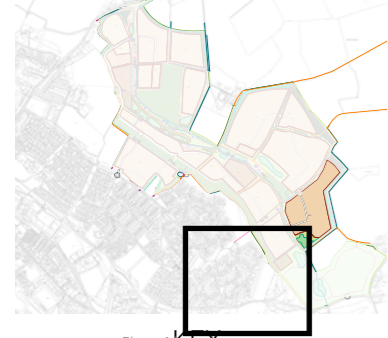


Phase 3A Summary Table:

Topic / Item	Description / Phase Requirements
Development Character Areas	- Mary Cole's View - East
Residential development zones	- Residential Zones A13
Supporting infrastructure	- Construction of Primary road network within A13
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. - Implementation of bat 'hop overs' across the spine road
Structural landscaping	- Delivery of structural landscape along the southern boundary of parcel A13
Public open space	- Construction of new footpath along the eastern boundary of parcel A13
Drainage	- Attenuation pond south of parcel A13
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- No allotments delivered in this phase
Off Site	- No off site works will be delivered within this phase

5.3 PHASE 3B



- 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 26. Phase 3B- Strategical Landscape plan

Phase 3B Summary Table:

Topic / Item	Description / Phase Requirements
Development Character Areas	- Mary Cole's View - East
Residential development zones	- Residential Zones A14 and A15
Supporting infrastructure	- Construction of Primary road network within A14 and A15
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. - Implementation of bat 'hop overs' across the spine road
Structural landscaping	- Delivery of structural landscape along the southern boundary of parcel A14 and A15
Public open space	- Construction of new footpath along the eastern and western boundaries of parcel A14
Drainage	- Attenuation ponds along northern boundaries of parcel A14 and a15
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- No allotments delivered in this phase
Off Site	- No off site works will be delivered within this phase

6.1 PHASING PLAN FOR LOCAL SCHOOLS

PRIMARY SCHOOL B1 & B2

- > The Primary School and Pre-School will be delivered by Suffolk County Council. The developer, as required by the S106 Agreement, will offer to transfer the 1 form primary school land prior to the occupation of the 100th dwelling and to offer to transfer the 2 form primary school land prior to the occupation of the 1,000th dwelling.
- > Following the transfer of the Land to Suffolk County Council they will, being the Education Authority, have responsibility for the delivery of these education facilities to meet the needs of the local community



Location Plan:



Figure 27. Primary School B1- Located in phase 1



Figure 28. Primary School B2 - Located in phase 2

7.1 PHASING PLAN FOR COMMUNITY FACILITIES

LOCAL CENTRES D1 & C1

- > The local centres will be delivered to meet local demand
- > A strategy for D1 will be agreed with the council prior to first occupation (condition 13)
- > A strategy for C1 will be agreed with the council prior to occupation of the 1000th resident (condition 14)

EXTRA CARE A4

- > Plot A4 is to be provided for extra care living and will be delivered to meet local demand



Location Plan:

