



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

Update No 51
10 March – 6 April 2018

The next issue is due to be emailed on 11 May

- 1 CAPOW
- 1.1 Nothing to report.
- 2 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)
- 2.1 A resident challenged an extremely long lorry backing out of this site and also advised FBC, given the prior problems with a lorry knocking down a lamp-post and damaging this resident's car. This is contrary to the site notices and rightly was challenged. FBC are to raise this matter with the Site Manager. Within the same email to FBC, this resident raised the amount of mud left regularly on Willow Drive. FBC have taken this up with the Site Manager.
- 3 54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions
- 3.1 Except for continued problems with mud deposited and not cleaned up (yet again) on Bryning Lane, which has been reported to the FBC Enforcement Officer, there is nothing more to report.
- 4 Applications subject to Appeal.
- 4.1 The CAPOW statement, plus attachments, to PINs, regarding intended coverage at the Inquiry, was dispatched on 17th March prior to 20 March closing date. However, the Statements of Common Ground (SoCG) were provided WELL outside the requirements (due 20 February) or not at all

even by 17 March – as indicated in the CAPOW statement. Those missing were all the site specific SoCGs plus the overall Highways SoCG. This meant that, at least, one statement from a resident could not be prepared for 20 March and, therefore, will be submitted later (agreed with PINs for 6 April). Most of these SoCGs were completed on 21/22 March, were reviewed and, together with any matters arising from a review of the “proofs”, mentioned below, issues arising were documented.

I have asked speakers not leave any review of the “proofs of evidence” just to myself, although ANY reviewer will need to be aware of the past detail to know what is “additional” and “key” for any revisions. A relatively insignificant number of changes (except one) to the site plan for 16/1028 (land adjacent to 38 Bryning Lane) were received from the Developer’s sub-contractor on 16 March. Copies were provided to “Speakers”. However, the promised consultation on the revised layout has not been instituted by FBC and this has been reflected in the CAPOW Statement.

The SoCG for Highways has now been provided. This indicates some quite severe traffic calming measures in the Village, with 12 speed cushions (mini speed ramps/markers) and up to 18 junction tables (which we are advised are similar to that outside the school). The Junction Tables are likely to create unacceptable noise when placed near to housing. Additionally, speed cushions/junction tables are proposed on two roads which are already of sub-optimal width - Bryning Lane, beyond Bryning Avenue and in the Brooklands. The latter is proposed to have 3 Junction Tables. This has, of course, been raised for the Inquiry. We understand that there has been no consultation on this with anyone (including FBC) but was jointly agreed between Appellants and LCC Highways.

CAPOW have documented additional issues arising from our review of the “late” SoCGs and from the submitted Proofs of Evidence. We had been awaiting confirmation from PINs regarding submission of these, which was received on 4 April, and the CAPOW comments were submitted shortly afterwards. However, at least, one site specific SoCG (that for 16/1028 – 38 Bryning Lane) was still awaited and this was pointed out.

- 4.2 As far as has been possible, CAPOW have monitored the submission of statements to PINs from speakers and just one was not seen.

5 Local Plan Examination

- 5.1 No change - yet. This MAY affect the 4 Appeals. Certainly, it has been mentioned by a number of Appellants who have used this to support their own cases, using the fact either against reasons for refusal or to support their appeals and, on one occasion, both in the same document!

6 Other Matters

- 6.1 The base document for Planning, The National Planning Policy Framework (NPPF) is to be revised and has been through the consultation stage, with a view to be re-issued within a few months. CAPOW have read the revisions proposed and these seem acceptable.

Summary of Outstanding/Ongoing Matters

Awaited/Expected –

PINs Appeals (starting 17 April 2018 at 10am in the Dalmeny Hotel on the front in St Annes). We would be pleased to see additional support by attendance during, at least, the start of this Inquiry.

Current Matters

Final preparations 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 as necessary.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green

6 April 2018