

Response to some MIQs as it effects Wrea Green

This document provides some commentary on just a few questions as development in Wrea Green is likely to be affected.

The Village

Wrea Green is a small village, with an integral farming community, dating back to the Doomsday Book and separated from Kirkham by a few remaining farmed fields. The Village Centre sits on a crossroads which takes north/south and east/west traffic of 10,000 vehicles at peak times.

Matter 5 Questions 11 to 13 and 15

Appeal Inspectors have all too frequently approved applications in Wrea Green, as submitted (two in 2014 and one in 2016), but without any reference to community needs. We are pleased to see that Fylde Borough Council is trying to redress the balance. Most development in the Village since 2011 (Plan start year) has been of large 4 or 5 bedroomed detached houses against a known requirement (Housing Needs Survey conducted by FBC in 2012) for some starter homes and quality single storey bungalows for down-sizing thereby releasing larger housing for families. Of the 259 properties approved within the plan period, not a single dwelling has been a quality single storey property.

Matter 6 Question 23

Fracking is taking place within a mile, as the crow flies, of Wrea Green and unless the independent monitoring of ALL safeguards is put in place, this is likely to have a major impact on the need for any further housing – and possibly even that currently approved. Some residents have already moved from the Village because of the potential health hazards. Overall Fracking could have a major impact on both tourism and housing need on the Fylde, rendering the need for much of the forthcoming housing to be in excess of requirements. Fracking is likely only to create a very small number of long-term jobs.

Whilst Fracking is yet to progress beyond initial exploration and depends on both recovery volumes and the then Government policy, it is likely to have a marked detrimental effect on the Fylde and its housing needs.

Matter 6 Question 34

Kirkham is growing along the north of the A583 (Preston to Blackpool arterial road) and it is essential that the Area of Separation is maintained or the Village of Wrea Green will just become a suburb of Kirkham, which will clearly change the character and status (once described as “The Jewel of the Fylde”) of the Village forever. We are aware that there are Areas of Separation within other approved Local Plans and these have been accepted as a method of prevention of development at appeal (APP/N2345/A/12/2182325 and APP/N2345/A/12/2201821 – both relatively local).