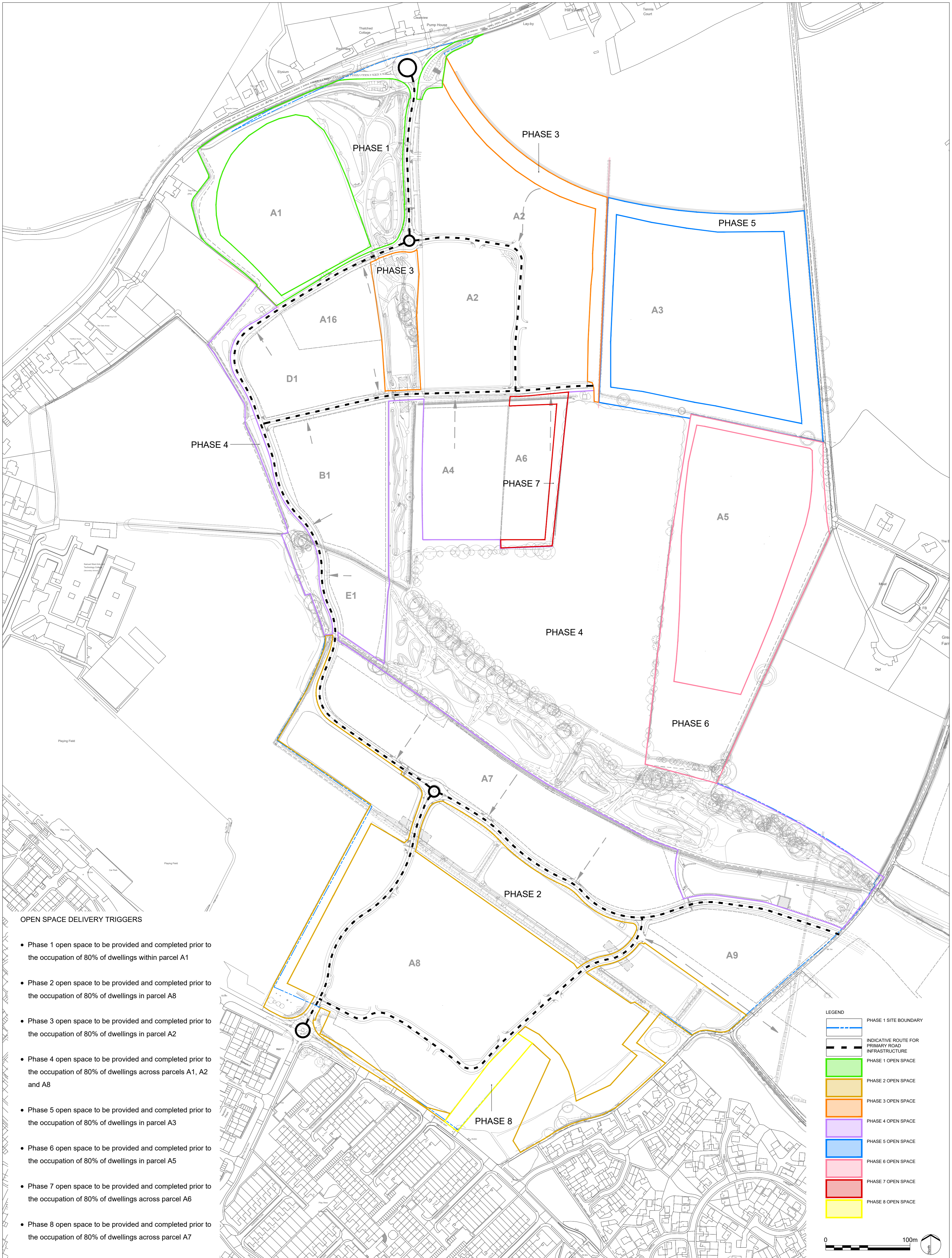


Figure 29. Local Centre D1 & Extra Care A4 - Located in Phase 1



Figure 30. Local Centre C1 - Located in Phase 2

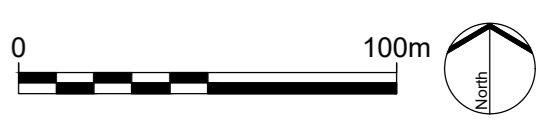
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OPEN SPACE DELIVERY TRIGGERS

- Phase 1 open space to be provided and completed prior to the occupation of 80% of dwellings within parcel A1
- Phase 2 open space to be provided and completed prior to the occupation of 80% of dwellings in parcel A8
- Phase 3 open space to be provided and completed prior to the occupation of 80% of dwellings in parcel A2
- Phase 4 open space to be provided and completed prior to the occupation of 80% of dwellings across parcels A1, A2 and A8
- Phase 5 open space to be provided and completed prior to the occupation of 80% of dwellings in parcel A3
- Phase 6 open space to be provided and completed prior to the occupation of 80% of dwellings in parcel A5
- Phase 7 open space to be provided and completed prior to the occupation of 80% of dwellings across parcel A6
- Phase 8 open space to be provided and completed prior to the occupation of 80% of dwellings across parcel A7

LEGEND	
	PHASE 1 SITE BOUNDARY
	INDICATIVE ROUTE FOR PRIMARY ROAD INFRASTRUCTURE
	PHASE 1 OPEN SPACE
	PHASE 2 OPEN SPACE
	PHASE 3 OPEN SPACE
	PHASE 4 OPEN SPACE
	PHASE 5 OPEN SPACE
	PHASE 6 OPEN SPACE
	PHASE 7 OPEN SPACE
	PHASE 8 OPEN SPACE



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