Dear Sir,

I am writing to support the acceptance of the Formby Neighbourhood plan. The plan accepts the idea that the Formby local area is subject to flooding. This is obviously a natural event but is made more likely by the increased number of building sites, current and future within the local area. The most recent site is adjacent to Brackenway, where it is proposed to build 286 homes. This will cause greater problems for an overstretched drainage system in an area with a very high flood plain.

The most recent application relates to land "north of Brackenway, adjacent to land designated FLOOD ZONE TWO and THREE The application now appears to include land north of Hawksworth Drive. This was most certainly NOT in the original Sefton Development Plan as approved by Sefton Council. There are several points which I fell need to be addressed, which have not been addressed by the Sefton plan and need addressing by the Formby Neighbourhood plan.

1. FLOODING

- Any building on the proposed site will adversely affect present properties in the area. After only a normal amount of rain, the drainage ditches are filled quickly and the fields have large amounts of standing water as the ground below is saturated. even after low levels of rain, the water table is saturated.
- The land is sandy soil and the drainage flow is easterly into a predominantly peat soil area. This is compounded by the A565, so the only current drainage is through two culverts under the said road. Any building on this site will adversely affect the local land and current housing.
- See attached report from Institute of Chartered Surveyors
- file:///Users/melduty/Documents/Flooding%20risks%20and%20new%20developments%20-%20Today's%20Conveyancer.webarchive

Also see Guardian article Rush to build new homes will increase flooding, experts warn

- As the drainage is under just the two culverts, it will also impact on the A565, which is a trunk road. The developers have suggested that these problems could be overcome by raising the ground level, which will cause overshadowing of current properties. Access to the site is proposed via a new junction on the A565.
- Even a simple hold up like a car breakdown already causes long tailbacks, especially during peak periods. This is the main connecting road between
other areas within Sefton, such as Bootle, Crosby, Formby and Southport. The lengthy process of building a new junction will seriously impact on commuting times between the north and south areas of Sefton. Commuters to Liverpool and Preston will also be seriously affected.

2. LOCAL FACILITIES

- Freshfield surgery is already fully stretched, having recently joined with another local practice. The only emergency facility in this area of Sefton is provided by the Community Fire and Ambulance station in Formby. Lengthy road works on the A565 would adversely effect fire and rescue coverage for Ainsdale. Police coverage in Formby is already stretched to the limit, as shown by an increased number of reported crimes within the town. There is no full time police station in either Formby or Ainsdale. There has been a marked increase in the number of emergency vehicles on Formby bypass, as all police emergencies now have to be dealt with by crews from Crosby or Southport.

- Of the local Primary schools in Formby, only one has any places available. 238 houses would cover up to 238 families with a possible impact of up to 500 children of school age. The current schools could not cope with such an influx, especially as developments in other areas of Formby are already having effect on pupil numbers.

- Both Formby and Freshfield railway station car parks are completely full by 09:00 every week day and due to parking restrictions there are no spaces within 800 metres of the rail station. Public transport for old or disabled is extremely difficult and would only be made worse by any new development of the size proposed.

3. MENTALHEALTH OF PRESENT RESIDENTS

- Any future developments must consider the mental health and stress, not only of residents overlooking the development site but along access corridors such as Paradise Lane and Deansgate Lane will suffer as a result of noise and heavy traffic.

- Mental health and worry is becoming apparent in current residents who are deeply concerned that any future building in the greater Formby area will result in flooding

4. LOCAL WILDLIFE AND UNIQUE HABITATS

- There are many species which make Formby unique in North West England. English Nature and the National Trust have been developing new habitats in reserves adjacent to the proposed development. These reserves and the habitats for wildlife, such as Natterjack toads and other rare creatures would be severely put at risk, especially with the large amount of machinery needed for such a large building programme.

- The land adjacent to the rear of Hawksworth Drive and Brackenway is home
to several bat colonies. Bats are frequently seen during summer evenings. It would be easy to say that their feeding runs would not actually be affected because the development would be on the other side of Eight Acre Brook. This is clearly not the case, bats are timid creatures who would not remain in any area close to such a large development. Machinery and workforce would soon see their demise. Bats are protected species, their habitats, feeding grounds and nesting areas are protected by law, therefore any development would be illegal… **See Woolley versus Cheshire East Council, held at Manchester Crown Court (Case No: CO/2820/2008 ).**

- Recent reports from Campaign for the Protection of Rural England, supported by the Mayor of Greater Liverpool Region state that future developments should be on brownfield rather than greenfield sites. Any development on the land north of Brackenway is clearly on Greenfield land (See report **GREENING THE LIVERPOOL CITY REGION…February 2018**).

In conclusion, this proposed development is not only unsafe due to flooding, unsupportable due to overcrowding of local services but illegal due to proximity of protected wildlife and the change in development away from the original Sefton plan.

Yours faithfully

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RESIDENT