



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

It's a little late, but a Happy New Year to you all!

Update No 49
2 December 2017 – 5 January 2018

The next issue is due to be emailed on 9 February 2018

CAPOW

1.1 FBC Email Address for Objection Letters

For general information the email address to which ANY objection letters must be sent is planning@fylde.gov.uk. All emails/letters should quote the application number and address of the application.

1.2 We have a vacancy for the CAPOW Deputy Chairman with effect from last month. With the Local Plan approval pending, the work involved in the future OUGHT to reduce significantly, given that there are NO more listed sites in Wrea Green within the plan. Quite right, as we have an un-improved infrastructure despite the approval of 259 new properties since 2011 and another 159 at Appeal.

Please, don't just gripe – get involved and support YOUR community!

1.3 CAPOW14@virginmedia.com (our website) has been amended, via a password change, so that access to your email addresses is now limited to only the current Chairman (due to the resignation of our current Deputy Chairman) and to re-direct all incoming emails to the current chairman's personal email address. This will save monitoring two email addresses and should provide quicker responses.

2 The Villa (No SHLAA reference as this is a Commercial Development)

- 2.1 The Conditions/Breaches are in the hands of FBC to ensure that these are enforced. We can/do issue reminders but this does not ensure action is taken.

3 Willow Edge, Compliance with Conditions – 86 properties (Part of SHLAA reference WG14)

- 3.1 Lumps of mud were left on Willow Drive overnight on 1-2 December by Story Homes vehicles. This was taken up with FBC Planning on 2 December, along with the issue of road cleaning vehicles sitting around with engines idling for up to ½ hour, belching out diesel fumes and creating unnecessary noise. The below photo was taken after rain had, no doubt, both reduced and spread the clods. The following day, FBC Planning confirmed that this would be pursued.



In addition, Parish Councillor Janet Wardell, observed the state of mud on the road in Willow Drive on 13 December and reported the matter to Andrew Stell via email.

A not dis-similar problem was reported by a resident re North View Farm on 15 December and was passed to FBC for action. Action was confirmed.

4 54 Bryning Lane – 36 properties (SHLAA Reference WG 20) Application 17/0797 Discharge of Conditions

- 4.1 On the advice of Frank Andrews at the November Parish Council meeting, Eric Murphy issued an email to Mark Menzies MP on 1 December to seek his assistance in obtaining replies/action regarding outstanding matters relating to this site and to the creaking Village infrastructure generally. As said last month, this was Eric's "swan-song" as he resigned his post both

as deputy Chairman and as CAPOW Coordinator for Bryning Lane, in order to re-retire more fully.

Any takers, at least for the local co-ordinator role?

- 4.2 We understand (from 4 December Parish Council Meeting) that the Parish Council has also raised similar issues as in 4.1 above and that FBC are awaiting a response mainly from the developer who, unusually, does NOT appear to have sought FBC pre-advice on the submitted application. Other responses may be required from Statutory Consultees.
- 4.3 Despite the actions in paras 4.1& 4.2, nothing has been added to the FBC website since 5 October 2017.

5 Applications subject to Appeal.

The Planning Inspectorate has imposed a start date for the Joint Inquiry of April 17 with a duration of 3 weeks. This still has to be confirmed formally. It would appear that the venue will be the Dalmeny Hotel.

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

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

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

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

Anyone wishing to consider the reasons for these appeals can view these on each application website. However, the Common Ground details will need to be viewed shortly before the Appeal/s start date.

FBC's Statement of Case (the Defence) for each Appeal application can now be found under each application, as a conjoined document.

- 5.2 There is to be a Pre-Inquiry Meeting at 22 January 2018 with the Inspector. This will lay down some ground rules as to how the conjoined appeal will be handled. I will try to be there myself but have a prior appointment. Feed back is expected to be in the next Update.

