

**Lache Vision / Lache Masterplan
Public Meeting Notes
Wednesday, 19 October 2022**

Questions

Question raised at public meeting	Response	Action
<p>We hadn't been included in original consultation or know about its development</p> <p>Why did the consultation go ahead during COVID? It should be started again.</p>	<p>CW&C accept and apologise to residents who felt were not included in the process. There were 2 x leaflet drops, press releases, a library exhibition, drop-in event and social media, but accept the strength of feeling on this issue.</p> <p>There is now a dedicated webpage where all information, details of public meetings and contacts for feedback is held: http://chester.westcheshiregrowth.co.uk/projects/lache-masterplan/</p> <p>The impact of Covid meant that consultation was more limited than we would have wanted – but it also highlighted the need for more investment at a neighbourhood level – and having a ‘forward plan’ which captures this need and identifies projects that will improve an area is a vital tool needed to help unlock funding</p> <p>While we accept that the consultation was flawed, we also recognise that</p> <ul style="list-style-type: none"> • 454 people were engaged in initial consultations Oct-Nov 2021– (320 of these were children). • 71 people attended second consultation event (Feb 22) • Additional 60 people have sent e-correspondence • Representatives from 10 organisations who work in Lache also responded • Unspecified number of people viewed the display boards which were retained at the Community Centre and Lache Library in Feb-Mar 2022. <p>Many of the issues/comments raised in this initial stage replicate the views raised since the publication of the consultant's report, including:</p> <ul style="list-style-type: none"> • need for investment in play equipment, • importance placed on biodiversity/green space, making it easier/safer to walk and cycle • need for improved Community centre. <p>The Council continue to welcome new suggestions. We have sought out lots of feedback from Stakeholders, decision makers and importantly local residents to understand what they thought of the proposals.</p>	<p>Letter sent to all households re future public meetings; suggested revised priorities and ways to give feedback.</p> <p>A paper folder of all information has also been created and is housed at the Community Centre</p>

<p>What has happened since the original consultation document published?</p>	<p>We listened to this feedback and proposed that we take forward four projects ideas as priorities, not progress with others and undertake further investigation into the viability of another.</p> <p>A full summary of each proposed action for each of the consultant’s suggestions is online or in paper folder</p>	
<p>Lache has lost a lot of services – it feels like residents have had no investment in our facilities and we have got less than other wards despite bring more deprived.</p>	<p>The priority projects identified in the review are intended to highlight the need to invest in facilities in Lache ward – and form a pathway to secure funding to help deliver them.</p> <p>In addition, we are also using neighbourhood pride money to invest in smaller scale environmental clean-ups and projects to improve the appearance of the area.</p> <p>Please note: Some of the identified ‘lost amenities’ raised were delivered by the private sector or NHS and are outside of Council influence.</p>	<p>The revised Steering group will help shape and develop individual projects so that funding can be sourced and projects delivered.</p>
<p>Play provision & maintenance should be better - I must take a brush to the play area when I take my child to clean up the broken glass.</p> <ul style="list-style-type: none"> • Good example of play provision – Alexandra Park, Chester <p>Need to increase dog bins</p> <p>Will the proposed new facilities be maintained?</p>	<p>One of the suggested priority projects would be aimed at improving play equipment in Sycamore fields</p> <p>While we cant prevent people from breaking bottles, making the play area larger, with new surfacing across the whole area, will help make it easier to maintain – and hopefully new investment and use will discourage anti-social behaviour.</p> <p>In the meantime, residents can make use of Report it App to send photographs of issues – the more reports received, the higher the levels of maintenance.</p> <p>Will be factored into design</p> <p>It is essential that equipment is maintained – which is why the focus on key projects which will make a difference to local residents are being prioritised and removal of some of the consultant’s ideas such as coloured road surfacing which are expensive to maintain and deteriorate quickly.</p>	<p>Officers are now starting to work on initial ‘Sketch ideas’ for improvements and Consultation on proposed improvements will take place in early 2023.</p>
<p>Is there a cancer link/risk associated with the contaminated land within the Backies?</p>	<p>The Council has undertaken a number of studies over past 12 years looking at different aspects of the site – all health linkages have been examined in detail and no risks to the public or residents of cancer have been identified.</p> <p>If anyone wants to further information or wishes to view or discuss outcomes from these studies, please contact environmentalprotection@cheshirewestandchester.gov.uk</p>	
<p>Why aren’t we benefitting from all the houses being built on the greenbelt nearby?</p>	<p>There is a public perception that developers have to pay a huge levy to help adjacent areas when they get planning permission – unfortunately this isn’t true – most of the infrastructure the developer has to provide, is for new facilities within the development itself that their new householders will use, or to improve highway</p>	

