

Saighton Camp Development Strategy, Chester

Defence Estates

Brief

As part of BE Group's term planning commission to the Defence Estates, an innovative redevelopment strategy has been proposed for Saughton Camp, Chester. The Camp, previously used as a training centre, extends to 40 hectares and contains a Site of Biological Interest.

The site, on the urban edge of Chester, is the only large brownfield site in this historic and environmentally sensitive city, and has been excluded from the Statutory Cheshire Green Belt.

Cheshire County Council and Chester City Council have both identified the site as a future strategic employment area. It is recognised that the Camp's brownfield status and edge of city location makes it a key development opportunity for Chester.



Activities

Development proposals were prepared, identifying a sustainable mix of land uses which limit the impact of private commuter traffic on the local road network.

Evidence prepared and presented at the Structure Plan Examination in Public.

Further evidence prepared and presented to the Chester District Local Plan Inquiry, including cross examination sessions, Housing Round Tables and public meetings.

BE Group has monitored the Council's changing Plan strategy following objections from the Environment Agency to the City's proposals for the Sealand Basin area.



Outcome

A Masterplan and Landscape strategy was produced illustrating a sustainable form of development which incorporates:

- 900 mixed tenure houses
- Employment uses
- Primary school and local services
- District park on an adjacent parcel of land currently in the green belt.

The development proposals also include a sustainable strategy for transport which minimises dependence on the private car.

