



GREAT WILSEY PARK
SITE WIDE PHASING PLAN

CONDITION 2

JULY 2020

EXTERIOR ARCHITECTURE

GREAT WILSEY PARK

SITE WIDE PHASING PLAN

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CONTENTS

1 INTRODUCTION	4	5 PHASE 3	38
1.1 GENERAL	4	5.1 PHASE 3 SUMMARY	38
1.2 APPROACH	4	5.2 PHASE 3A	39
1.3 PHASE 1 CONSTRUCTION STRATEGY:	4	5.3 PHASE 3B	41
1.4 VARIATIONS	4	6 EDUCATION PHASING	43
1.5 PHASE 1 PUBLIC OPEN SPACE	4	6.1 PHASING PLAN FOR LOCAL SCHOOLS	43
2 SITE WIDE PHASING STRATEGY OVERVIEW	5	7 FACILITY PHASING	44
2.1 SITE WIDE PHASING OVERVIEW	5	7.1 PHASING PLAN FOR COMMUNITY FACILITIES	44
2.2 SITE WIDE STRATEGIC LAYOUT	6	8 APPENDIX	46
3 PHASE 1	7		
3.1 PHASE 1 SUMMARY	7		
3.2 PHASE 1A	8		
3.3 PHASE 1B	11		
3.4 PHASE 1C	14		
3.5 PHASE 1D	17		
3.6 PHASE 1E	21		
3.7 PHASE 1F	24		
4 PHASE 2	27		
3.8 PHASE 2 SUMMARY	27		
4.1 PHASE 2A	28		
4.2 PHASE 2B	30		
4.3 PHASE 2C	32		
4.4 PHASE 2D	36		

1.1 GENERAL

This document details the site wide phasing strategy for Great Wilsey Park and has been prepared to address the requirements of Condition 2 of the outline planning permission DC/15/2151/OUT dated 15 August 2018.

The aim of this document is to:

- > Set out an overview of the phasing and planning implementation across the whole site;
- > Set out the extent of public realm/open spaces to be delivered in conjunction with each phase of development, including specific delivery triggers for the open spaces linked to the delivery of the residential parcels in Phase 1 which constitute Redrow's acquisition area; and
- > Set out the strategic features associated with circulation, green infrastructure, blue infrastructure and ecological enhancements which will be delivered within each phase.

Condition 2: Site Wide Phasing Plan

'The first submission of details referred to in condition 1 above shall include details of a strategic approach to the planning, implementation and phasing of the public realm in association with the development parcels, which shall include (but not be limited to) open spaces, strategic landscaping, footpaths, strategic ecological measures including identification of features sensitive to light, treatment of the Stour Brook, and drainage. The phasing strategy should demonstrate how features will be delivered commensurate with the individual development parcels.'

Reason: To ensure a co-ordinated and harmonious integration of the public realm to reflect the delivery of the built development.' DC/15/2151/OUT Decision Notice (St Edmundsbury council, 2018).

1.2 APPROACH

The overall masterplan area has been divided into 3 main phases, with each phase further sub-divided and labelled according to the order of delivery.

This phasing strategy uses the preliminary work featured in the Design and Access Statement submitted at outline stage with further detail added following the design development for Phase 1, Redrow's acquisition area. The phasing strategy does not seek to define the precise layout/alignment of the various parcels.

PHASE 1

This phase covers the North western extent of the site and includes the structural planting along the northern boundary, the central green spine, the Great Field Plantation, and the structural planting around the northern site boundary adjoining parcels A10, A11, A12 and A13.

Phase 1 has six sub-phases: 1A, 1B, 1C, 1D, 1E and 1F

PHASE 2

This phase covers the central residential area of the site and the Country Park to the south.

Phase 2 has four sub-phases: 2A, 2B, 2C and 2D

PHASE 3

Phase 3 covers the residential plots which border the Country Park to it's west.

Phase 3 has two sub-phases: 3A and 3B

OTHER FACILITIES

The proposals for the site feature the following facilities;

- > 2no. Local Centres (Development plots D1 and C1): and
- > 2no. Schools (Development plots B1 and B2)

These have not been included in the phases listed above as the delivery of these facilities will need to respond to the needs of the local community . Information on their expected implementation has been proved in the final chapters of this document.

