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3 October 2017

EPP ref: 17-316

Dear Sir or Madam

Re: Potential allocation for residential development in the emerging Warrington Local Plan – Land at Top Farm, Broomedge, Lymm

We are instructed by Wainhomes (NW) Ltd to submit the site known as Land at Top Farm, Broomedge, Lymm (hereby referred to as 'the site') to inform the authority's preparation of the emerging Warrington Local Plan and the Council's ongoing consultation process. It is submitted as a potential allocation for residential development.

The site comprises the farmhouse itself along with its associated outbuildings and four adjacent fields which are currently used for farming purposes. The site is well enclosed, bounded to the north by Higher Lane, to the east by High Legh Road, to the south by Kay Lane and to the west by a track which serves the property known as Field House. The site is in the Green Belt in its entirety. A site location plan is enclosed with this letter.

The site benefits from good access, and we are not aware of any issues relating to ownership, land contamination, trees, topography or ecology that could not be mitigated by any proposed residential scheme. Furthermore, it is in Flood Zone 1 on the Environment Agency flood risk map, which means that it has a low probability of flooding. It is in the centre of the village of Broomedge, and is therefore very well related to the modest amenities in this settlement. It is also very well related to the settlement of Lymm to the west, and benefits from being adjacent to a bus stop with regular services along the A56 to Altrincham to the east, and to Lymm and Warrington to the west.

This concludes our submission. Should you require any further information, please do not hesitate to contact me or my colleague

