

# Response 885

## Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Nick Smith

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

An agent

3. Please complete the following:

Contact details	
Organisation name (if applicable)	Emery Planning Partnership
Agent name (if applicable)	Nick Smith
Address 1	2-4 South Park Court
Address 2	Hobson Street
Postcode	SK11 8BS
Telephone number	[REDACTED]

## PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS7 Lymm - Rushgreen Road

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound	X	
Compliant with the Duty to Co-operate	X	

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**  
Given the complex issues of the wider allocation it is considered necessary to participate

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each). If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'. If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: Location plan - Watercress Farm.pdf - [Download](#)
- File: 19-177 - Letter to LPA - local plan reps.pdf - [Download](#)

You have just completed a Representation Form for Policy OS7 Lymm - Rushgreen Road. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Warrington Borough Council  
Planning Department  
New Town House  
Buttermarket Street  
Warrington  
Cheshire  
WA1 2NH

1 – 4 South Park Court  
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17 June 2019

EPP ref: 19-177

Nick Smith

T: [REDACTED]  
[REDACTED]

**By Post & Email: [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)**

Dear Sir or Madam

Re: Warrington Local Plan – Proposed submission version  
Watercress Farm, Thirlmere Drive, Lymm, WA13 9PE

Emery Planning is instructed by [REDACTED] to submit representations to the above consultation document. This follows previous representations in December 2016 and September 2017.

Our client's particular interest relates to land at Watercress Farm, Thirlmere Drive, Lymm. A location plan is enclosed for ease of reference. Please note that separate representations have been made to the above document by this Practice including land immediately to the east of Watercress Farm which forms part of the same proposed allocation as Watercress Farm.

### **The site**

The site is located within the Green Belt as identified in the current local plan. It is approximately 0.49ha in size. It is bounded to the north, west and south by existing residential development. Agricultural land to the east is also being promoted for development by another client and separate representations have been made on his behalf.

The existing properties to the north and west are within the defined settlement of Lymm. As set out previously, the site is bounded on three sides by existing residential development, the site is well-contained and forms a highly logical urban extension to the settlement boundary.

### **Warrington Proposed Submission Version March 2019**

Our client's site is currently located on the edge of the defined settlement of Lymm as identified in the adopted local plan.

We note the proposed submission version proposes for our clients land at Watercress Farm to form part of a wider allocation for development east of Lymm under policy OS7 (Lymm – Rushgreen Road/Tanyard Farm). We fully support the proposed allocation and have no objections to the proposed allocation.

Following our meeting with officers on 17 May 2019, we understand that a secondary access is required from Thirlmere Drive. We have no objections to such a provision and this can be adequately provided via our clients land with the primary access from Rushgreen Road. The extent of the current allocation has excluded a direct connection with Thirlmere Drive. We have no objections to the boundary being amended within the proposed allocation to allow vehicular and pedestrian access onto Thirlmere Drive. Please see attached location plan.

For information, the access onto Thirlmere Drive currently forms the access to our client's property but the existing gate can be removed and relocated, as required, to provide an access to serve the proposed allocation. Please note that there is a garage adjacent to the access. There should be sufficient space for a road to be constructed, built to adoptable standards, but the garage can be removed if necessary.

As set out previously, the site is available and suitable for residential development and we have no objection to the proposed allocation OS7.

It is not proposed for the existing property and its garden to be included within the proposed allocation. However, the existing property (edged blue on the location plan enclosed) would be removed from the Green Belt within the new local plan as its garden curtilage would be bounded by the allocation and the existing settlement of Lymm. We support this proposal.

This concludes our representations in respect of Watercress Farm. We will submit separate representations on behalf of the landowner to the east of Watercress Farm.

