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Canalside 'family' homes planned for Bollington

A small, high quality, waterside development of seven 'family-sized' homes is being planned for a site next to the Macclesfield Canal in Bollington.

The proposed development is led by H₂O, a national joint venture partnership between specialist developers *bloc* and the Canal & River Trust (formerly British Waterways), who own the land. H₂O is also working with custom-build company Plot on an innovative new way to give buyers more control over the internal design of their homes.

H₂O has just submitted plans to Cheshire East Council for three detached and four semi-detached homes, with gardens and a central courtyard, on a site next to Hurst Lane, near the aqueduct.

Over the last seven months, H₂O has organised an extensive consultation programme, including a public exhibition, and the development plans have been re-designed as a result of receiving a wide range of views and requests.

bloc director Richard Thomas explained: "We are grateful to everyone who attended the public consultation event last October. Over the winter months we have been carrying out a number of additional surveys to establish any further ecological or technical constraints on the site. We have also engaged in several one-to-one meetings with local residents and boaters, and consulted further with Bollington Town Council and the local Civic Society.

"We have tried our best to address the main concerns and return with a scheme that is safe, practical and aesthetically pleasing to local residents. We have increased pedestrian safety adjacent to the Hurst Lane Bridge and, in direct response to comments on the original design, have repositioned and reduced the number of homes planned on the site.

“We understand there is a shortage of quality family-sized homes in Bollington, so we hope this development will help to plug that gap. H₂O plans to deliver this scheme through a new custom-build process, with the help of specialist company Plot. Buyers will be able to purchase a serviced plot of land from H₂O. The company Plot will then provide all the necessary services and financial information to enable the buyer to build their new home. This new form of housing delivery has several advantages as it gives the buyer control over the internal design and specification of their home and also a chance to increase their investment equity.”

Mike Coates, Development Manager with the Canal & River Trust, added that as part of the development, the Trust intended to repair the steps from Hurst Lane Bridge down to the towpath, improving pedestrian access to the canal.

He said: “H₂O is a unique property developer, with a 50% share being owned by the Trust. We obviously have a vested interest in ensuring schemes adjacent to our canals work well and enhance the waterside setting. Maintaining a 200-year-old canal network is clearly a constant challenge and its upkeep is supported by income generated by development schemes like this one. Nearly two thirds of the profits from H₂O developments to date have been re-invested in Britain’s waterways for the benefit of all canal users.”

More information about H₂O can be found at www.H2Ourban.co.uk and Plot at www.dreamplot.net.

About H₂O

H₂O is the joint venture between British Waterways and private developer bloc, which develops adjacent to the rivers and canals owned and managed by the Canal and River Trust. Each of our sites is special and our goal is to balance local, historical, operational and environmental sensitivities thereby providing unique waterside places for living, working and enjoying. H₂O aims to:

- ³⁵/₁₇ Focus on local need
- ³⁵/₁₇ Respect the canal heritage
- ³⁵/₁₇ Design high quality buildings and environments
- ³⁵/₁₇ Deliver sustainable projects
- ³⁵/₁₇ Create profits for re-investment in the waterways network