

Local Plan Preferred Development Option

As residents [redacted] we are concerned as to the Regeneration of the west side of Warrington.

It seems that this side of Warrington has already seen its fair share of new development with Chapelford Urban Village, Burtonwood Air Base and now the old Dawson House both being built on.


[redacted] a brook which is the main drain for the houses and all the fields leading from Liverpool Road to Farnworth Road and onward to the river Mersey. This brook can be dry in the summer but in the winter it can be over 4 feet deep, especially after heavy rain. It cannot be culverted as it would be irresponsible to put it in a pipe which was far too small to take all the water. A few years ago a neighbour managed after many years to get someone to dredge the brook but after a few yards work was called off as water voles had been seen in the brook. We presume that this is a protected species. This brook is centuries old and if any designs are made to alter its course or volume of water emptying into it without proper consideration, it will be the residents [redacted] that will bear the consequences of it and surely some sort of provision would have to be made for access to this brook for maintenance and dredging work.

In the summer months we have bats flying in the garden which are roosting nearby. As a protected species it would be sacrilege and illegal to disturb their nesting and roosting area.

The border of Warrington and Merseyside is only a field length away which would make this part of Warrington into a conurbation and this is the only green space between the edge of Warrington and the edge of Widnes which as the crow flies is approximately two miles away.

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Stocks Lane is a 30mph narrow road linking Farnworth Road and Liverpool Road. On it is a primary school and two nursery schools and an elderly person's care home. Although there are times when the traffic is light at rush hour it is a free for all with traffic travelling well over the speed limit. The impact of more vehicles from new houses would be detrimental and hazardous to the lane. We have already seen what happens after Penketh Court was built on Farnworth Road with no proper provision for parking enough vehicles and it seems without much thought for other residents on Farnworth Road who have lived there for many years..

We feel that it would be folly to even consider this area as a designated house building site.