1.3 PHASE 1 CONSTRUCTION STRATEGY:

For each sub-phase within Phase 1, a construction strategy is will be provided in accordance with requirements for discharge of condition submissions pursuant to outline conditions 12 and 25, and to show the necessary detail on how the construction of each sub-phase will be progressed.

1.4 VARIATIONS

Given the size and scale of the Great Wilsey Park development, and its timeframe for implementation, the Site Wide Phasing Plan shall remain as a live iterative document to allow for any necessary variations to the phasing strategy to be agreed with the Planning Authority over the course of the whole development. The process to make amendments will be through providing an updated version that will be formally submitted to West Suffolk Council for consideration and agreement via a discharge of condition application pursuant to condition 2 of the outline planning permission.

1.5 PHASE 1 PUBLIC OPEN SPACE

The delivery of public open space across phase 1 will be coordinated with the delivery of the residential parcels in accordance with the Phase 1 Preliminary POS Delivery Plan drawing ExA_1868_119 Rev C (Refer to Appendix)

2.1 SITE WIDE PHASING OVERVIEW

The three site wide phases and their sub phases are illustrated opposite with the development plots overlaid for reference.

- Key
- Phase 1
- Ph1 A
 - Ph1 B
 - Ph1 C
 - Ph1 D
 - Ph1 E
 - Ph1 F
- Phase 2
- Ph2 A
 - Ph2 B
 - Ph2 C
 - Ph2 D
- Phase 3
- Ph3 A
 - Ph3 B
- Other Facilities
- Extra Care
 - Local Centres- Plot D1 and C1
 - Schools - Plot B1 and B2
 - Phase 1 Boundary
 - Site Boundary
 - Site Access
 - Site Access and Temporary Construction Site Access
 - Temporary Construction Site Access
 - Temporary Vehicular Crossover for initial construction access
 - Temporary Vehicular Crossover for Temporary Sales Cabin
 - Temporary Vehicular Crossover for Initial Construction Access to Construct Southern Roundabout Junction & First Section of Primary Road Infrastructure in A8

