



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

**Update No 55**  
**8 June – 6 July 2018**

The next issue is due to be emailed on 11 August.

- 1 **CAPOW**
  - 1.1 It has been a relatively quiet period since the last Update was issued (the quiet before the storm?), hence this short report. We lost one member this month, as she has moved away to another part of the country.
- 2 **Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)**
  - 2.1 Delivery lorries are still arriving before 8am (eg 12 June, 19 June and 22 June, which included a large crane, and a noisy skip delivery at 06.53 on 3 July). These have again been reported to FBC, although the action they take does not seem to work! FBC are reluctant to take legal enforcement action due to the costs and staff time.
  - 2.2 Story Homes have withdrawn their application to have their affordable housing scheme approved under 17/0473. We understand, from FBC Planning, that this is due to this matter being already covered by application 16/0909 and that the discount (25%) will be higher than usual to reflect “higher property values in Wrea Green”.
- 3 **54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions**
  - 3.1 No issues reported.

#### 4 Applications subject to Appeal.

- 4.1 We have been advised that the Inspector's decisions can be expected by the end of July. We also advised that these decisions are NOT dependent on the forthcoming decision regarding the LP32 (see para 5.1 below).

#### 5 Local Plan Examination (LP32)

- 5.1 The question raised by the Examination Inspector was responded to by FBC after just over a month. Further changes to LP32 and a re-consultation were required (re-consultation started on 28 June and runs until 19 July), meaning LP32 Report from the Examiner is not likely to be ready until August, at the earliest!!

#### 6 Forthcoming NPPF Re-Issue

- 6.1 The Local Government Association (LGA) has called on the government not to implement planned changes to the National Planning Policy Framework that will 'impose often undeliverable' housing targets on councils (7 June).

#### 7 Other planning information

- 7.1 A new report has suggested that just 2% of councils in England feel new development in their area meets policy requirements for affordable housing (7 June). Wrea Green seems to be VERY well provided for (48 in total, to date, plus 14 as a "commuted sum" - so a 24 year supply just locally in the LP32 period), but not necessarily in other (urban) parts of the Fylde, where the bulk of such housing is needed.
- 7.2 Discounted and "future encumbered affordable" housing, for those eligible, is available at Parkwood Chase (54 Bryning Lane) at £62,000 and at Willows Edge, at least at £130,000. The "encumbered" means that the discount percentage on purchase is required to be given as a discounted percentage on sale and sales can only be made to those who are eligible, so there are some "hoops" to jump through, both on purchase and re-sale. Possibly, when that the time of sale arrives, income may render the original purchaser ineligible for any further discounted purchase. All affordable housing is income/needs based. NOTE – neither of the sales websites mention discounted sales or eligibility (well, there's a surprise!).

#### 8 Noise from parties at Langtons Farm

- 8.1 There have been a few complaints about shouting, swearing, screaming and/or loud music from parties at Langtons Farm. The Parish Council are aware of this but the best place to report issues is either the police (if you

are kept awake late at night and need action immediately - phone 101 or even 999 as a last resort) or Phil Dent, the Environment Officer at FBC (email - [phild@fylde.gov.uk](mailto:phild@fylde.gov.uk)) for other disturbances/both. We are aware of 3 incidents so far.

## 9 Brooklands Pumping Station

- 9.1 Work began on refurbishing the Brooklands Pumping Station on 11 June and was expected to last the week. At least one pump was to be replaced and possibly both. We are aware of a number of sewage smell issues in the Village and hope that the refurbishment resolves these. However, during separate discussions with UU, it appears that the likely cause of the current smells is stagnant water/rotting vegetation in surface water sewers, possibly including your own. These sewers are normally cleansed by rain water and the absence of rain recently (this was written on 13 June) plus the current hot weather, has meant the nasty smells are accentuated. There is nothing which UU will do about this – apparently Jeyes Fluid can work but don't use it on/through plastic and even Jeyes Fluid needs washing through, when water is somewhat at a "premium". For information, the reservoir levels in the North West as at 1 July were 71.4% (average year 82.8%) down 3.7% on the previous week.

### Summary of Outstanding/Ongoing Matters

#### Awaited/Expected –

Results of the 4 Appeals (due before the end of July).

Report on the Local Plan Examination (date now unknown).

In the last issue, we reported that an application for the running of a limo business at one of the barns at Shepherds Farm (off Upper Mill Lane), using the gates at the rear of the Villa for access, was awaited. This was in accordance with information from FBC Planning, following inquiries. An application still had not been received by FBC on 2 July and the Enforcement Officer is to follow this up.

#### Current Matters

None known, other than as below.

#### 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 copies also be sent to CAPOW so that we can maintain a cumulative record of issues arising and raise overall site matters, as necessary. We have reminded FBC about

the lack of compliance with construction management plans, as was raised at the recent Inquiry.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green

6 July 2018