



# PROPOSED RESIDENTIAL DEVELOPMENT

## LAND NORTH OF CHESTER ROAD, HELSBY, CHESHIRE



Hourigan Planning is preparing a full planning application on behalf of Anwyl Land Limited and Elan Homes Holdings Limited in relation to a proposed residential development on land north of Chester Road, Helsby, Cheshire.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to a full planning application being submitted. Comments received will be used to inform and refine the full planning application before it is submitted to Cheshire West & Chester Council.

Once the application is submitted, neighbours will have another opportunity to make representations directly to the Council.



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## SUMMARY OF PROPOSALS

- Development of an edge of settlement site containing two parcels of land for the provision of circa 125 new dwellings in one parcel, and 105 in the second parcel, including 45% affordable housing.
- Significant areas of public open space complemented by substantial new landscape planting. The layout would also include the provision of two children's equipped play areas and allotments.
- Proposed network of new footpaths throughout the site to link into existing pedestrian routes in the area creating a very accessible development.
- Integration of a central green corridor to preserve views to Helsby Hill.
- Opportunity to deliver biodiversity improvements, with the development delivering at least 10% Biodiversity Net Gain.
- The appearance of the new homes will be reflective of the village vernacular and will be high quality.
- All new homes will be energy efficient each being provided with an electric vehicle charging point.
- The proposals will deliver a Sustainable urban Drainage Scheme (SuDS) to deal with surface water.

## HOW TO COMMENT

### **The consultation period will be open until midnight on Sunday 21 December 2025**

Further information is available to view on the Hourigan Planning website including an Indicative Masterplan and a 'Frequently Asked Questions' Sheet - [www.houriganplanning.com/consultations/](http://www.houriganplanning.com/consultations/)

Please submit comments by post or email:

- ✉ [hello@houriganplanning.com](mailto:hello@houriganplanning.com) (using "Land north of Chester Road, Helsby Consultation" as the subject line).
- ✉ Land north of Chester Road, Helsby Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

**Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.**