

Warrington Borough Council
Planning Policy & Programmes Team
New Town House
Buttermarket Street
Warrington
Cheshire
WA1 2NH

[REDACTED]
Date: 15 November 2021

Dear Sir/Madam

**Warrington Updated Proposed Submission Version Local Plan 2021-2038
September 2021**

Thank you for consulting us on the above submission which was received 4th October 2021.

Environment Agency comments

Policy DEV4 – Economic Growth and Development

Fiddlers Ferry site is proposed for inclusion. This site is a designated Local Wildlife Site (Upper Mersey Estuary Local Wildlife Site). Any development will require an assessment on the impact of the designated features. Mitigation plus Biodiversity Net Gain will be required.

Policy INF5 – Delivering Infrastructure

We support the inclusion of the following matters to be funded by planning contributions, as per paragraph 5:-

Flood defence and alleviation schemes, including SuDS
Biodiversity enhancements
Waste management

Policy DC1 – Warrington’s Places

We support the inclusion of the protection of the role Victoria Park has on flood risk management in the town.

Policy D3 - Green Infrastructure

Policy DC4 – Ecological Network

Biodiversity Net Gain is mentioned several times which is welcomed, however, a minimum percentage of 10% must be included.

WFD is mentioned once in the document. Detail in regards to meeting the objectives of the Water Framework Directive, and to roles and responsibilities should be detailed:

[REDACTED]

<https://www.gov.uk/government/publications/north-west-river-basin-district-river-basin-management-plan>

Further information regarding watercourses including undeveloped buffer zones and the EA policy against culverting must also be included.

Policy ENV2 – Flood Risk and Water Management

We strongly support the inclusion of this policy.

We hope you find this response useful.

Yours faithfully

Ms DAWN HEWITT
Planning Advisor

