



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

Update No 57
12 August – 8 September 2018

The next issue is due to be emailed on 6 October.

- 1 CAPOW
- 1.1 No one has yet applied to take over Chairmanship of CAPOW from myself. I will give this a maximum of just over six months (say, to March 31, 2019) before I decide whether CAPOW needs to be closed and the remaining funds transferred and to be held by the Parish Council for potential future use in relation to anti-development activity.
- 2 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)
- 2.1 On 13 August residents at the higher number houses in Willow Drive reported a problem with foul sewers. I spoke to UU whilst they were working in Willow Drive and they confirmed that the foul sewers had been blocked by debris from Willows Edge, but had now been jetted through. However, they did say that there was a possibility of foul water and/or the smells from the foul sewage system getting into the surface water system.
- 3 54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions
- Nothing heard.
- 4 Applications subject to Appeal
- 4.1 As indicated in the last Update, the Inspector required comments to be sent to him by 28 August. Those from CAPOW/Residents were submitted on 26 August to allow for any transmission issues. The Parish Council

comments were submitted on the same date. FBC and the appellants did so a little later.

We now have to await the Inspector's deliberations and a revised timetable to advise when these can be expected. I do not imagine ours are the only Appeals to be considered by the Inspector. Paras 4.2, 5.1 and 6.1 below are relevant to his evaluation.

- 4.2 On 3 September PINs wrote to all main parties asking if anyone had comments on the Updated NPPF submissions from others and giving a week for any party to supply those to PINs. This was probably due to the complexity of deciding 4 Conjoined Appeals and to ensure each party has had the opportunity to comment throughout. CAPOW will be taking up areas in the Appellants submissions where, either FBC or ourselves, have supplied information which is contrary to the Appellants assertions. This was passed to "Inquiry registered resident speakers" for any additional comments prior to release. Those from the appellants include the suggestion that the Local Plan Examiner will work only with the earlier version of the NPPF, which would appear pretty pointless as the Local Plan would be immediately out of date.

5 Local Plan Examination (LP32)

- 5.1 We have heard nothing more and assume the Examiner is still progressing her report, from 1 August. No doubt she will want to take account of the revised housing supply figures mentioned in para 6.1 below (provided that is permitted, as these have not been subject to challenge), which are based on the Updated NPPF new standard methodology.

6 Housing Land Supply

- 6.1 According to the calculations recently released, as at 31 March 2018 but brought up to date in August 2018, FBC has approved deliverable housing land to cover 6.4 years at the current requirement level, as shown in their response to the Updated NPPF as part of the 4 Appeal Inquiry. The revised figure now excludes sites where delivery is questionable, which was an issue at both the Local Plan Examination and that the 4 Appeals Inquiry. This calculation relies on the fact that there has been more than adequate delivery in the last 3 years (a new housing delivery test required by the Updated NPPF) as the backlog of house building was addressed. This was shown as 165% of the revised annual requirement, as an average over the last three years. Therefore, the overall building backlog is permitted to be distributed over the plan period (Liverpool method as it was known) in accordance with the new standard methodology in NPPF18 (as the Updated NPPF now seems to be known). However, there is a question as to whether the 3 year delivery test should be used before

November 2018, although it would be nonsense not to, with only 2 months to go.

This proves that no more sites need to be approved to ensure NPPF18 compliance, let alone in Wrea Green with all the issues that exist. This OUGHT to mean that no more “major” sites are required in Wrea Green in the foreseeable future (or even those at appeal – hmmm).

Summary of Outstanding/Ongoing Matters

Awaited/Expected –

Report on the Local Plan Examination (date still unknown).
Decisions for the four appeals (date unknown)

Current Matters

None known.

Other Issues –

Monitoring of compliance with Construction Plan Conditions and other matters at Willows Edge and 54 Bryning Lane (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, (whilst it still exists) 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

8 September 2018