<p>How many of the homes built there are affordable?</p>	<p>infrastructure which would be impacted by the new homes. It is only when a developer cannot provide certain infrastructure on-site, such as green spaces, playing pitches, schools etc that a developer will pay a financial sum to improve/extend these sorts of things elsewhere.</p> <p>However, we have secured a small amount of funding from the new development at Wrexham Road to spend in facilities in adjacent areas like Lache or Westminster Park and we are proposing to use this funding to help improve Sycamore fields play area.</p> <p>The new 3G pitches being built at Wrexham Road will also be available to Lache residents and local clubs</p> <p>372 new affordable homes are being built as part of the Wrexham Road development 152 are shared ownership and 220 are affordable rent</p>	<p>Consult residents on Sycamore Fields design and secure funding for delivery</p>
<p>Lache has a deficit of green space – Can the LAPA field should be developed as a nature reserve.</p> <p>Are the fences surrounding the green spaces going to be removed to allow access?</p>	<p>Yes, proposed way forward would take forward the Baccies/LAPA field as a biodiversity-led amenity space – which would deliver an additional 8 hectares of green space to benefit local people’s wellbeing and access to nature.</p> <p>The Baccies/LAPA field project as it develops will need to consider access into the site and natural supervision to ensure people feel safe when using it. Initial designs will need to be developed and consulted upon as part of the development of this idea. No decisions have been taken at this time.</p>	<p>Initially, need to secure funding for landscape architect time to work up initial ideas and then lead on consultation with residents</p>
<p>What is being done to fill the empty property – Hawthorn House and Little Lache building.</p>	<p>The Council will be inviting tenders in early 2023 for Hawthorn House. Little Laches is already open to both these properties so that they can be let.</p>	
<p>What facilities we have already (park, Community centre) need more money.</p>	<p>We agree – this is why we have identified them as priorities</p>	<p>Develop designs and costed plans, and consult with the community</p>
<p>Have any firm decisions been made based on the Lache Vision?</p> <p>Has the Lache Vision Plan been adopted as Council Policy? –</p>	<p>The Consultant’s report published in April was a list of their suggestions based on the consultation undertaken to that time. It was not adopted policy of the Council.</p> <p>Since April, we have sought additional feedback and have identified a suggesting a way forward which focuses on four priorities.</p> <p>Once the steering group has been reformed, we will ask them to endorse this priority list – which will then give it some ‘weight’ and help us to secure funding for projects, but nothing is set in stone and we continue to welcome feedback and new suggestions.</p>	<p>This report, together with details of the review process and rationale for suggested way forward is online or in paper folder in community centre</p>

