

**MEDLAR-WITH WESHAM TOWN COUNCIL**  
**Community Centre, Church Road, Wesham PR4 3DR**  
**Tel: 07519 557104**

**OBJECTION TO OUTLINE PLANNING APPLICATION RESPONSE**  
**26/0216 – Land South of Mowbreck Lane**

Summary	
Application Number	26/0216
Location Address	LAND SOUTH OF MOWBRECK LANE WESHAM
Proposal	OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 128 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (ACCESS APPLIED FOR WITH ALL OTHER MATTERS RESERVED)
Status	Pending
Application Type	Outline planning application
Appeal Decision	N/A

Dear Fylde Planning Team

In regards to the above noted application, Medlar-with-Wesham Town Council strongly object to this application and recommend that Fylde BC refuse this outline planning proposal.

Medlar-with Wesham Town Council outlines below our reasons as to why we believe that this application should be refused;

1. Local Plan - **Application conflicts with Local Plan Policy SL4**
2. Countryside & Settlement Boundary – **Application conflicts with Local Plan Policy GD4 & DLF 1**
3. Highways, Access & Road Safety – **Application conflicts with Local Plan Policy GD7 r)**
4. Suitability & Construction of Mowbreck Lane
5. Sustainability of Development - **Application conflicts with Local Plan Policy GD7 a) & GD7 h)**
6. Flooding – **Application conflicts with Local Plan Policy CL1 & CL2**
7. Local Needs For Housing

1. **The Fylde Local Plan to 2032.**

It is noted that the adopted local plan (incorporating partial review) remains current until 2032. A development of this proposed scale requires comprehensive strategic oversight and should not proceed outside of the agreed framework of the current local plan. **Policy SL4 clearly defines the strategic locations** for development for Kirkham & Wesham and it is noted that the proposed development submitted under application 26/0216 is not identified as included and therefore must be considered as not complying with this policy and permission should be refused.

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## 2. Countryside & Settlement Boundary.

This proposed development site is currently designated as a Countryside Area as demonstrated within the Adopted Policies Map. The proposed development does not fall within the excepted

criteria for development that is considered acceptable in Countryside areas and is therefore in **conflict with the Fylde Local Plan Policy GD4** and therefore this application should be refused.

The proposed development is located outside of the designated settlement boundary for Wesham and is also therefore in **conflict with Local Plan policy DLF1** and therefore this application should be refused.

The land outlined in the application has a current agricultural use and the Local Plan sets out to restrict development that would result in the permanent loss of this quality agricultural land. Non-agricultural development is only permitted if it cannot reasonably be accommodated on previously developed sites or poorer quality agricultural land and therefore this application should be refused.

## 3. Highways, Access & Road Safety

It is noted that both the National Highways Agency and the Local Highways Authority (LCC) have both objected to this application.

The Highways Agency have serious concerns over the cumulative impact of this and other considered recent applications in the local area on the Strategic Road Network junction 3 of the M55. Town councillors have daily interaction with the peak time congested A585 as it leaves Wesham towards the motorway junction.

The Highway Agency states within their objection that “It is not in the interests of safety for additional traffic to be added from the unallocated development sites (such as this one).

There is simply not enough capacity on these road networks at peak times to cope with current demand and the application gives no indication as to how the development of this land will mitigate any increase in the volume of vehicle movements and is **conflict with The Local Plan policy GD7 r)** requiring that the development should not prejudice highway safety, pedestrian safety, and the efficient and convenient movement of all highway users therefore this application should be refused.

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The LHA cites issues with the proposed site access onto Mowbreck Lane and notes that there is a risk that the proposed development could have an unacceptable impact on highway safety and capacity.

Due to the location of the proposed development being in close proximity to the AFC Fylde stadium the council wishes to remind that there are ongoing parking issues – AFC Fylde Mill Farm parking on match days takes place all over Wesham resident estates & local highways. The agreed Traffic Management Plan for Mill Farm has still not been fully implemented some 10 years since approval and little or no signs from Fylde BC in enforcing any penalty actions against the operators of the stadium complex.