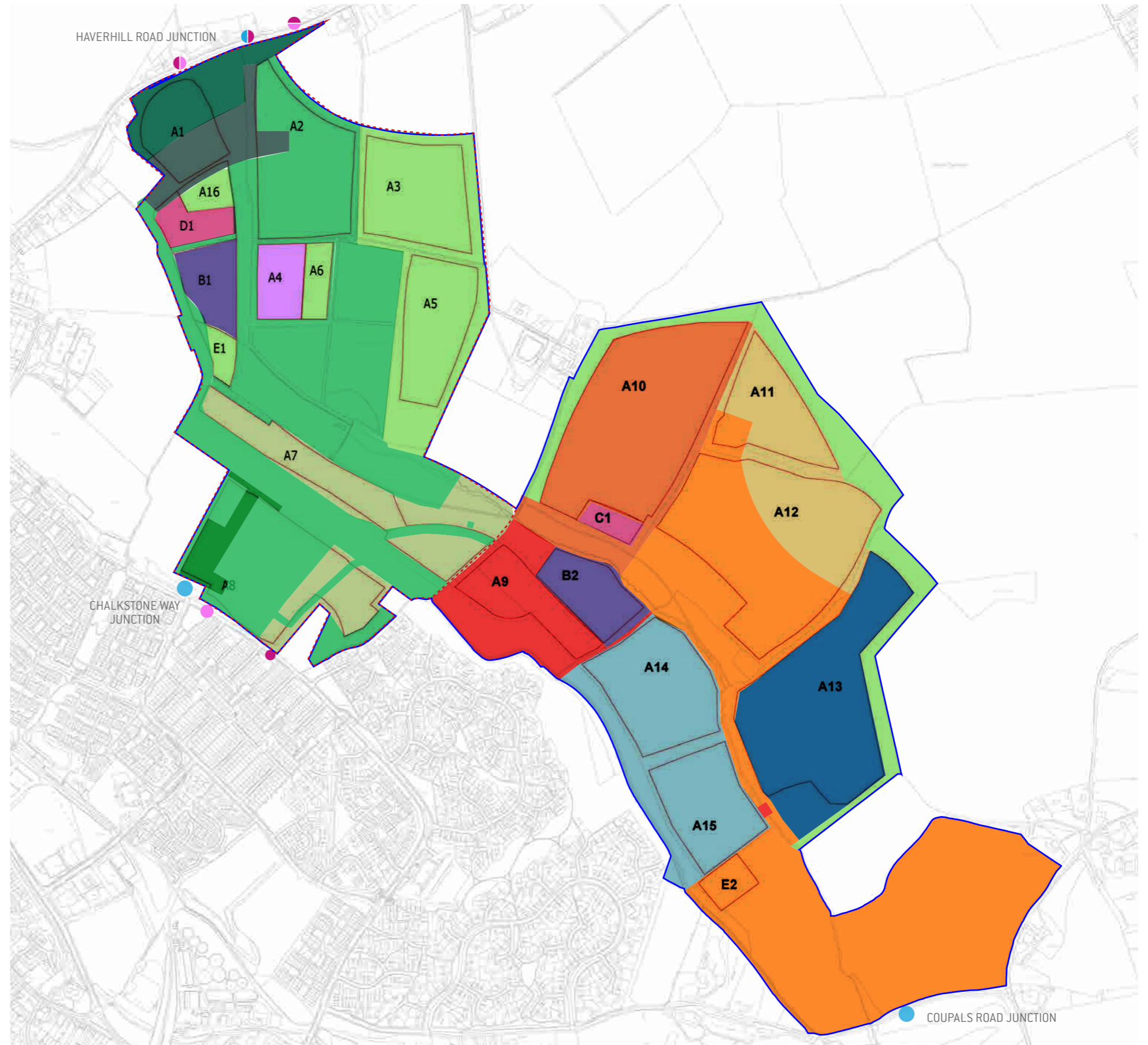


Figure 1. Overall Phasing Diagram

2.2 SITE WIDE STRATEGIC LAYOUT

The site wide strategy layout remains illustrative so as to help inform this phasing document and does not override the approved alternative consented parameter plans under the outline planning permission DC/15/2151/ OUT dated 15 August 2018 and listed below. The design development in phase 1 relates to Redrow's acquisition area.

Drawings used in strategic layout include:

- > 5055-ES-01 O Landuse Parameters;
- > 5055-ES-04 F Road Hierarchy;
- > 5055-ES-05 F Public Rights of Way;
- > 5055-L-111 G Alternative Illustrative Masterplan;
- > 10173-DR-04 Illustrative Surface Water Drainage Strategy; and
- > 5055-ES-06 A Development Character Areas - Parameters.
- > 5055-L-113 B Habitat Creation Plan