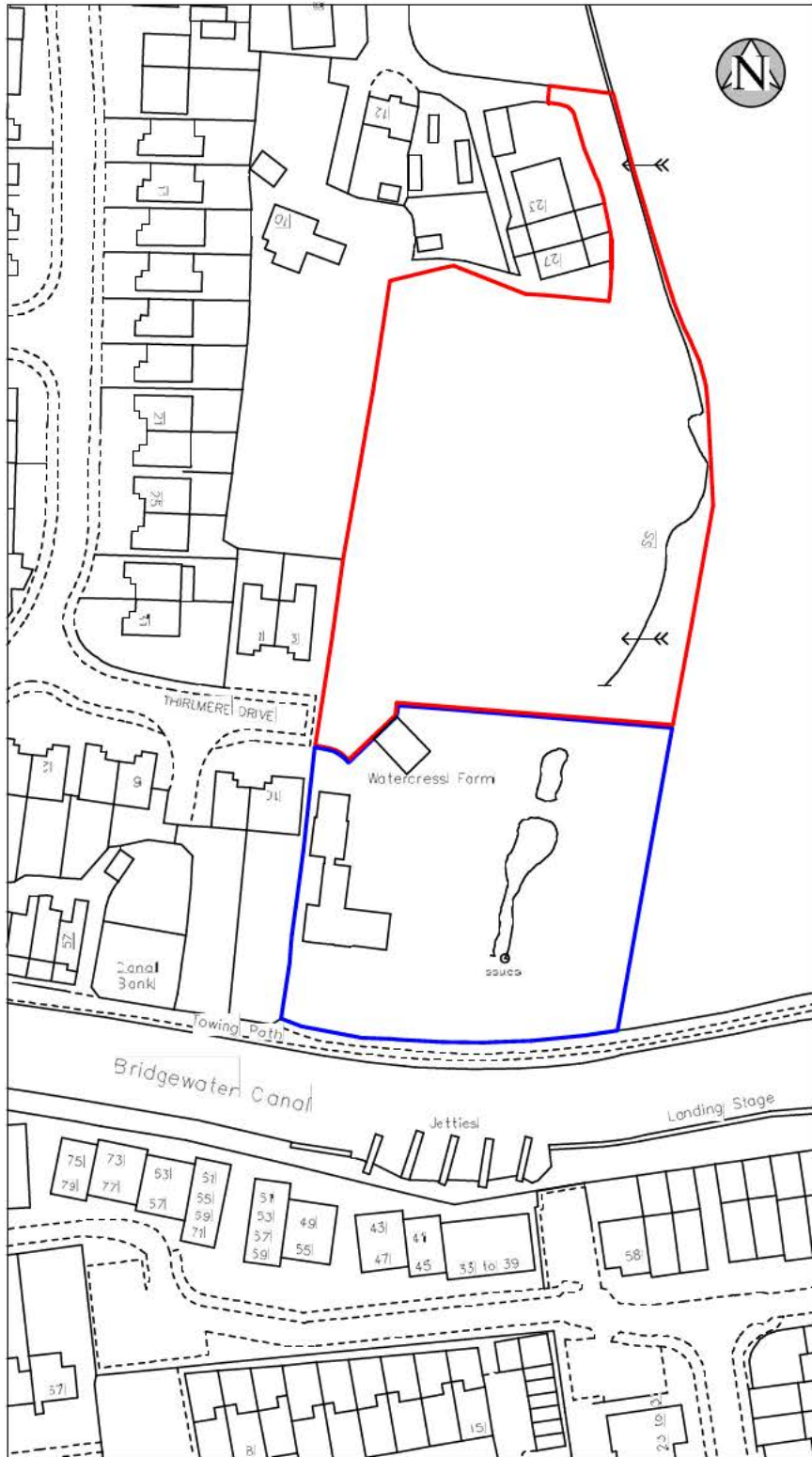
Should you have any queries, please do not hesitate to contact this office.

Yours sincerely  
Emery Planning

**Nick Smith BA (Hons), DIP TP, MRTPI**  
**Principal Consultant**

Enc: Location plan

Cc: Client



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