<p>Is the pumping station to be built on?</p> <p>There has been flooding on Sycamore Drive in the past- How is this issue being addressed?</p>	<p>There are no plans to remove or build on the pumping station, as it is still in use.</p> <p>After every incident of flooding, there is a review of the incident and identification of any works required to help prevent its re-occurrence – so for example, following incident when sewerage drains were overwhelmed a decade ago, works were undertaken by waterboard.</p> <p>Since 2002, there have been 15 reports of road flooding, most were partly caused by blocked gullies and didn't result into any ingress into people's homes. The more serious incidents in 2008, 2012, 2013, 2019 and 2021 were caused by high levels of rainfall leaving drains overwhelmed and did not all result in water entering homes.</p> <p>It is not possible to prevent every incident of short-term flooding to roads and gardens – but to reduce the risk we:</p> <ul style="list-style-type: none"> • Have photographed all drains in flood hotspots and reported any blocked ones to maintenance team • Propose to create a leaflet on what you can do to help yourself and where to get help; • Propose to engage with Sanctuary Housing on any options to reduce risk to tenants who live in their properties • Proposed to purchase some hydro snakes – which can be distributed to householders or stored at community centre, to be used in an emergency 	<p>Cllr Beecham/Cllr Armstrong asked officers to engage with Flood defence team to understand what improvements had been made or were planned.</p>
<p>Are there plans to provide warm spaces in Lache ward in a response to the cost of living and energy price increases?</p>	<p>Lache Community centre is a community warm space and members of the public are welcome to come into the Centre and sit in the communal area (foyer / café area) during opening hours:</p> <p>Mon 09:00 – 14:30 Tue 09:45 – 14:30 and 17:30 – 20:30 Wed 09:00 – 14:30 Thu 09:45 – 14:30 Fri 09:00 – 14:30</p> <p>Warming Wednesday: Each week, Soul Kitchen provide a different home cooked lunch available from 11am-1.30pm– there is no need to book, and meals are free (although attendees who are able to contribute, are asked to pay what they can afford). Any excess food is distributed with food parcels every Friday.</p> <p>Lache Library is also a warm space for local residents to use.</p>	

<p>The Curzon House homeless accommodation proposals will result in more pressure on services in the ward.</p>	<p>The Curzon House proposal is to refurbish the building to provide supported accommodation so that people at risk of homelessness are not spending prolonged periods of time confined to a single room in a hotel. The proposals come with wrap around support so it is not intended to cause additional pressure on local services.</p> <p>Anyone with questions can email Housingstrategy@cheshirewestandchester.gov.uk or leave a message on 0151 356 6410 and one of the team will call you back.</p> <p>The Council will continue to gather feedback until 3 January 2023.</p>	
<p>It feels like we are excluded from the decision-making process.</p>	<p>The Lache Vision was commissioned with the best intentions to regenerate Lache ward – We are committed to making sure residents are as involved as they wish to be in the future.</p> <ul style="list-style-type: none"> • A series of public meetings are part of process to increase public awareness and receive feedback. • We plan to refresh the steering group to give more weight to local groups and residents views – and so that members can then share progress on specific projects going forward • Encouraging people to sign-up to receive ongoing direct communications so that people can hear first hand about proposals for their neighbourhood 	<p>Committed to sending a letter to every household in Lache outlining the emerging way forward and inviting them to future meetings and encouraging people to sign up to receive ongoing direct communication</p>
<p>Commissioning an ecology survey for the sidings could be a waste of money, as Highways wouldn't approve site access</p>	<p>Highways did not object in principle to the previous planning application for the site (withdrawn).</p>	

Post it note comments

Lache Park:	5 x green dots (support proposal as a priority); 0 x amber; 0 x red.
	Comment: Support proposed way forward.
The Baccies/LAPA field	12 x green dots; 1 x amber (unsure); 0 x red Comments: 2 x don't want BMX track to be included: 1 x No housing please; 1 x needs clearing of rubbish – big rats; 1 x I like open space for this site, but we also need more houses
Hawthorn Road/Poplar Place Road/active travel investigations	2 x green; 0 x amber, 0 x red
Community Centre refurbishment	3 x green; 0 x amber; 0 x red
	Comment: don't want new housing on upper floors/new building opposite me
Other comments/ Suggestions	Can you also consider options to reduce speeding on Circular Drive - potential for speed bumps
	2 x red dots attached – and comment: don't want speed bumps