

Saighton Camp Chester  
Presentation to Huntington Parish  
Council  
Monday 16<sup>th</sup> January 2012



# The Site



# Background

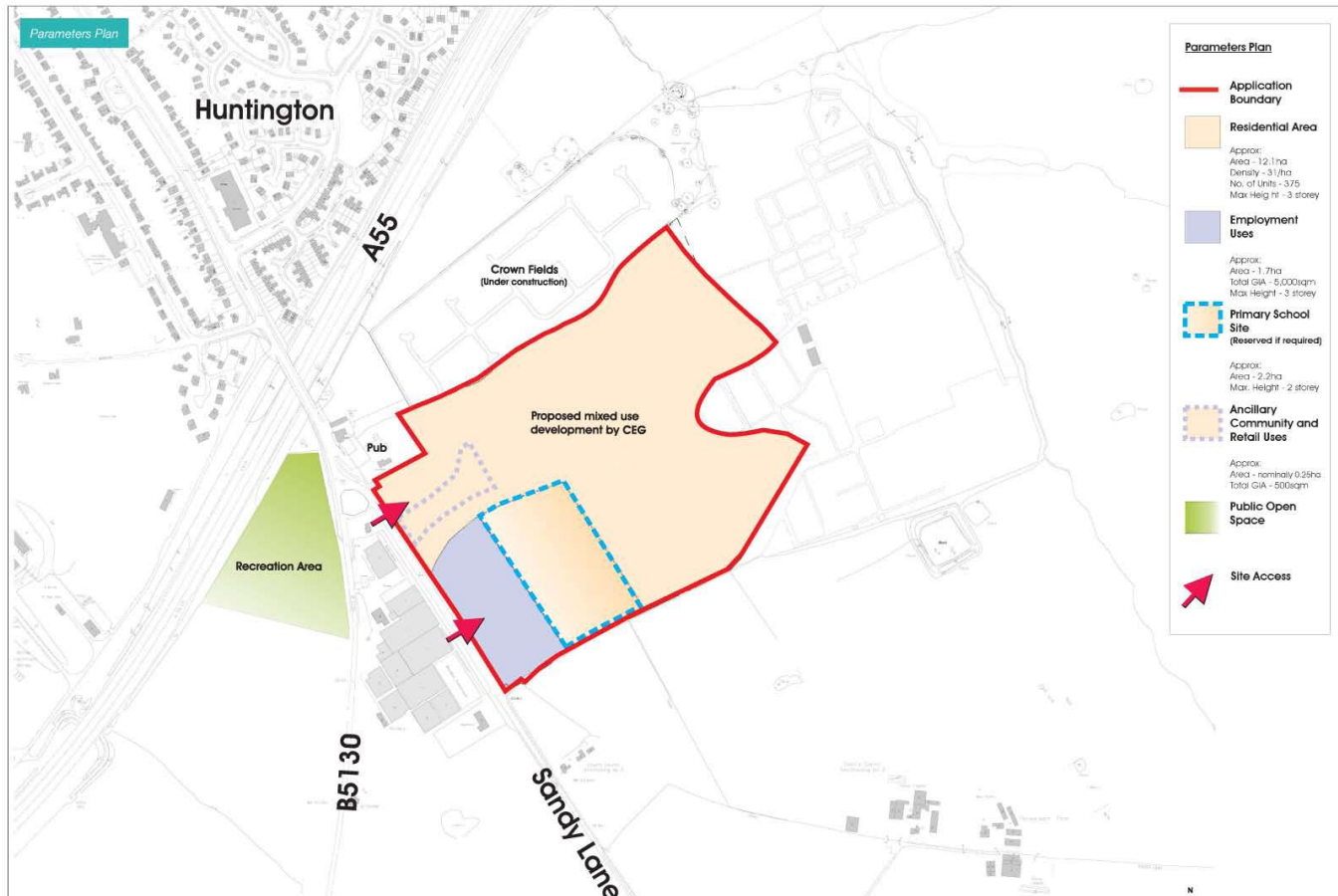
- The site has the benefit of an Outline Planning Permission (OPP) allowed on appeal in June 2010
- Site was acquired by Bovis in July 2011 and Bovis have subsequently sold land to Redrow Homes
- OPP gives approval for “Residential led mixed use development comprising 375 dwellings; 5000 sq.m of employment development; 500 sq.m of ancillary uses (A1, A3, A4,A5,D1); new primary school; open space; parking and ancillary landscaping.”
- The Means of Access was approved with the OPP
- Conditions also required off site highway improvements

# The Outline Masterplan

- Bovis Homes/Redrow have a acquired only that site which benefits from residential consent. All other parcels of the land are retained by GMV Eight.
- GMV Eight Ltd will be responsible for the construction of the employment element of the site.

# The Outline Masterplan

## Development Proposals



# Our Proposals

- 346 New homes (Bovis:227; Redrow:119)
- Mix of detached, terraced and apartments
- 20% Affordable Homes
- 2, 2.5 and 3 storey
- 10% of energy consumption to be provided by renewable or low carbon sources
- 15% of market homes and all affordable homes to meet life time homes standards
- All homes to be built to CSH Level 3
- Bus Service Contribution (£422,000)

# Our Proposals



# Our Proposals

- Character Areas

KEY

- Urban fringe
- Village street
- Community Green
- Rural Edge
- Central Park
- Village amenities



# Urban Fringe

A contemporary feel created by a simple pallet of weather boarding, rendered panels and bricks. Brick detailing will be kept to a minimum to achieve crisp clean lines. Any architectural features such as canopies will be simple in form.



