



- KEY**
- Phase 1 boundary
  - Site boundary
  - Plot boundary
  - Electricity substation/foul water
  - Gas Governor
  - Spine Rd
  - Cycle and pedestrian path
  - Existing public right of way (Prow)
  - Pedestrian path
  - Primary node
  - Secondary node
  - Main vehicular access
  - Pedestrian and cycle access
- GREEN INFRASTRUCTURE**
- Public open space - Parkland
  - Public open space - Local Green
  - Retained Woodland / Trees
  - Retained hedgerow
  - Proposed hedgerow
  - Allotments
  - Country Park
  - Mounds
  - Structural Planting
- BLUE INFRASTRUCTURE**
- Stormwater ponds / basins
  - Existing ditches / swales
  - Proposed swales
- PLAY**
- ★ Junior play space (0-12yr)
  - ★ Youth play space (0-18yr)
- ECOLOGICAL FEATURES**
- Bat hop overs
  - Bager sett
  - Bat boxes
  - Hibernaculum
  - Swift boxes
  - Bee hives
  - Bee mounds
  - Bug hotels
  - Log Piles

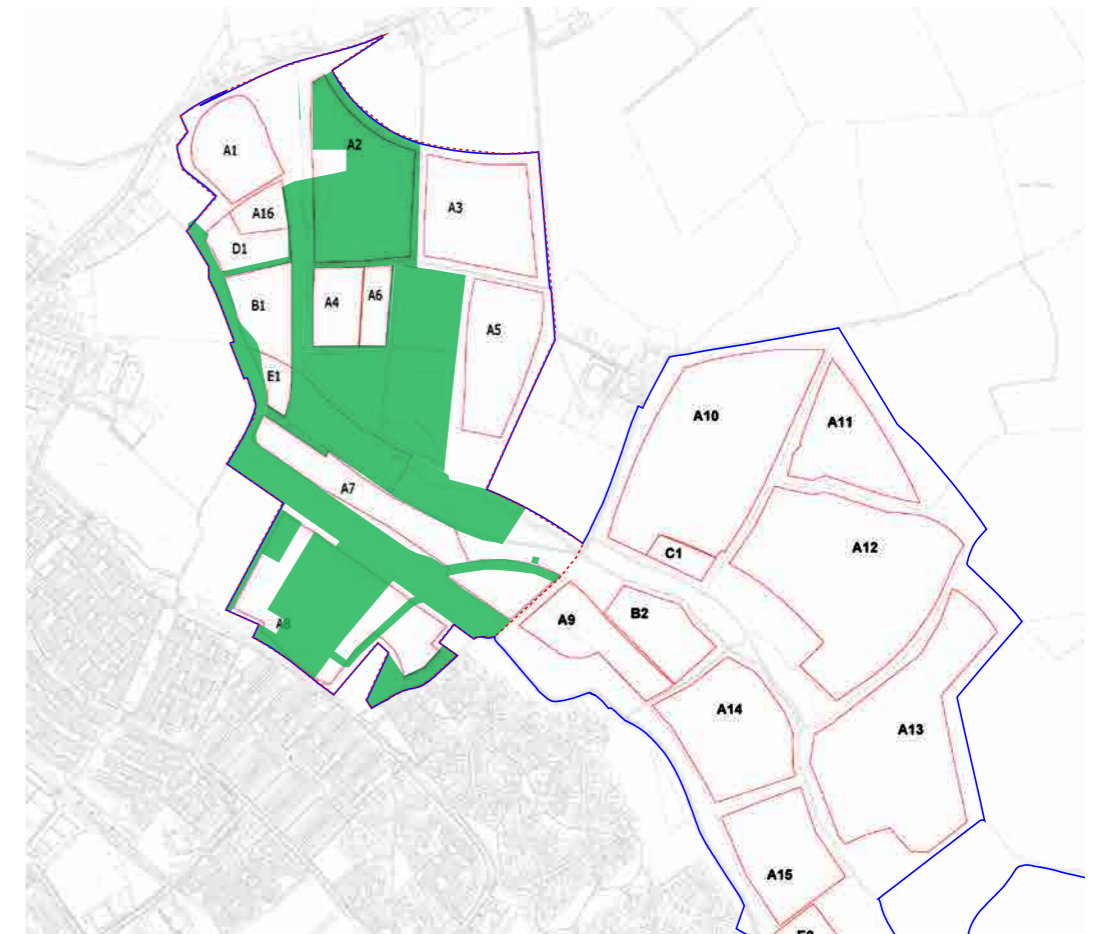


Figure 12. Phase 1D(South)- Strategic Landscape plan

**Phase 1D Summary Table:**

Topic / Item	Description / Phase Requirements
Development Character Areas	- The Spine - Chalkstone Fields
Residential development zones	- Residential Zones A2 (exc. Show homes) and A8 (part).
Supporting infrastructure	- Construction of remainder of primary road network linking plots A1 and A8.
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - Provision of new habitats within the Public open space (refer to site wide biodiversity strategy). - Provision of bat hop overs across Principal Street north of Plot A8. - Implementation of bird/ bat bricks/ tiles within dwellings.
Structural landscaping	- Provision of central green spine (between parcels B1 and A4). - Provision of structural planting / public open space along northern and eastern boundary of parcel A2. - Provision of central green structural landscaping / public open space (west of parcel A2) including drainage swales and stormwater pond. - Provision of structural planting / public open space to the west of the site, running from parcel A1 to E1. - Provision of structural planting / public open space along southern and western boundary of parcel A8. - Southern Plantation woodland (north of A8). - Great Field Plantation.
