

From: [REDACTED]
To: [Local Plan](#)
Subject: Local plan consultation
Date: 15 June 2019 10:50:46

Dear Sir/Madam

I am a resident of Warrington and am deeply concerned about the Local Plan's build on Green Belt.

I understand the need for housing however as we are in a climate emergency building on Green Built cannot be an option in any plan. In these times housing needs to be carbon neutral and sensitive to the environment with estimates of 1 in 4 species becoming extinct. Warrington Borough Council prides itself on investing in green projects such as the acquisition of solar farms in Yorkshire however building so many homes will simply exaggerate existing demand on resources such as electrical and water however I can find nothing in your proposals that stipulate these homes will exceed current building regulations so that they are carbon neutral with little to no impact on electrical demand, water, sewage or heating. So on that basis I object to all the proposed housing proposals. **In essence ANY new housing MUST be an eco build.**

To build on green belt is even more damaging than any brown field development. I imagine you would include existing habitat to any development such as the odd tree or hedge but this still leaves grave concerns over how rainfall will be managed, how disturbance of existing populations such as hares or badgers will be affected and our farmland including rights of way will be affected. Overall this will see a dramatic drop on all wild populations of organisms.

You could for example develop housing using natural soak ways and buffers such as reed beds and ponds but it seems more likely any develop will focus on maximising the no.s of houses to gain the best return for the developer with some limited tokenism to green areas. They could all have solar panels and ground source heating installed as part of the build - which is the cheapest time to do it rather than retrofit. These houses could store rainwater for local use rather than risk flash flooding downstream if it all goes to a drain. From your proposals it seems such builds are unlikely. WBC investing in eco-builds would significantly reduce running costs and help tenants save money especially those of limited means and those in any proposed social housing.

The concept of a garden suburb is an interesting concept however any planting should be **native species** rather than exotic species to support our existing insect populations. This needs to be planned involving local conservation groups or ecologists rather than landscapers.

The concept of a local plan is a worthwhile goal but it needs to be a green plan that enhances our green belt for wildlife whilst meeting housing targets and reducing reliance on polluting fossil fuels either directly or indirectly. The current proposals do not promise this so I cannot support them.

I also operate a business at Lumb Brook Valley near to where development is proposed.

Fairy Forest School Ltd carries out Educational Activities for families and children at Lumb Brook Valley through an agreed Licence Agreement with its owners the Woodland Trust.

This semi ancient wood is a diverse ecosystem. Near the stream notably is an array of Woodland flowers including English bluebells, celandine, wood anemone and marsh marigolds. I have also seen what I believe to be bank voles swimming in this stream within the confines of this wood as well as birds of prey and larger mammals. The brook – a vital part of this eco system – is fed by run-off and ground water from the surrounding fields which Warrington Borough Council are proposing to develop as

housing as well as existing housing built in the late 70's early 80's.

Fairy Forest School objects to the plans at Appleton Thorn and surrounding area as part of Warrington Borough Council's Local Plan because it will adversely affect Lumb Brook Valley by:

Drastically increasing usage of this public access wood leading to more litter, trampling, antisocial behaviour, etc.

Increasing the flow and variation of the brook leading to more erosion, loss of habitat and downstream flash flooding.

We have seen firsthand the variation of flow of the brook during periods of rain with a difference in depth of approximately 1 foot. We believe the variation has increased since other houses were built circa 1980 from speaking to older residents. The new build I believe, will therefore have a massive impact.

The effects of flash flooding and subsequent erosion to Lumb Brook Valley can be mitigated for by:

Modelling the effect of the development on flash flooding within the catchment area from the fields surrounding Appleton Thorn and along the length of the brook.

Independently ecologically surveying the Lumb Brook Valley Woodland to determine what species are likely to be affected and the damage the development is likely to cause.

Reducing or eliminating any building on Green Belt designated Land.

Incorporating green areas within any development which act as buffers for rain water such as ponds, woodland and bogs.

Ensuring any housing development incorporates water absorption or retention such as grey water systems and permeable driveways.

Installing drainage systems that control the flow of water into Lumb Brook with overflows that bypass the valley altogether during periods of significant rainfall.

Including systems that prevent pollution from road drainage from entering Lumb Brook Valley such as oil skimmers, natural drainage reed beds and monitoring points.

I would ask you to consider these points and take appropriate action before any development is undertaken.

Yours faithfully

Rawdon Jones

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