



Matter 7d Hearing Statement

Client: Andrew Peake

Site: Watercress Farm, Thirlmere Drive, Lymm, WA13 9PE

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Project : 20-528
Client : Andrew Peake
Date : July 2022
Author : Nick Smith
Approved by : Stephen Harris

Important notes:

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1. Introduction

- 1.1 We are instructed by our Andrew Peake, to submit a Matter 7d Hearing Statement.
- 1.2 We submitted detailed representations on behalf of our client, Andrew Peake, to the Submission Version Local Plan in November 2021 and these representations related to draft Policy OS5 – Lymm (Rushgreen Road).
- 1.3 The purpose of this brief Hearing Statement is to provide supplementary information in relation to our client's site at Watercress Farm, Thirlmere Drive, Lymm, WA13 9PE to assist the Examination.
- 1.4 This information has only come to light since our representations were submitted to the Submission Version Local Plan.

2. Matter 7d Issues and Questions

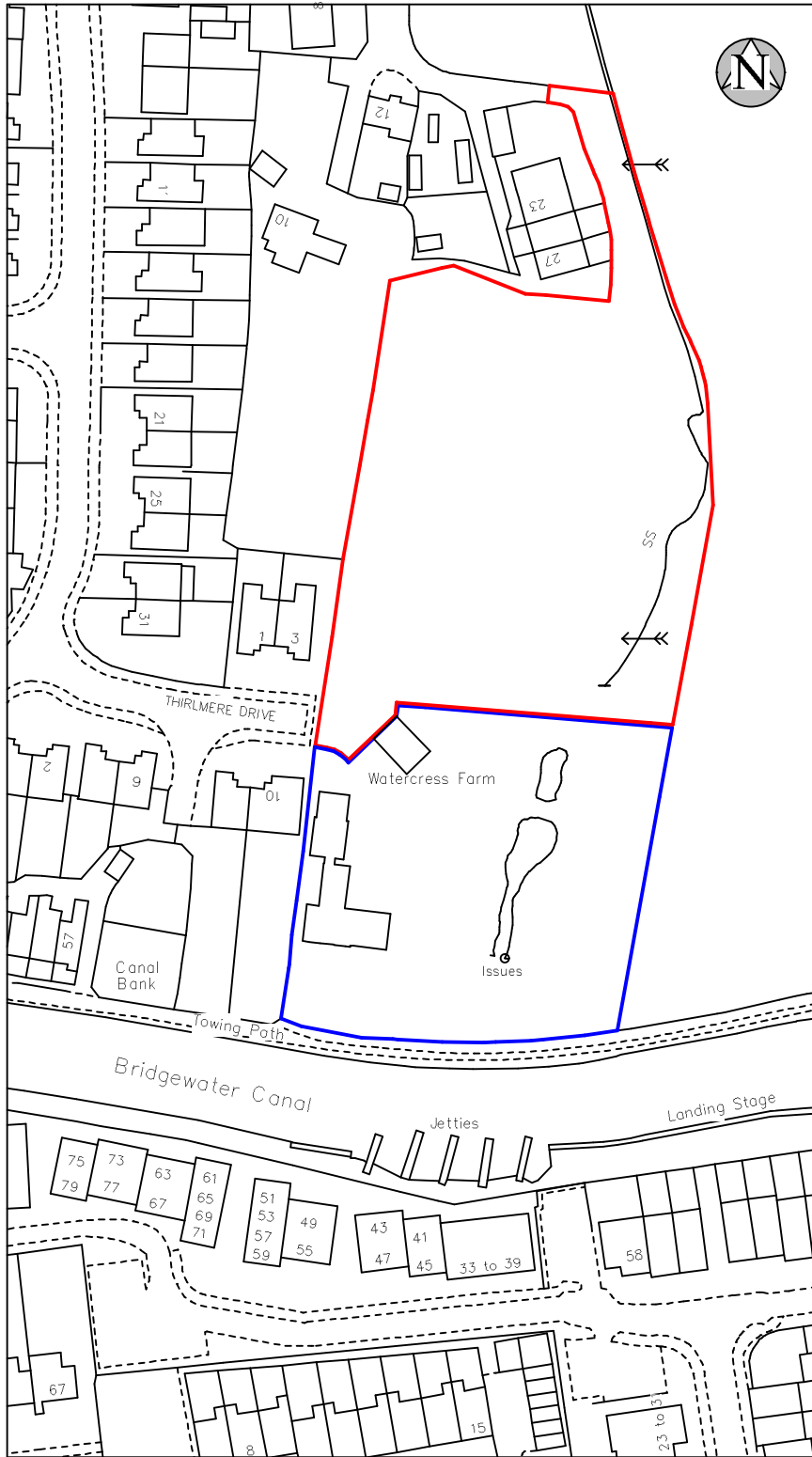
- 2.1 We do not wish to repeat any points already made through our previous representations as the Local Plan Inspectors will already be aware of these points.
- 2.2 The site is located within the Green Belt as identified in the current local plan. It is approximately 0.49ha in size. Agricultural land to the east forms part of the same allocation and under separate ownership. The site is well-contained and forms a highly logical urban extension to the settlement boundary. Access is available onto Thirlmere Drive.
- 2.3 The land, along with land to the east, is identified for allocation under draft Policy OS5 – Lymm (Rushgreen Road).
- 2.4 We can confirm that our client's section of the proposed allocation is suitable, available, and deliverable for residential development in the short term. We fully support the proposed allocation.
- 2.5 Since our previous representations, two planning applications have been submitted on the proposed allocation.
- 2.6 An application has been submitted by Bellway Homes Limited (ref: 2022/41134) seeking full planning permission for:
- "The construction of 143 dwellings with associated works including the construction of a substation, laying out of road and footways, car parking and landscaping and application for outline planning permission (all matters reserved), for the demolition of 78 Rushgreen Road and the construction of a primary health care facility (Use Class E) of up to two storey and of up to 1,500sqm with car parking and associated works."*
- 2.7 The layout would link with a recent development to the east for the construction of 64 dwellings which was allowed on appeal in September 2018 (ref: 2017/21816). The above application relates to the proposed allocation but does not include our client's land, which is excluded from the application site. The application is undetermined at the time of writing this statement.
- 2.8 Although our clients land is not included within the above application, we can confirm that their land remains suitable, available, and deliverable for development as part of the proposed allocation.

- 2.9 A separate planning application has been submitted by McCarthy Stone for retirement living residential development on our client's land. The development will include the construction of a three-storey apartment building comprising 45 one-bedroom and two-bedroom apartments, each with their own self-contained accommodation, and communal areas including a lounge. The development would be accessed from Thirlmere Drive.
- 2.10 The applicant is the Country's leading provider of elderly persons accommodation and has secured the site (subject to planning) and submitted an application. This demonstrates that the site is suitable, available, and deliverable for residential development, providing specialised retirement living housing for older people. This type of accommodation would comply with the draft policy which specifies a provision of homes for older people.
- 2.11 The development of the site would represent a logical rounding of the urban area. The site is not physically constrained and has good access to Thirlmere Drive to the west and the surrounding highway network. The site is highly sustainable within walking distance of the centre of Lymm.
- 2.12 The site is suitable, available, and deliverable for residential development in the short term.
- 2.13 We fully support the proposed allocation under draft Policy OS5.
- 2.14 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 proposed amendment.

3. Appendices

EP1 Location plan

EP1



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