

PROPOSED DEVELOPMENT OFF LACHE LANE, CHESTER



This leaflet outlines the details of a draft proposal for housing on land to the rear of Lache Lane, Chester.

These draft proposals have been prepared by Chester-based developer Blueoak Estates, who have conditionally agreed to purchase the land from The Marjory Boddy Charitable Trust.

The Trust was set up in 2002 to manage the assets and investments of the late Marjory Boddy who lived on Lache Lane.

Once completed, proceeds from the sale of the land will enable the Trust to significantly enhance the spread and impact of its support to hard-pressed charities and community groups across Cheshire West and Chester, in line with Marjory Boddy's wishes.

THE PROPOSED SITE PLAN

SUMMARY

- 21 new dwellings comprising 1.5–2 storey properties.
- 30% affordable housing totalling 6 affordable homes.
- Retention and enhancement of the existing pond.
- Tree and hedgerow planting 0.86 hectares of open space.
- Vehicular access from Lache Lane.



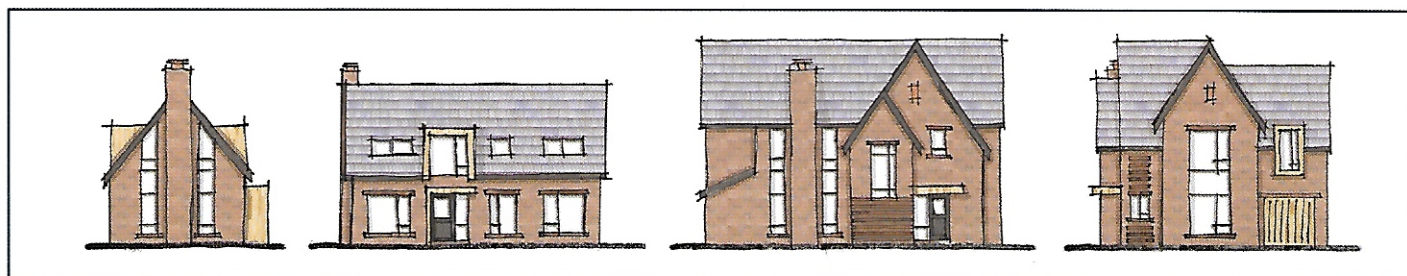
Following a period of design development in consultation with their specialist design team and Cheshire West and Chester Council; Blueoak Estates would like to seek your view on the draft proposals as they currently stand.

The proposed scheme of 21 homes has been sensitively designed around the existing pond and grassland with the intention of delivering a biodiversity net gain in line with DEFRA guidance. This will involve the removal of encroaching vegetation that currently restricts the ecological value of the pond, over-seeding of the existing grassland to improve species composition to maximise biodiversity and the retention and strengthening of the existing boundary hedging. A management company will be set up by Blueoak Estates to ensure that these areas are maintained into the future.

The new housing will provide a broad mix of accommodation from one to five bedrooms, with the intention that some of the houses will be bungalows that follow the principles of the Lifetime Homes Standard. In line with local guidance, 30% of the proposed properties will be affordable housing.

Blueoak Estates are working with the award winning landscape architecture practice Barnes Walker to provide a sensitively designed, mature environment that complements the ecological enhancements made to the retained pond and grassland areas.

EXAMPLE OF PROPOSED ELEVATIONS



BENEFITS

- Provide a bespoke scheme of 21 homes using high quality materials and offering a broad mix of accommodation, including 6 affordable homes (30% of the scheme).
- The homes would be a mix of 1.5 and 2-storeys in height, with circa 0.86 acres of open space on the scheme (approx. 29% of the total site area).
- The new homes would exceed the requirements of the building regulations.
- Involve the planting of approximately 150m of new hedgerow and circa 80 new trees.
- Offer biodiversity and ecological enhancements to encourage more wildlife to the site.
- Provide bungalows that conform to the principles of the Lifetime Homes Standard.
- Provide much needed affordable housing.
- Allow for the provision of charging points for electric vehicles.
- Use Modern Methods of Construction (MMC) to take works off site to speed up the construction process and reduce the impact on neighbouring properties during this period.
- Utilise a Site Waste Management Plan (SWMP) will be utilised to reduce material wastage and ensure waste is recycled where possible.

WHAT HAPPENS NEXT?

Please take the opportunity to review the draft proposals within this leaflet as we would welcome any questions or comments at this stage. Please send your comments by the 5th August 2020:

POST: Lache Lane Consultation c/o Avison Young, Norfolk House, 7 Norfolk Street,
Manchester, M2 1DW.
EMAIL: lachelane.uk@avisonyoung.com

It is Blueoak's intention to prepare a planning application, taking into account any feedback received.

Land off Lache Lane

Feedback Form



What do you like / dislike about the draft proposals?

Do you have any suggestions of how the scheme could be improved?

Are you supportive of the proposed development? *(please mark as appropriate)*

☐

Supportive

☐

Not Supportive

☐

Partially Supportive

Do you have any other comments that would help us in developing the final scheme?

Please send us your feedback via one of the following methods:

By Email:

lachelane.uk@avisonyoung.com

By Post:

Lache Lane Consultation

Avison Young, Norfolk
House, 7 Norfolk Street,
Manchester, M2 1DW

Everyone's feedback is important to us and all responses will be reviewed as part of the consultation process.

Thank you for your feedback!