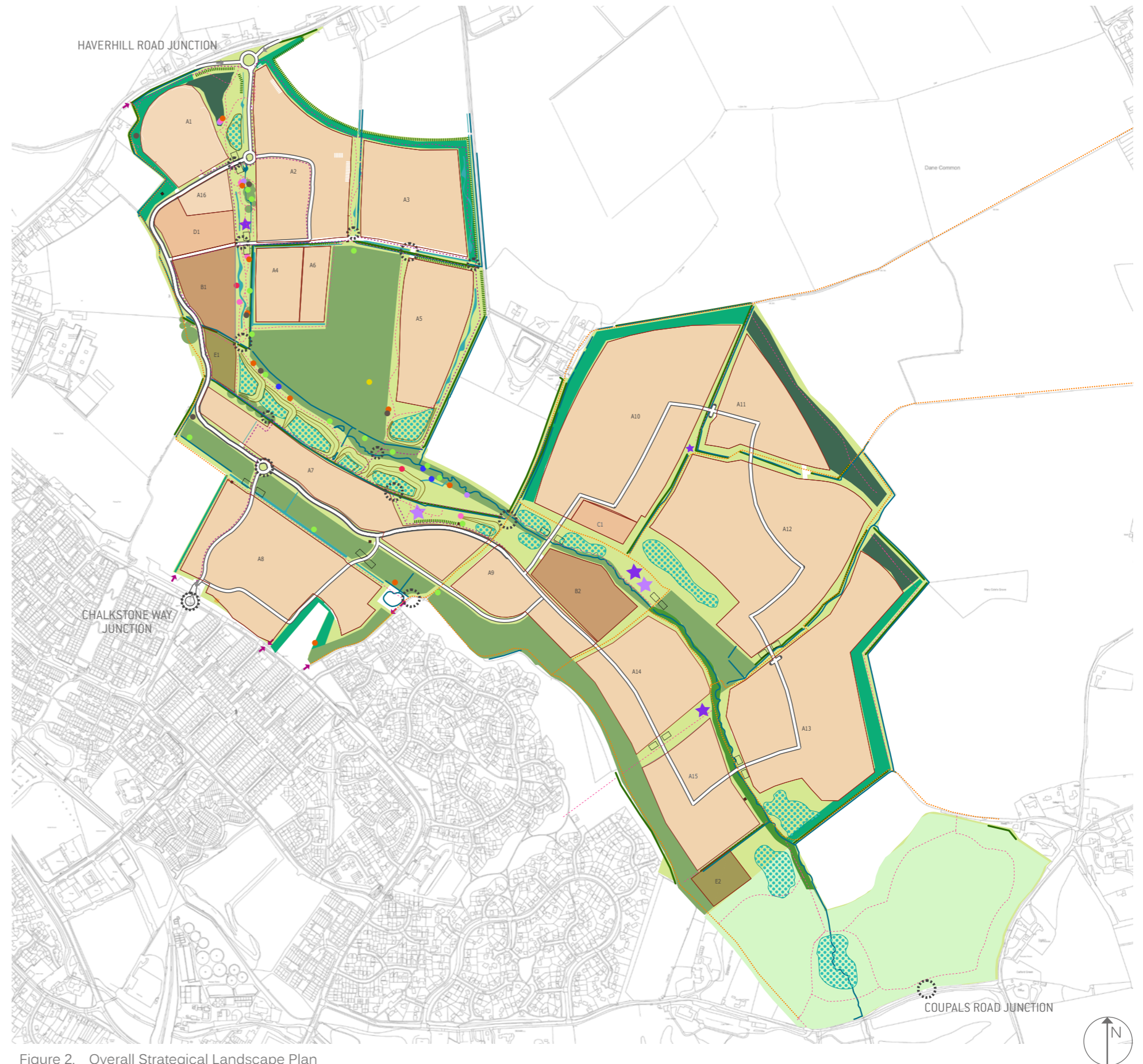


Figure 2. Overall Strategic Landscape Plan

3.1 PHASE 1 SUMMARY

Phase 1A:

- > Two temporary vehicle crossovers off A143 Haverhill Road for a temporary sales cabin and initial construction access.
- > Commencement of residential plots A1 (part) and A2 (part – show home units)
- > Commencement of first section of primary road network serving plots A1 and A2.
- > Commencement of southern element of northern green spine including storm water ponds and swales between plots A1 and A2.
- > Electricity substation west of plot A1.

Phase 1B:

- > Construction of northern roundabout junction on A143 Haverhill Road (S278 Works).
- > Commencement of remaining residential units in plot A1.
- > Structural planting around northern and eastern boundaries of plot A1 and around roundabout junction.

Phase 1C:

- > Temporary vehicle crossover off Chalkstone Way to provide initial construction access to construct southern roundabout junction and first section of primary road network in plot A8.
- > Commencement of residential plot A8 (part).
- > Commencement of swales along northern boundary of plot A8

Phase 1D:

- > Commencement of remainder of internal primary road network linking plots A1 to A8.
- > Residential Plots A2 (part) and A8 (part).
- > Central green spine.
- > Structural planting/open space along eastern boundary of plot A2, western boundary of site, and eastern boundary of plot A8 (except SE corner).
- > Great Field Plantation.
- > Southern Plantation woodland.
- > New PROW along Chalkstone Way frontage.
- > Electricity substation west of plot A9.

Phase 1E:

- > Residential plots A3, A5, A6 and A16.
- > Structural planting/open space linked to delivery of residential plots A3, A5 and A16, adjoining northern site boundary of plots A10, A11, A12 and A13 (Phases 2 and 3) (Outline condition 18 – prior to occupation of 450th residential dwelling).
- > Allotments (plot E1)

Phase 1F:

- > Residential plots A7 and A8 (remaining part).
- > Central green spine (to the north east of plot A7).
- > Structural planting/open space along south eastern boundary of plot A8 (remainder).