Public open space	- Creation of NEAP play space and kick-about space to the western boundary of Plot A2 (Conditions 15 and 16). - Construction of cycle path along northern boundary of plot A2. - PROW connection along northern frontage of plot A8 (Chalkstone Way).
Drainage	- Swales bordering plot A4. - Attenuation ponds at western end of central green spine.
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- Delivered in Phase 1E.
Off Site	- Junction improvements at Cangle Junction (Schedule 4, Clause 5, S106 Agreement).

PHASE 1D IMPLEMENTATION STRATEGY PLAN



KEY  
 Ph1 D

3.6 PHASE 1E

Phase Overview:

- > Commencement of residential units in parcels A3, A5 and A6 .
- > Provision of structural planting to the northern site boundary adjoining parcel A10, A11, A12 and A13 (around northern boundary of Phase 2).
- > Provision of structural planting / public open space around parcels A3, A5 and A6.
- > Provison of allotments (parcel E1)



Figure 13. Phase 1E - Stratagical Landscape plan





KEY

- Phase 1 boundary
- Site boundary
- Plot boundary
- Electricity substation/foul water
- Gas Governor
- Spine Rd
- Cycle and pedestrian path
- Existing public right of way (Prow)
- Pedestrian path
- Primary node
- Secondary node
- ➔ Main vehicular access
- ➔ Pedestrian and cycle access
- GREEN INFRASTRUCTURE**
- Public open space - Parkland
- Public open space - Local Green
- Retained Woodland / Trees
- Retained hedgerow
- Proposed hedgerow
- Allotments
- Country Park
- Mounds
- Structural Planting
- BLUE INFRASTRUCTURE**
- Stormwater ponds / basins
- Existing ditches / swales
- Proposed swales
- PLAY**
- ★ Junior play space (0-12yr)
- ★ Youth play space (0-18yr)
- ECOLOGICAL FEATURES**
- Bat hop overs
- Bager sett
- Bat boxes
- Hibernaculum
- Swift boxes
- Bee hives
- Bee mounds
- Bug hotels
- Log Piles



