Re: Formby & Little Altcar Neighbourhood Plan

Dear Sir/Madam,

I strongly support the proposed Formby and Little Altcar Neighbourhood Plan and its policies.

I feel that this plan should remain as it is and the policies kept as there are main issues relating to flooding, environment and the clear lack of infrastructure that the Sefton Local Council are failing to address.

The recent predictions about climate change have become more gloomy since many of the policies were written and being on the coast and being a coastal town and suffering from serious flooding and the Sefton Local Plan allocated flood plains to build makes this area more vulnerable and the polices regarding flooding have become even more important and they were one of the highest priorities for the community when surveys took place and public consultations, with many photos being provided showing flooding.

The environment to include green spaces and trees which have already been threatened by the developers are crucial against climate change. Their protection is more pertinent now than when the policies were written, time has only reinforced and given more weight to the flooding and environmental policies.

We have a high rate of elderly living in the community who wish to downsize and hence the reason why it is important to restrict the number of luxury executive homes that the developers want to build. We are already well served for this type of accommodation but lack affordable housing and smaller housing which is what is needed. The policy relating to low cost starter homes is important rather than shared equity. Building executive homes will not solve the housing problem but low cost starter homes would as would smaller homes. The problem is that the developers and Sefton Council have allocated green belt to build on which is driving the prices up for the housing. An example with one developer is that they built the exactly the same houses in the south of the borough and here with the south end selling at £138,000 and here at £299,000 for exactly the same house, this is certainly not affordable to our young people.

It is important that the polices already in the neighbourhood plan remain and are followed by Sefton Council. The problem we have is that their planning department appears to just side with the developers and it does not matter, even with evidence that proves them wrong, that they address any of the issues. They say that their policies in the local plan are only for guidance and consideration and they don't have to follow them, therefore it is important that the policies in the neighbourhood plan are followed and remain in order to protect the community of Formby.

Sefton is diverse and one size does not fit all and therefore should be looked at on an individual basis.

With the climate change issues it is more important now than ever that the policies remain in the plan and that this is then followed during the planning process. It gives the people of Formby a voice about development in their area.

It is also interesting to note that due to Sefton Council not implementing CILS that Formby will receive no funds from these development for the local community. This is a shame as there would a great deal of benefit given to the local community.
community if this was in place. Instead they charge the developer per new house which then goes into their own revenue and is never spent on Formby.

Please ensure that the people of Formby have a say about development in their area and are protected from over development and that developers actually build the houses that are needed.

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