



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

Update No 53
7 April - 11 May 2018

The next issue is due to be emailed on 7 June.

- 1 CAPOW
- 1.1 As with last month, this is being typed with a recovering broken right wrist so please ignore any typos – well, that’s my excuse! My wife has, more recently, also broke her left wrist, so we have had a matching pair but got “plastered” at different times! To enable me to attend all of the Inquiry, having lost my chauffeuse to her matching broken wrist, I would like to thank all those who rallied round with lifts (or even offers of lifts), particularly John Maskell, the Chairman of the Parish Council.
- 2 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)
- 2.1 The Enforcement Officer was advised of on-going (and repeat) problems with the lack of covering of both laden delivery and removal vehicles and of the lack of adherence to 8am start times for deliveries. He took this up with the Site Manager on 16 April during a routine visit.
- 3 54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions
- 3.1 Issues with the lack of use of an attenuation chamber in Bryning Lane (to prevent flow-back) for the new foul sewers have again been taken up with UU via our Borough Councillor by a resident. The response from UU was less than clear.

3.2 The new sewer from 54 Bryning Lane was completed on 16 April and the traffic lights were removed. However, mud, debris and a general mess was left. The Chairman of the Parish Council took this up with our County Councillor after a resident reported it on 16 April. Hopefully the Inquiry Inspector, who was in Wrea Green that day, saw what we have to put up with!

4 Applications subject to Appeal.

4.1 The Inspector, with clipboard and tape measure, was spotted in the Village on 16 April (3 reports of seeing this rare breed). Further accompanied visits were undertaken by the Inspector, as requested by residents/myself on behalf of residents, on 3 May (3pm to 7.20pm). Unaccompanied visits will take place later.

4.2 The Inquiry began as scheduled on 17 April but soon got a little behind schedule (made up for by following earlier starts). The "Site Specific" coverage began at the start of week 2. It was good to see a number of residents turned up to offer support, speak and/or to listen.

4.3 The latter part of the afternoon of Friday of the first week was dedicated to fighting out (between developers present and FBC) whether certain Fylde Approvals should be counted in the 5 Year supply or not. Since we could offer no influence or knowledge here, we decided to leave. On checking on 24 April, I understand, from Andrew Stell, that Fylde still does have a five-year supply (just) under the Sedgfield Rules although it was clear (later) that the appellants believe it is now below 5 years. However, this exercise was merely to knock down the five-year supply (not identifying ANY real need), without adding later approvals some of which are likely to be supplied within 5 years. However, this does still mean that the FBC stance, on the 4 appeals, stands. This is because FBC STILL believe that these 4 sites should not be developed for that and for many other reasons (as do we).

4.4 The Inquiry was completed on 4 May, with all five Barristers summing up for their respective clients, including one for FBC – CAPOW were not allowed or scheduled to speak.

4.5 Those who spoke at the Inquiry did the Village proud and had clearly spent a lot of time and effort preparing and are to be thanked. We all now have to await the result of the Inspector's deliberations. Following over 1000 emails and many hours of work (my wife tells me and says she hasn't seen me until 10pm most nights – was that a bonus for her?), for myself, I am glad this Inquiry is complete, except the results! I understand that we will be advised when the results are due within 10 working days. I

do not see how more than that which we did do could have been done. Let's just hope that we are heeded in respect of all four sites.

In view of general comments received, I asked the FBC Barrister on 1 May whether he believed that residents attendance and speaking was of benefit. His response was that the absence of resident attendees would have shown a lack of concern and the Inquiry would have proceeded merely on technical matters. Additionally, local residents can bring out specific site issues (as they have) which FBC may not have raised and provide a more local context. The Inspector is required to heed residents and to consider matters they raise as part of his final overall decision. However, it is not helpful to argue against the FBC case (not that we have). I take that as resident involvement HAS been positive in its contribution to our case(s) at this Inquiry. It was quite clear towards the end of the Inquiry that some appellants had heeded individual issues and adjusted their plans accordingly.

May I ask that residents now return to keeping any phone calls to day-time hours or, preferably, use email so I can budget use of my time most efficiently – there are hundreds of you but just one of me (**until a deputy, then my replacement, comes forward**)!

- 4.6 One of the most significant “developments” just before the Inquiry was that LCC Highways came up with traffic calming proposals for the WHOLE of Wrea Green. These have to be funded by developers and in total will cost £400,000. What actually is implemented depends on which, if any, sites are approved. Below is the map of the traffic calming measures proposed (only black and white to save Mbs). The ringed part of this map has been added merely because this version was used for Site A (Moss Side Lane) and all traffic calming measures are relevant should ALL four sites be approved, otherwise it will only be some of these measures. (A coloured copy of this plan can be found on https://www3.fylde.gov.uk/online-applications/files/708BE8D7EF70F2A12A087D19CACFDE48/pdf/16_0619-SOCG_DRAFT_HIGHWAY_PLAN-838667.pdf)
- 4.7 Should the Local Plan to 2032 be approved prior to the issue of the results of this Inquiry, it is JUST possible that there may need to be a limited re-run of this Inquiry. This is per informal discussions (on the Dalmeny balcony) with a number of Appellants’ expert witnesses/barristers. Nevertheless, I propose recycling the 2ft heap of paperwork as I will have electronic versions of all key documents.

5 Local Plan Examination

- 5.1 Still nothing to report although much of the first week of the Appeals Inquiry was spent hypothesising on the Housing Land Supply (HLS), methods of calculation of HLS and non-Wrea Green site-specific delivery issues. This was almost a re-run of part of the Local Plan Inquiry, although very much limited to just 12 sites around the Fylde, but none in Wrea Green.

6 Other Matters

- 6.1 The Parish Council AGM is to be held in the "Tute" from 6.45 on Monday 14 May. All are welcome. This will be followed by the standard Parish Council meeting. Submissions have been provided for the Neighbourhood Plan and for CAPOW itself.

Summary of Outstanding/Ongoing Matters

Awaited/Expected –

Results of the 4 Appeals

Current Matters

None known

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. During the Appeals Inquiry we made it VERY clear to all present that we were VERY unhappy with the standard of compliance with Construction Plans, to date, particularly at The Fieldings and Willows Edge.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green

11 May 2018