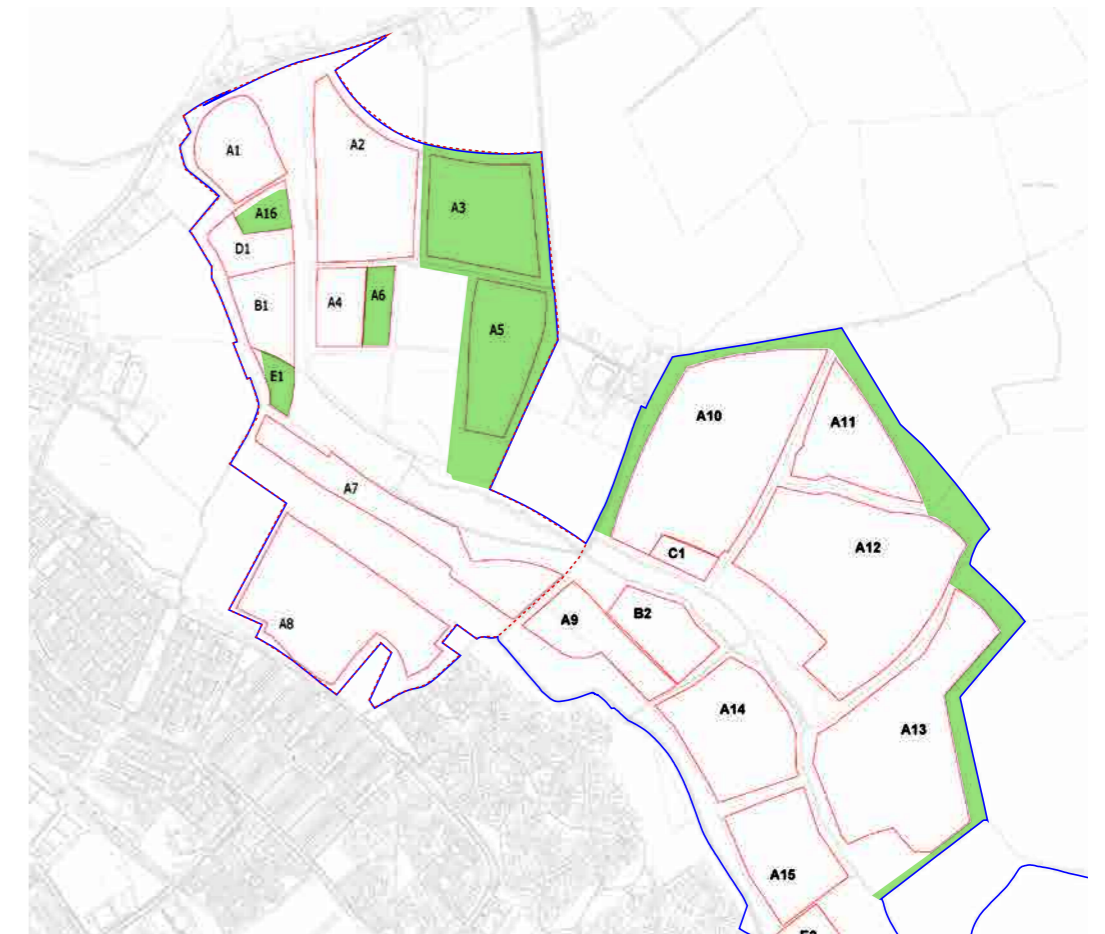
Figure 14. Phase 1E Strategic Landscape plan