# Village Street

Main materials will be redbrick, some tile hanging and smaller pockets of render with grey slate effect tiles materials typical to Saughton Village. Pockets of render will be used at first floor level with brick detailing including brick plinths



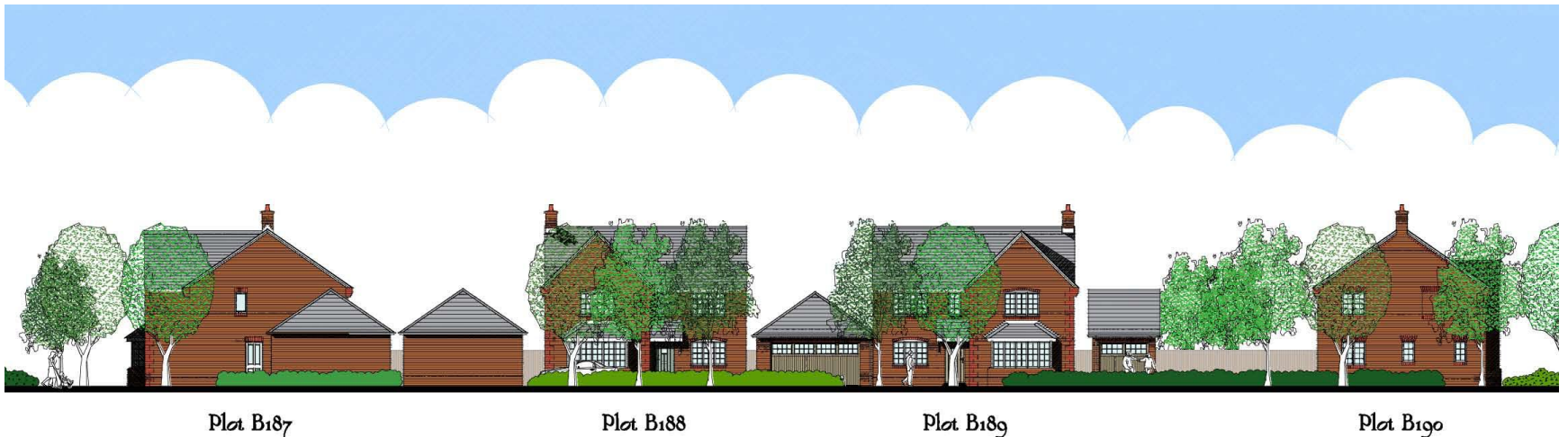
# Village Green

The main materials proposed are red and brick and grey slate effect tile, materials typical to both Saughton Village and wider areas of Chester. Small pockets of render and brick detailing will provide additional interest. The door, window heads and plinths will be brick, again a typical detail found in Saughton Village. This area will be less formal than the Urban fringe with hedges and Cheshire railings.



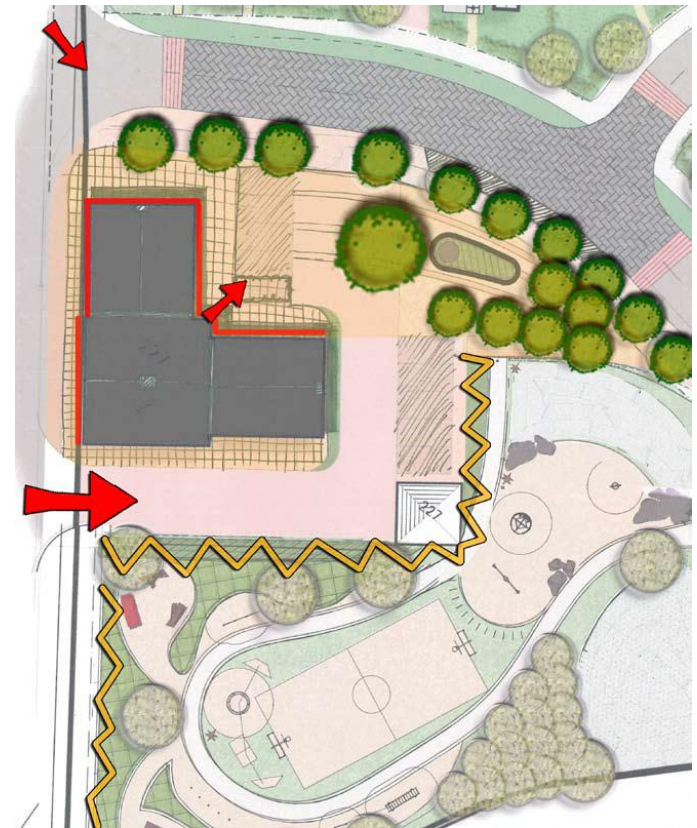
# Rural Edge

This area will have a loose grain set in larger private gardens. Materials will be red brick and grey slate effect tiles. The door and window heads will be brick, a typical detail found in Saughton Village. This area will appear less formal than all other character areas with hedging, picket fencing and post and rail fencing.



# Village Amenities

- New 500 sq.m unit at site entrance with flexibility for retail or office uses
- To be built prior to 100 homes being occupied



# Play/Landscaping

- Central park inc swales and surface water balancing-SUDS; natural play themes
- Smaller areas of local play (LAPs) located throughout the site
- Circular route for walkers and joggers



# What Next ?

- Application submitted to Chester West and Chester Council (11/05737/REM)
- Registered 6<sup>th</sup> January 2012
- Decision Due 3<sup>rd</sup> April 2012