does require such speakers to register on 17 April at 10am at the Inquiry opening and to have copies (at least 5) of their coverage to hand at that time. I have received confirmation from PINs (7 March), with the proviso that at least 5 hard copies are made available on 17 April, additional comments arising from any material changes arising in the Developers "proofs of evidence" (due to be posted on the FBC Planning website around 20/21 March) may be covered in speeches. Please do not leave any review of these "proofs of evidence" just to myself, although ANY reviewer will need to be aware of the past detail to know what is "additional"!

4.4 A meeting was held in the Tute on 7 March of all the speakers (14) to discuss the processes, procedures and approach to the Inquiry, including content of speeches – at least in draft. Hopefully, this will have clarified some issues and helped share joint concerns. Many thanks go to John Maskell for arranging the accommodation and access to the Tute "out of hours".

#### 5 Local Plan Examination

5.1 The Re-Consultation of the "final plan" commenced on 8 February. We were concerned about both the lack of accuracy and completeness, regarding Wrea Green, in the Consultants Sustainability Appraisal

(Appendix 2 table 1.7 and commentary). Accordingly, we have raised the relevant matters in our response to FBC, along with a list of inadequately answered responses to the previous consultation. This was submitted on 14 February (copy to Parish Councillors) and it has been confirmed that a copy will be sent to the Local Plan Examiner by FBC. One of the key issues is that the Consultants' Sustainability Appraisal for Wrea Green is too incomplete and inaccurate to be acceptable. A challenge of this was important for the forthcoming Appeal Inquiry, so it is not accepted verbatim!

- 5.2 Following work undertaken by Frank Andrews and Mark Menzies, a letter was received from the Housing Minister, dated 20 February 2018, which should the ONS calculated housing requirement for the Fylde is 296pa. FBC have a figure of 415pa (which includes a backlog from the past). Overall the 415pa figure should exceed the requirements, so the Housing Minister should not need to intervene on the Fylde (The need for intervention was mentioned generally in 4 March News).

## 6 Other Matters

- 6.1 At the PC Meeting on 12 February, the Chairman reported back that work has been undertaken to cut back/clear vegetation in/from Wrea Brook.
- 6.2 We were advised of some heavy machinery working at the Brooklands Pumping Station. Unfortunately, by the time we were made aware, the work had been completed so we were not able to establish what has been done. It MAY have been a replacement pump or improved pumping capacity. Neither will improve the situation in the Village Centre, where Victorian dual-purpose pipes are still in use and subject to additional pressures due to local foul sewage pumping stations on new developments (54 Bryning Lane, Ricksby Grange, The Fieldings and Willows Edge – without any new local pumping stations adding to the pressure).

### Summary of Outstanding/Ongoing Matters

At DMC level – (please note we have to work from information on the Planning website to use as “a best guess” as to when an application will come before the DMC, UNLESS the Agenda has been issued or other information happens to be provided. This explains why some applications may not come forwarded as anticipated below. The basis of our “best guess” is linked to the requirement to consider an application within the proscribed time limit of 3 months).

**Awaited/Expected –**  
PINs Appeals (April 2018)

Appeal against decision to Refuse (regarded as the “lead” appeal)

A - Application 16/0619 Moss Side Lane (up to 50 houses)  
and

Non-determination by FBC Planning

B - Application 16/1028 & 17/0695 for 41 houses, Land Adjacent to 38 Bryning Lane (41 houses).

C - Application 17/0005 land Adjacent to 53 Bryning Lane – under Appeal for non-determination by FBC (ONLY 20 large detached houses).

D - Application 17/0146 land west of The Brooklands (48 houses).

**Current Matters**

Preparation for the 4 Appeals Inquiry.

**Other Issues –**

Monitoring of compliance with Construction Plan Conditions and other matters at Ricksby Grange, Willows Edge and 54 Bryning Lane (all on-going). This is very dependent on site-local input from residents and it is preferable that residents raise matters directly with FBC, so that CAPOW are not regarded as the sole complainant. Please could you send copies to CAPOW so that we can maintain a cumulative record of issues arising and raise overall site matters.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green

9 March 2018