Yours sincerely  
Emery Planning

## Consultant

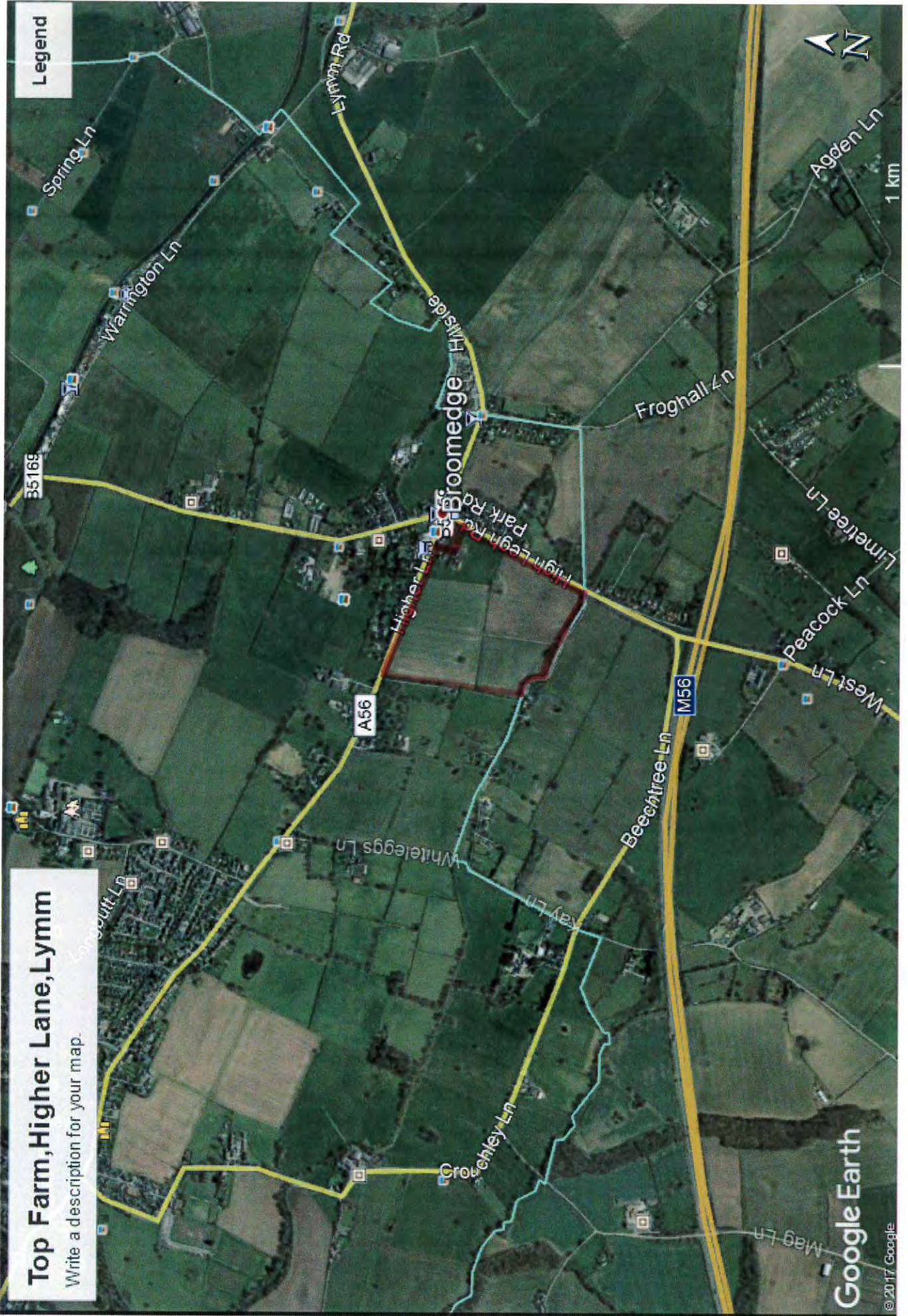
Enc: site location plan

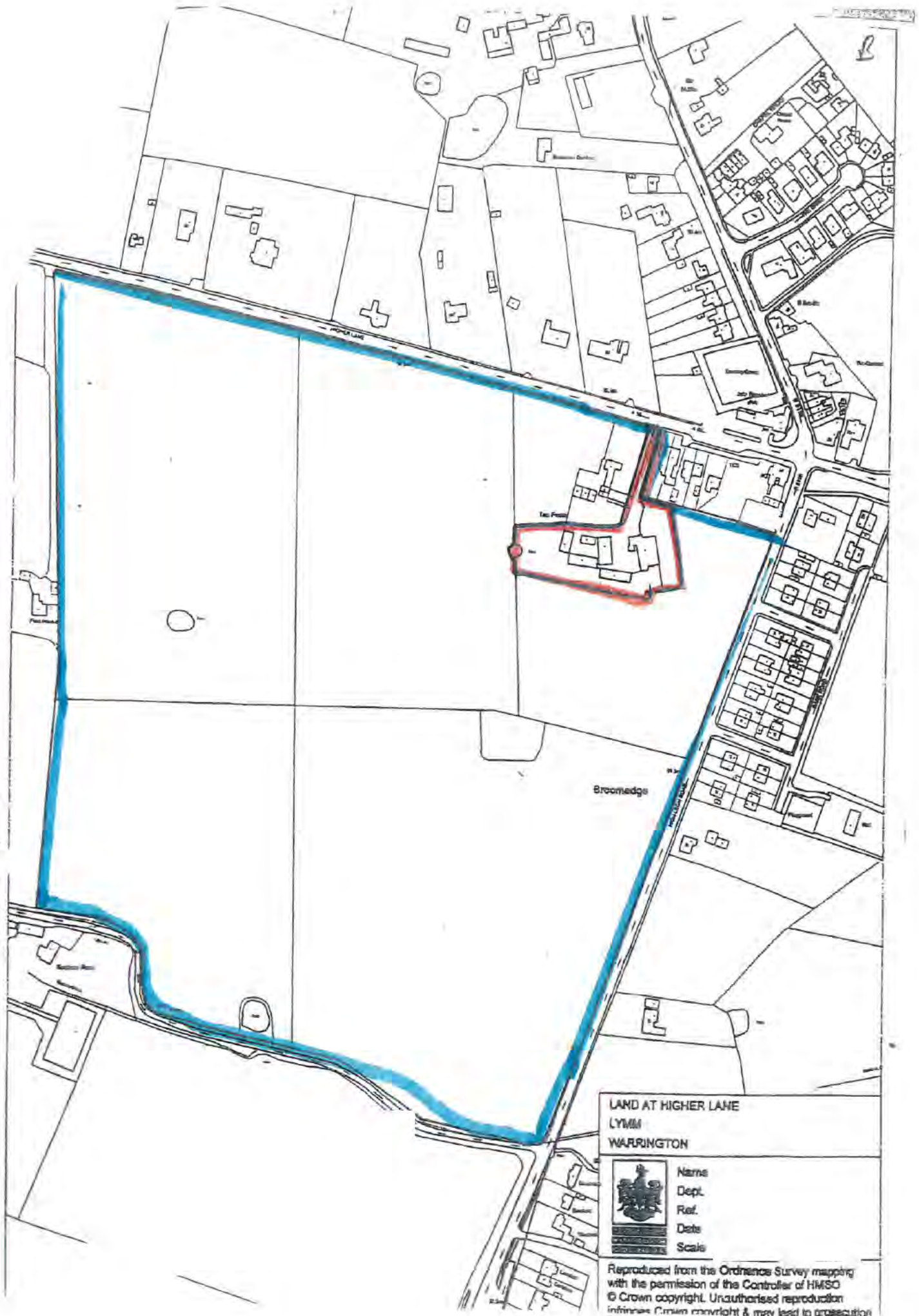


# Top Farm, Higher Lane, Lymm

Write a description for your map.

Legend





LAND AT HIGHER LANE  
 LYMM  
 WARRINGTON

	Name
	Dept.
	Ref.
	Date
	Scale

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