**Phase 1E Summary Table:**

Topic / Item	Description / Phase Requirements
Development Character Areas	- Great Wilsey Meadows - North - Great Wilsey Meadows - East
Residential development zones	- Residential Zones A3, A5, A6, and A16
Supporting infrastructure	- Construction of secondary road network south of parcel A3
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - Existing drainage channel between plot A2 and A3 to be enhanced. - Provision of new habitats within the Public open space (refer to site wide biodiversity strategy). - Implementation of bird/ bat bricks/ tiles within dwellings.
Structural landscaping	- Provision of structural planting / public open space around parcel A3, A5 and A6. - Provision of structural planting to the northern site boundary adjoining parcel A10, A11, A12 and A13 (around northern boundary of phase 2).
Public open space	- Creation of NEAP play space and kick-about space. - Construction of cycle path along northern boundary of plot A3 (connecting to cycle path along northern boundary of A2). - Construction of cycle path along eastern boundary of parcel A3 and A5 - Construction of footpaths and public open space bordering plots A3, A4 (extra-care), A5 and A6. - Retention and enhancement of PROW along eastern edge of plot A5.
Drainage	- Attenuation pond south of plot A5 - Swales bordering plots A3 and A5 which deliver surface water from these plots to the attenuation basin (Pond 3) south of plot A5
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- Delivery of Allotments (plot E1) – by 600 <sup>th</sup> occupation (condition 19)
Off Site	- Junction improvements at Chalkstone Way with Wratting Road (Condition 32) - Junction improvements at Manor Road with Ehringshausen Way (Condition 33) - Junction improvements at A1307 junction with the A1017 (condition 35)

PHASE 1E IMPLEMENTATION STRATEGY PLAN



KEY

Ph1 E

3.7 PHASE 1F

Phase Overview:

- > Commencement of residential units in parcels A7 and A8 (remaining part).
- > Provision of central green spine to the north east of plot A8.
- > Provision of structural planting / public open space along south eastern boundary of parcel A8 (remaining part).

