Cllr Christopher Cushing – October 2026

Fakenham Lancaster North Ward District Council Report

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Lancaster North ward covers all dwellings east of Wells Road, and north of Highfield Road, Greenway Lane, Pensthorpe Road and the A1067.

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1. Urban Extension north of Rudham Stile Lane

- Trinity College own the land north of Rudham Stile Lane and were granted planning permission for 950 houses in 2021. This permission ran out on 10th October this month.
- Trinity College have been trying to sell the whole plot. The development is split into four phases. The first phase was building the new roundabout on the A148.
- To extend their permission, Trinity have split the second phase into a 2A and 2B. They have just submitted a planning application for Phase 2A which is infrastructure only work, which is to build a road parallel and west of Water Moor Lane, from Rudham Stile Lane.
- If this is granted, planning permission for the whole site will be extended by 2 years.
- Planning officers have told me that, if permission is granted, Trinity need not start work immediately. They only need to begin within the next two years for the permission to remain valid indefinitely.
- I have notified all the residents in the surrounding areas of this.

2. Travellers Site

- Last month, I reported that the Travellers site off the A148 resembled a rubbish tip, with nearby verges in an even worse condition. Stays also exceed the intended three-week maximum.
- In response to my complaints, Emily Capps, NNDC's Assistant Director for Environment & Leisure Services, visited the site and provided this update:
    - Vehicle registration details have been recorded, and they are liaising with the police regarding the presence of those on site.
    - They have advised the travellers that the site must be vacated to enable the Council to undertake essential maintenance works. Occupants raised concerns regarding personal circumstances and indicated a reluctance to leave the local area due to medical reasons. The council are seeking to verify the information provided and to understand whether any support needs exist that should be considered as part of their response.

- At the time of the visit, there was an active bonfire on the site. It was made clear that this was not acceptable and advised those present that such activity must cease immediately.
- Emily states that given the circumstances, the council are seeking legal advice regarding the appropriate process for securing possession of the site and any subsequent enforcement action. They will also explore what support may be available to those occupying the site, where appropriate, and have received consent to engage relevant Council services to assess potential support requirements.
- In relation to the wider condition of the site and surrounding area, Emily will be arranging a clearance and assessing any further remedial works that may be required.

- Clearly all of this will cost NNDC taxpayers a considerable amount of money.
- Three traveller caravans have also appeared at the end of **Enterprise Way**. I have reported them to NNDC, which has told me it is assessing how to remove them.

3. New Leisure Centre & Swimming Pool Development

- At the last Steering Group meeting held on 19th October, it was confirmed the swimming pool completion date is on schedule for early March 2027.
- The Fitness Centre renovation will be completed in December. The car park will remain closed until the swimming pool opens as their will still be work men on site.
- It was confirmed an additional circa 60 car park spaces will be created with the development of the new 3G artificial pitch.

4. Hedge, Verge and Road Maintenance

- **Trinity Road Sign** – A new road sign has been put up on the corner of the roundabout near the petrol station. This was done at the request of residents of Meadow Walk because numerous cars are being incorrectly sent down the road by their sat navs.
- **Old Holt Road missing manhole cover** – A cover has been placed over the manhole. This was dangerous as it is about 2 metres deep and would be lethal for anyone or a dog to fall in it.
- **Hedge opposite Lidls** – This appears to have been trimmed back to allow pedestrians to walk along there.
- **New – Fly tipping behind Morrisons** – I reported some fly-tipping to NNDC, which they agreed to clear because it was deemed to be public land.
- **New** – **Greenway Close potholes** – Highways have filled in potholes at the entrance to Greenway Close which I requested.
- **New** – **Greenway Close streetlight** – I have asked the Town Council to check the streetlight nearest Greenway Lane as it is 'on the blink'.
- **New Greenway Lane hedge** – Highways have agreed to cut the hedge along the northern side of Greenway Lane between Greenway Close to Claypit Lane.

5. **NNDC Community Fund**

- The new NNDC Community Fund is now up and running whereby each District Councillor has a fund of £4,000 to spend for the benefit of local groups.
- I submitted two requests last month which have been approved:
    - One from Active Fakenham to fund some Defibrillator and Emergency Bleed Kit training which residents can apply to attend.
    - The other is from the Town Council for funding for some litter picking equipment.