6 Local Plan Examination

- 6.1 We scan-reviewed the numerous and extensive responses to the questions posed by the Examiner, mostly from developers, for Stage 3 of LP32E and could find nothing of particular significance regarding Wrea Green, except FBC's own reply (to a limit extent). FBC's overall response ran to 187 pages! FBC Planning seems to have provided a good response for not raising the status of the Village to a Local Service Centre, although failed to mention the Village Dentist is for Private patients only (as do all developers) nor the fact CAPOW had raised that Wrea Green OUGHT to have been a Tier 2 rural settlement – or the reasons WHY points had been assessed as they were (except, perhaps, to ensure Wrea Green came out as a Tier 1 Rural settlement?).
- 6.2 However Appendix 1 to the FBC response showed that we do now have a 5 year supply using either of the two counting methods (5.8 years - Sedgefield method and 6.5 years – Liverpool method). However, on 9 December, FBC issued an errata notice saying that the Sedgefield method really only came to 5.2 years NOT 5.8 years! No doubt developers will try to rubbish the assumed build out rates and/or the annual requirement.

If the Examiner accepts the FBC position, this bodes well for the Appeals under para 5 above, although it was difficult to understand how FBC found another .9 year's worth of supply within a month (between November and December 2017) which, from the above you can now see was NOT the case!

Report on Stage 3 of the Local Plan Examination 12/13 December

- 6.3 CAPOW found it unnecessary to be involved in the discussions for most of Tuesday, since the Examiner did not want any repeat of information supplied within written submissions. CAPOW had been careful to include ALL coverage within their submissions. There were quite long discussions of the validity of the various methods of calculating the housing supply (either Sedgefield or Liverpool or even other joint methods, on which CAPOW had already commented), the use of the mid-range OAHN instead of the maximum of the range and of the inclusion of certain sites within the numbers by FBC where the Examiner and the Elswick Appeal Inspector had not been supplied with documented proof of intentions and where those sites were slow in coming forward. The Examiner would not comment on the validity of using other than the Sedgefield method, at this stage, but would consider this outside the Hearings when Stage 3 had been concluded. Over lunch, FBC decided to remove all 5 of the "queried" sites (for now) and re-calculated the Sedgefield method supply still at 5.1 years. This reduced the total supply by 101 properties and included the extra 13 dwellings already approved at North View Farm, Wrea Green

where the application had been withdrawn. This, and the use of 415 as the OAHN instead of the maximum of the range of 430, which had already come in for comment by developers, was subject to a more prolonged attack on the lack of available flexibility should any “slippage” occur. To use 430 as the OAHN would increase the requirement over the Plan period by 315 dwellings. This re-prompted FBC to explain why they wanted to use the Liverpool method and which would give the Council greater flexibility overall. FBC explained that there was concern that there could otherwise be more S78 appeals AND that the Sedgefield method could result in development in the more profitable/less sustainable areas of the Fylde (ie Fylde Rural Villages) instead of those proposed in the Local Plan and where the housing was required and sustainable.

During the various sessions, concern was raised by resident representatives regarding the loss of jobs (also included in the CAPOW written submission) and the effect of fracking on the REAL housing need and whether this had been adequately taken into account by FBC in determining the housing need. Whilst the Examiner noted these issues, she made no comment as to her consideration of the validity of these concerns. This has to be taken within the Government stance for housing growth – whatever the location/need!

There was a discussion into the potential inability for the Queensway development to produce the volume of houses in the period which FBC were taking into account. It was clear, from this discussion, that Developers were using “provision” as “sales” and not the ability to construct. To us, it appears that if sales are not forthcoming, then this is an indication of lack of demand, which follows a question of the REAL housing need mentioned in the above paragraph.

The issue of Wrea Green being a Local Service Centre arose as the very last item of the day. There was really only one call for this from Developers and even that call was very half-hearted. FBC gave a reasonable explanation as to why Wrea Green was allocated a Tier 1 Rural settlement as opposed to a Local Service Centre. During earlier discussions on Elswick, it was clear that an Appeal Inspector had queried the validity of the scoring of the Hierarchy of Settlements. CAPOW raised the similar points to those already provided in writing but using different examples from those used in our written submission and demonstrated that some of the scoring had led to the anomalous position in which Wrea Green currently stood. We pointed out that the facilities and infrastructure issues were not able to support a Local Service Centre assignment or, really, even a Tier 1 Rural Settlement but were more appropriate to a Tier 2 settlement. We also mentioned that this topic was covered within our written submission.