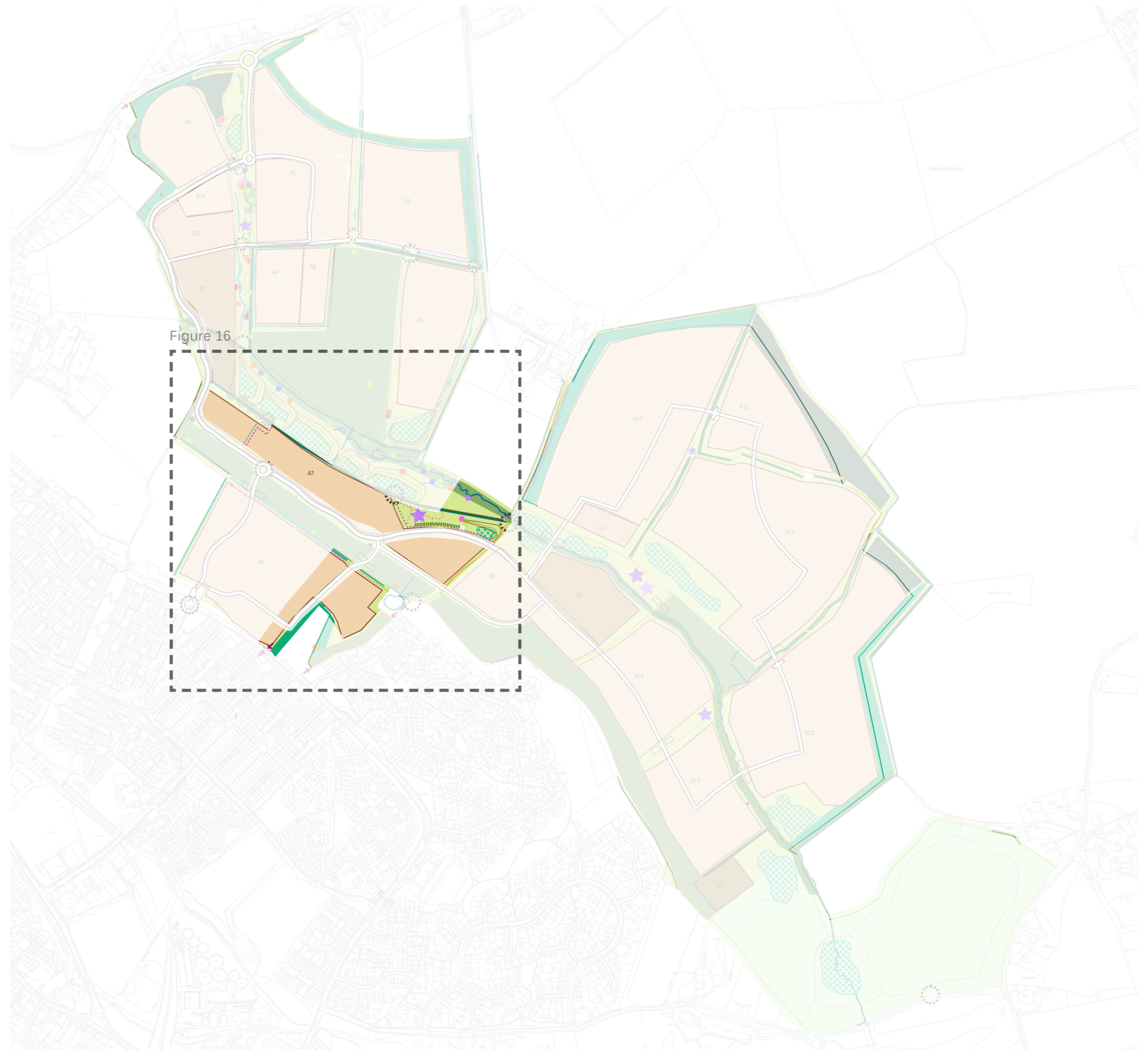