#### **4. Suitability & Construction of Mowbreck Lane**

Mowbreck Lane is a long-standing historical asset dating back to medieval times serving as the connection to Treales. The lane is defined as a narrow, unpaved or lightly surfaced rural route, track, or street.

The town council has serious concerns about the construction of Mowbreck Lane and its ability to withstand initially heavy construction traffic and then regular high volume vehicle movements.

It is understood that construction traffic was prohibited from using Mowbreck Lane in connection with planning approval 15/0724 because of concerns over its long-term suitability to heavy traffic.

Currently Mowbreck Lane has a pedestrian footway on the southern side with a highway verge to the Northern side and carries an unclassified status.

For these reasons the town council believes that the application should be refused.

#### **5. Sustainability of Development**

The proposed development consider under this application cannot be considered sustainable in this location due to a number of factors, these being;

- i. Lack of community cohesion in direct **conflict with The Local Plan Policy GD7 a)**
- ii. Non-compliant adjacent bus stops
- iii. No significant transport vision
- iv. Impact on local services – There are no doctor or dentist surgeries within Wesham and neighbouring Kirkham has oversubscribed Medical practices which do not have the capacity to accommodate any significant volume.

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- v. Loss of community space – The proposed development is locally known as “Towns Hill” and is regularly used by local residents as recreation space and is also used as a hiking trail for the local scout movement which puts the application in **conflict with The Local Plan Policy GD7 h)**

## 6. Flooding

The Fylde Local Plan clearly identifies its planning policies in regard to Flood Alleviation and Surface Water runoff in policies CL1 & CL2.

Both statutory consultees, the Lead Local Flood Authority (LLFA) and United Utilities, have objected to the proposed development because the application fails to demonstrate that the proposals can be delivered without increasing the local flood risk.

This application is in direct **conflict with both CL1 & CL2** policies and therefore should be refused.

## 7. Local Needs For Housing

With so many recent developments in and around Kirkham & Wesham the town council would argue that there is no local need for housing in this parish.

Several large scale developments have been constructed over the past decade putting pressure from each and every development onto local services and infrastructure.

The Fylde Housing Needs survey, published in September 2022 Estimated Need for Affordable Home Ownership (5-years) in the Wesham area at just 16 homes.

Contrast this with the need for housing in St Annes ( requiring 612 homes) and Lytham (requiring 102 homes) it would seem that the local need for housing is located elsewhere in Fylde and not in Wesham.

In the interests of acting for our local community Medlar With Wesham Town Council would petition that if Fylde Borough Council were minded to approve this outline application it does so with a number of stringent conditions to be carried forward to any forthcoming reserved matters applications, these conditions being;

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1. The appropriate mix of dwellings for the local area be reflected in any permission, these being smaller 1,2 & 3 bedroom houses that potentially could provide for existing residents and not larger executive housing of which there is little need or demand.
2. An appropriate level of affordable housing be provided, it is noted that the developer proposes the bare minimum required by planning legislation. This should be increased to a 40 – 50% provision which again caters more for the local population.
3. Any improvements to the local infrastructure through such agreements like a S278 be conditioned on a predevelopment basis with all works required completed prior to any on site developments works commencing. This is to ensure that promised works are delivered, as recent history demonstrates that similar approved works on recent schemes have yet to be delivered in some cases 10 years after development commencement.
4. The full reconstruction of Mowbreck Lane from its junction at Garstang Road through to the proposed site entrance to ensure suitability of access and long term reduced maintenance requirements.
5. Increased car parking facilities at Kirkham & Wesham train station to alleviate current pressure on local infrastructure.
6. Contributions to local areas of play.
7. Any contributions sanctioned as part of any Health Care provision are condition to go directly to the proposed new scheme at Derby Road and that this proposed scheme is accelerated through to delivery in the shortest possible time span.

**MWTC again confirms that we object to this proposal and request that Fylde BC refuse this application outright.**

Yours faithfully

Ruth Ross

Town Clerk on behalf of Medlar with Wesham Town Council

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