

**MEDLAR WITH WESHAM TOWN  
COUNCIL**

**PUBLIC MEETING**

**16<sup>TH</sup> JUNE 2026**

**Planning Application 26/0216**

**Land South of Mowbreck Lane Wesham**

**Outline Application for a residential  
development of up to 128 dwellings  
with associated infrastructure**

# MASTERPLAN



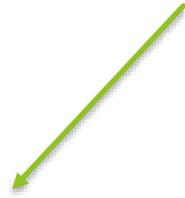
# PURPOSE OF THE MEETING

- ▶ 1. TO PROVIDE BACKGROUND INFORMATION ON THE FYLDE BOROUGH COUNCIL PLANNING PROCESS
- ▶ 2. TO ADVISE RESIDENTS ABOUT THE SUBMITTED APPLICATION Ref 26/0216
- ▶ 3. SHARE LATEST INFORMATION
- ▶ **4. TO LISTEN TO YOUR VIEWS**
- ▶ 5. TO ADDRESS ANY QUESTIONS

# FYLDE BOROUGH COUNCIL PLANNING PROCESS

- ▶ Application considered by Fylde Borough Planning Officers
- ▶ reference to the NPPF(national planning policy framework) and to the Fylde local plan to 2032
- ▶ Statutory authorities consulted e.g National Highways, LCC Highways, Flood Authority, Lancs Fire, Town Council, Neighbours, Environment Protection, Ecology etc.
- ▶ Report prepared and placed on the agenda of the planning committee with a recommendation to grant or refuse
- ▶ The planning committee meet to decide to either grant or refuse the application

# Fylde Borough Council Decision Making Process



**THE NATION PLANNING POLICY  
FRAMEWORK  
(THE NPPF)**



**THE FYLDE LOCAL PLAN  
TO 2032**

# THE NPPF (National planning policy framework)

- Presumption in FAVOUR
  - Weigh gains
    - Economic
    - Social
    - Environmental
- vs Any conflicts in the Fylde Borough Council Local Plan

# ISSUES TO BE CONSIDERED/REASONS FOR OBJECTION

- CHANGE FROM COUNTRYSIDE
- COMMUNITY
- IMPACT ON THE ENVIRONMENT
- LOSS OF AGRICULTURAL LAND
- ACCESS AN EGRESS ONTO MOWBRECK LANE/JUNCTIONS ONTO GARSTANG ROAD NORTH/MOWBRECK LANE AND SANDERLING WAY
- EFFECT ON PLACE
- LONG TERM IMPLICATIONS FOR JUNCTION 3 M55
- FLOODING, DRAINAGE & SEWERAGE
- WIDER (MASTER) PLAN
- CONSTRUCTION PROBLEMS
- BIODIVERSITY INCLUDING TREES
- PLANNING CONDITIONS (IF APPROVED)

# FYLDE BOROUGH COUNCIL LOCAL PLAN TO 2032

- Background  
Evidence
- Scope
  - Locations (this site was never considered as part of original location)
  - Allocations
  - General Development Criteria

# FYLDE BOROUGH COUNCIL LOCAL PLAN TO 2032

- ▶ INF1 Accessibility & Infrastructure
  - Use Existing
- ▶
  - Minimise impact on existing
  - move towards sustainability
- ▶
  - Visual impact / Community loss
- ▶ INF2 Developer Contributions
  - Highways
  - Connectivity
  - Climate Change aspects

*TRANSPORT*
- ▶ T5
  - Highway Safety
- ▶
  - Network Capacity

*FLOOD/ SURFACE WATER ISSUES*
- ▶ CL1/CL2
  - Capacity
  - Network/ Systems SUDS
  - Maintenance

# FYLDE BOROUGH COUNCIL PROCEDURES WHEN THE APPLICATION COMES BEFORE THE PLANNING COMMITTEE

- ▶ 1. Introduction by the Planning Officer or Chairman
- 2. Objectors comments
- 3. Any other comments
- 4. Supporters comments
- 5. The applicant or his/her agent
- 6. Presentation by the Planning Officer
- 7. This will be followed by the Committee's discussions and decision.

# FYLDE BOROUGH COUNCIL PLANNING CONTACTS

- ▶ INDIVIDUAL COMMENTS TO ROB BUFFHAM -SENIOR DEVELOPMENT OFFICE AT FYLDE BOROUGH COUNCIL
- ▶ EMAIL: [robert.buffham@fylde.gov.uk](mailto:robert.buffham@fylde.gov.uk) and
- ▶ ANDREW STELL - HEAD OF DEVELOPMENT MANAGEMENT
- ▶ EMAIL: [andrew.stell@fylde.gov.uk](mailto:andrew.stell@fylde.gov.uk)>
- ▶ YOUR LOCAL MEDLAR-WITH-WESHAM WARD FYLDE BOROUGH COUNCILLORS ARE -
- ▶ JORDAN LEDGER - PLANNING COMMITTEE MEMBER
- ▶ LIZ BICKERSTAFFE - FYLDE BOROUGH COUNCILLOR

## Planning Committee - FYLDE BOROUGH COUNCIL

Committee Clerk

Name: Katharine McDonnell

Email Address: [democracy@fylde.gov.uk](mailto:democracy@fylde.gov.uk) and [planning@fylde.gov.uk](mailto:planning@fylde.gov.uk)

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▶ Gavin Harrison	Email: <a href="mailto:gavin.harrison@fylde.gov.uk">gavin.harrison@fylde.gov.uk</a>	Mobile No:	07546306971
▶ Jordan Ledger	Email: <a href="mailto:jordan.ledger@fylde.gov.uk">jordan.ledger@fylde.gov.uk</a>	NO MOBILE NUMBER LISTED	
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▶ Vince Settle	Email: <a href="mailto:vince.settle@fylde.gov.uk">vince.settle@fylde.gov.uk</a>	Mobile No:	07801718580

# MEDLAR WITH WESHAM TOWN COUNCIL

**Website: [www.Wesham-tc.gov.uk](http://www.Wesham-tc.gov.uk)**

## ▶ COUNCILLORS

- ▶ Linda Nulty - Mayor
- ▶ Tim Rackham - Deputy Mayor
- ▶ Liz Bickerstaffe
- ▶ Ian Nichols Hogg
- ▶ Angela Hunter
- ▶ Pete Desmond
- ▶ Andrei Short
- ▶ Town Clerk - Ruth Ross. Email: [clerk@wesham-tc.gov.uk](mailto:clerk@wesham-tc.gov.uk)

# LATEST INFORMATION

- Response from National Highways – holding
- Response from LCC Highways - holding
- Response from United Utilities drainage – many requirements.
- Lead local flood authority - object until further information.
- New FBC Local Plan to 2042 consultation in July - massive effect on Wesham.

# KIRKHAM AND WESHAM STRATEGIC LOCATION FOR DEVELOPMENT

- ▶ HA10 East of Fleetwood Road, Wesham 281 dwellings
- ▶ HA11 South of Mowbreck Lane, Wesham 229 dwellings
- ▶ HA12 Land east of Fleetwood Road and north of Sanderling Way, Wesham 61 dwellings
- ▶ HA13 Land at Weeton Road, Wesham 467 dwellings
- ▶ EA7 Land south of Bradkirk Business Park, Weeton Road, Wesham 4.49 ha of employment land