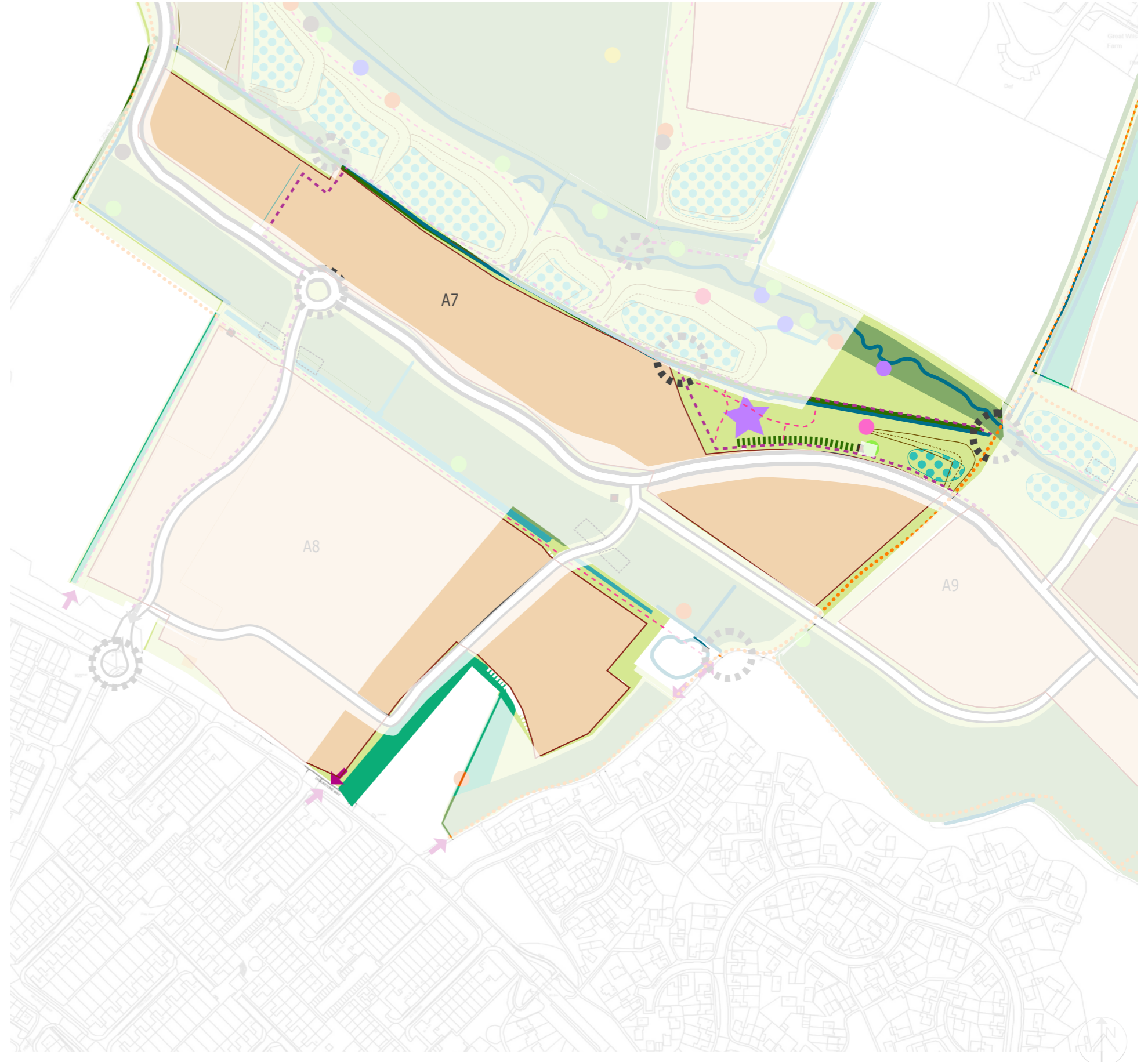