The Examiner had previously indicated that she wanted to visit certain locations/settlements on her own but had not been able to fit this in on Monday due to travel delays. She indicated that she would be doing this on Wednesday afternoon and locations to be visited included Wrea Green so she could judge matters for herself.

- 6.4 Wednesday morning centred round a summing up with FBC and discussions with FBC on matters requiring clarification. However, the position with a Commercial site in Staining/Weeton was discussed first and then those developers left. This was followed with a schedule of the main modifications required to the Local Plan (69 pages of main modifications and 23 pages of minor modifications, although quite a few were not examined in detail at the time and some of the minor modifications were required to be upgraded to major modifications). Whilst it was suggested that other attendees were not required for these sessions, they were open to the public, although not to speak. We decided, for whatever the next stage might be, that it would be useful to attend and did so.

We noticed that two developers involved in the Wrea Green Appeals (see para 5) attended on Tuesday but neither mentioned these appeals nor spoke in relation to Wrea Green – actually one, representing M&M for the site in Moss Side Lane, did not speak at all.

The next stages and timetable are –

Main modifications are to be determined and agreed by 15 January 2018, following post-Stage 3 Hearing additions as required by the Examiner. Any additional review comments are to be produced by 19 December. In the absence of additional information, this matter was raised by CAPOW with the Administrator on 22 December. Whilst a response was received on 4 January, this information was still not available at the time this Update was issued.

A Re-Consultation of the “final plan” to be commenced for 6 weeks from 8 February completing on 22 March. FBC will provide copies of the Re-Consultation comments to the Examiner on an “as received” basis, with no summary to be provided. This will be within 2 weeks of the end of the Consultation.

The Examiner will summarise her conclusions in a report by the end of May 2018 at the latest – although that is only indicative and depends on her workload. That report will be nearly 18 months after the plan was submitted to the Planning Inspectorate and is now 7 years out of date!

I would like to thank Janet Wardell from the Parish Council for attending all of the Stage 3 sessions, reviewing this summary and for the transport.

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)

Application 16/0619 Moss Side Lane (up to 50 houses).

and

Non-determination by FBC Planning

- a) Application 16/1028 for 41 houses, west of Bryning Lane (41 houses)
- b) Application 17/0005 land Adjacent to 53 Bryning Lane – under Appeal for non-determination by FBC (ONLY 20 large detached houses).
- c) Application 17/0146 land west of The Brooklands (48 houses).

Current Matters

None known.

Other Issues –

Monitoring of compliance with Construction Plan Conditions and other matters at Ricksby Grange and Willows Edge and 54 Bryning Lane (all on-going). This is very dependent on site-local input from residents.

IMPORTANT - Other Matters

Theft

A resident at the Fieldings had tools stolen from his/her locked van early on 14 December. If anyone has information about unusual movements at this time on this day, please contact the police. Extra care should be taken to remove items from parked vehicles, particularly overnight, which may be highly desirable to thieves.

Apologies to those who might have already read this on social media, but not everyone uses social media.

No Cold Calling

We understand that Cold-calling has YET again re-started and on, at least, one occasion took place after dark (15 December). On that occasion, it was reported to the Police on 999 and a car was sent out due to resident concerns. I would remind all members that residents voted to make Wrea Green a "No Cold Calling" Village. It is incumbent on residents NOT to buy from cold callers and the message soon gets around. Remember your actions CAN put elderly residents at risk. There are recently renewed signs on all entrance roads to the Village and that can be pointed out to cold callers. Individual window/door No Cold Calling notices are available.

Whilst the scheme is administered by Trading Standards, it was the police who initiated No Cold Calling in Wrea Green, which was the first place in Lancashire to use the scheme. This resulted from a very well attended presentation by a retired Chief Inspector and gave some graphic details of an elderly lady (in the Leeds area) who was targeted, tortured, robbed and eventually killed as a direct result of cold calling! If you have serious concerns then the police should be contacted on 999. Always try and get some information about the caller to help the Police or Trading Standards.

John Rowson

Chairman of the Community Association for the Protection of Wrea Green

5 January 2018