Figure 15. Phase 1F - Strategical Landscape plan



KEY

- Phase 1 boundary
- Site boundary
- Plot boundary
- Electricity substation/foul water
- Gas Governor
- Spine Rd
- Cycle and pedestrian path
- Existing public right of way (Prow)
- Pedestrian path
- ⊙ Primary node
- ⊙ Secondary node
- ➔ Main vehicular access
- ➔ Pedestrian and cycle access
- GREEN INFRASTRUCTURE**
- Public open space - Parkland
- Public open space - Local Green
- Retained Woodland / Trees
- Retained hedgerow
- Proposed hedgerow
- Allotments
- Country Park
- Mounds
- Structural Planting
- BLUE INFRASTRUCTURE**
- Stormwater ponds / basins
- Existing ditches / swales
- Proposed swales
- PLAY**
- ★ Junior play space (0-12yr)
- ★ Youth play space (0-18yr)
- ECOLOGICAL FEATURES**
- Bat hop overs
- Bager sett
- Bat boxes
- Hibernaculum
- Swift boxes
- Bee hives
- Bee mounds
- Bug hotels
- Log Piles

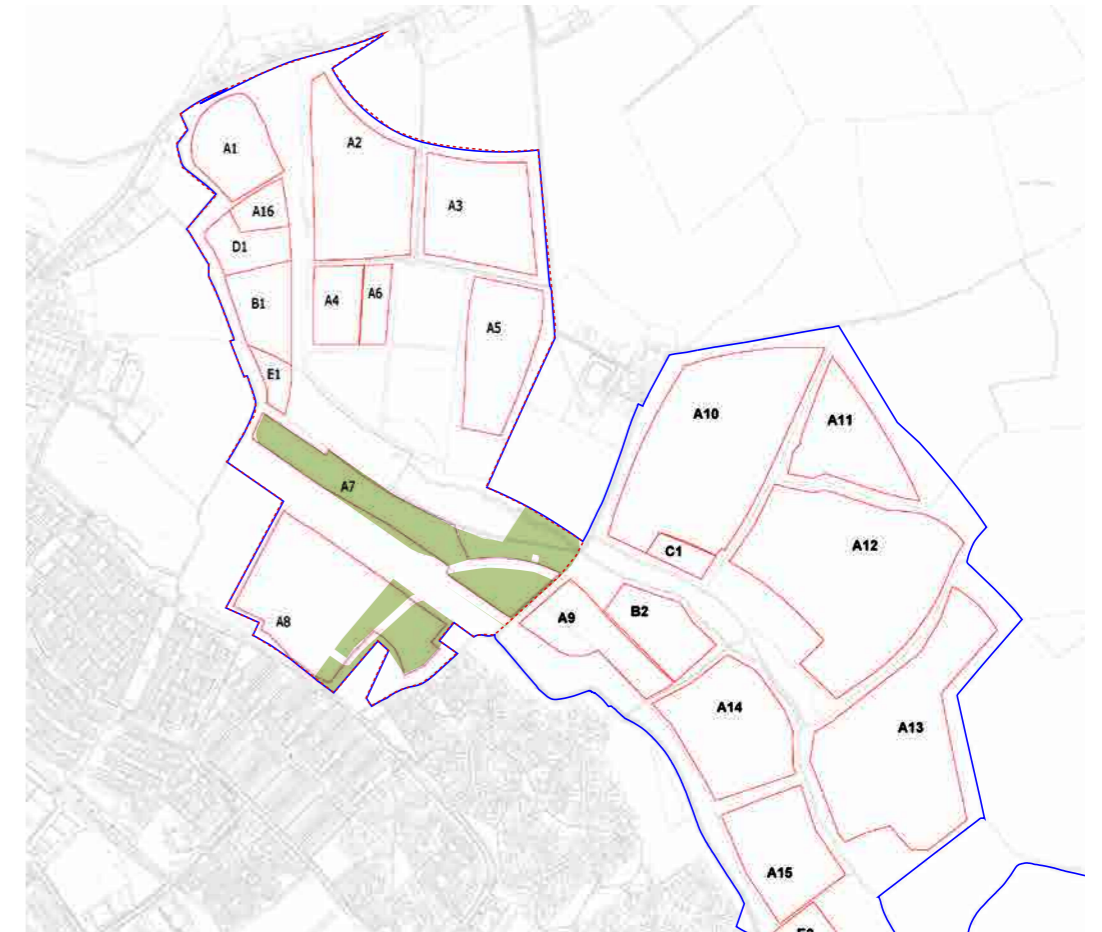
Figure 16. Phase 1F - Strategic Landscape plan



**Phase 1F Summary Table:**

Topic / Item	Description / Phase Requirements
Development Character Areas	- The Spine - Chalkstone Fields
Residential development zones	- Residential Zones A7 and A8 (remainder)
Supporting infrastructure	- All implemented.
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - Provision of new habitats within the Public open space (refer to site wide biodiversity strategy). - Implementation of bird/ bat bricks/ tiles within dwellings.
Structural landscaping	- Provision of central green spine to the north east of plot A8. - Structural planting along remaining area of open space to the south east of plot A8.
Public open space	- Creation of NEAP play space and kick-about space to the east of plot A7
Drainage	- Attenuation basins to eastern end of central green spine
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- Delivered in Phase 1E.
Off Site	- Junction Improvements at A1307 junction with Hales Barn Road roundabout (condition 34)

PHASE 1F IMPLEMENTATION STRATEGY PLAN



KEY

■ Ph1 F

3.8 PHASE 2 SUMMARY

Phase 2A:

- > Residential Plots A9

Phase 2B:

- > Residential Plots A10

Phase 2C:

- > Residential Plots A12 (part)
- > Country Park
- > Allotments E2

Phase 2D:

- > Residential Plots A11 and A12 (Part)

KEY

- Ph2 A
- Ph2 B
- Ph2 C
- Ph2 D
- Phase 1 Boundary
- Site Boundary

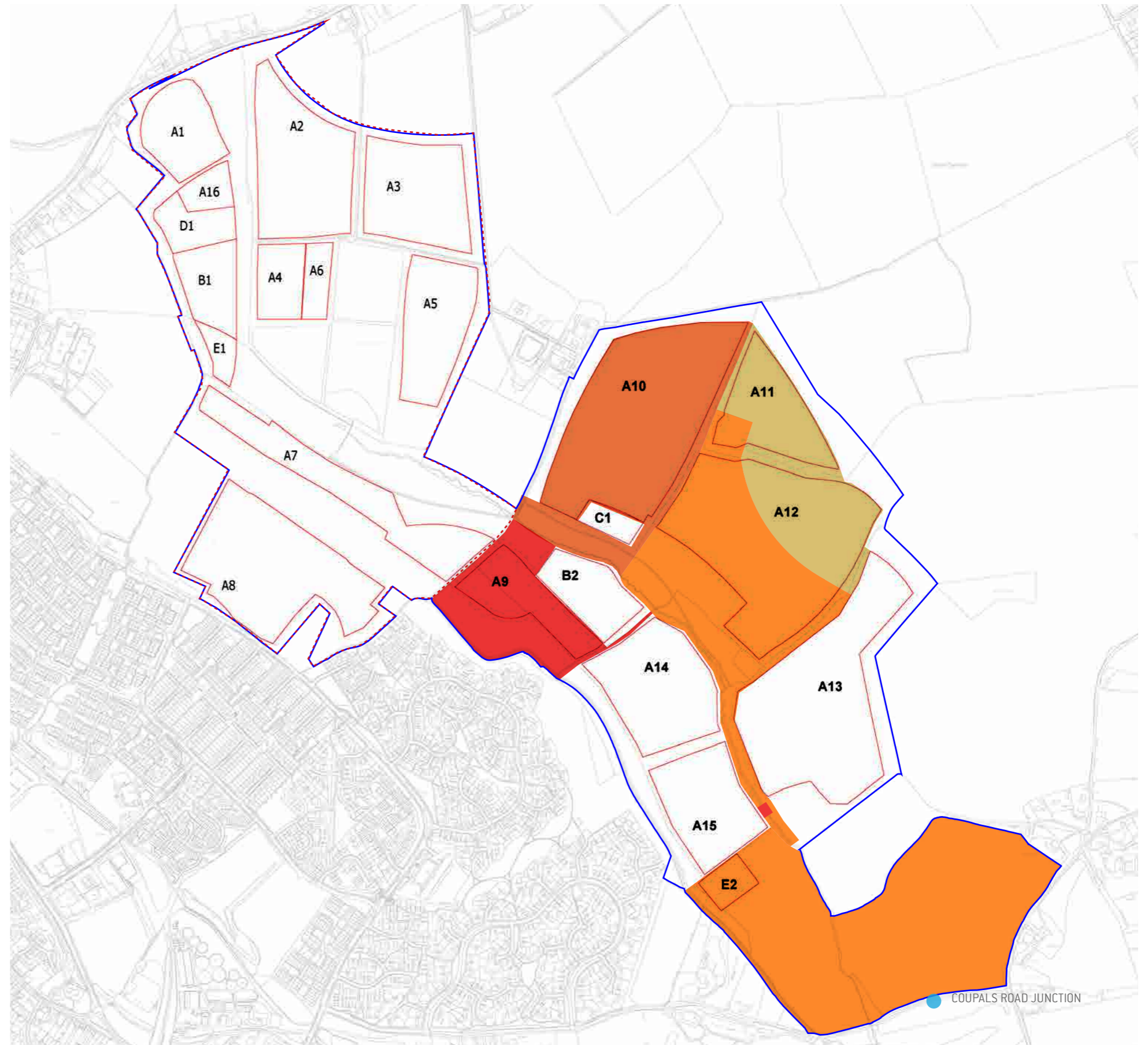


Figure 17. Phase 2 - Overall Phasing Diagram