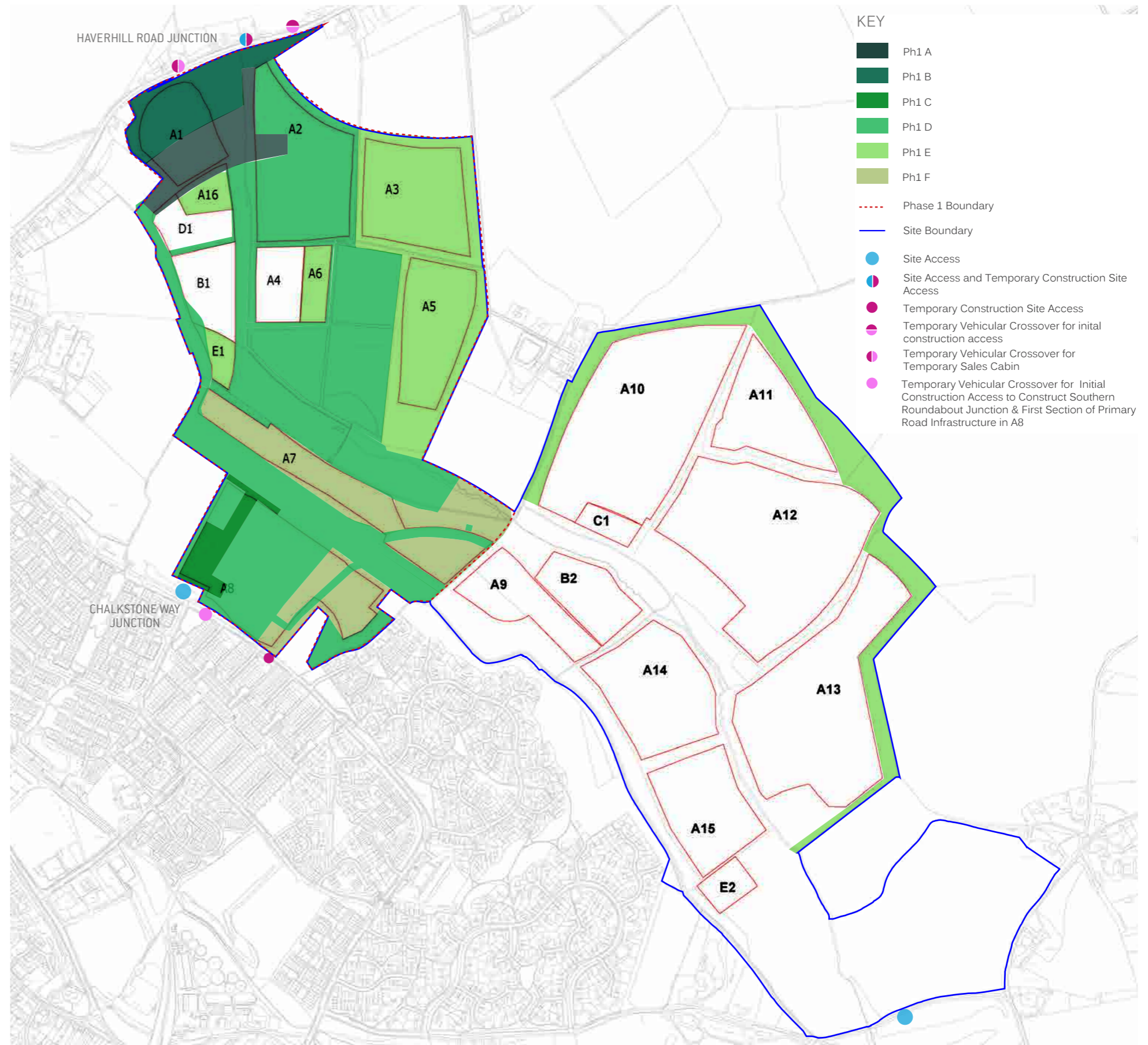


Figure 3. Phase 1 Phasing Diagram

3.2 PHASE 1A

Phase Overview:

- > Two temporary vehicle crossovers off A143 Haverhill Road – one to provide construction access to the northern element of Phase 1, and the other to be utilised for a temporary sales cabin prior to completion of the permanent sales area in Parcel A2.
- > First section of internal spine road infrastructure serving residential parcels A1 and A2.
- > Commencement of construction of initial residential units in parcels A1 and A2 (show house units).
- > Commencement of storm water ponds and swales in northern green spine / structural landscaping area between parcels A1 and A2
- > Electricity substation to the west of parcel A1.

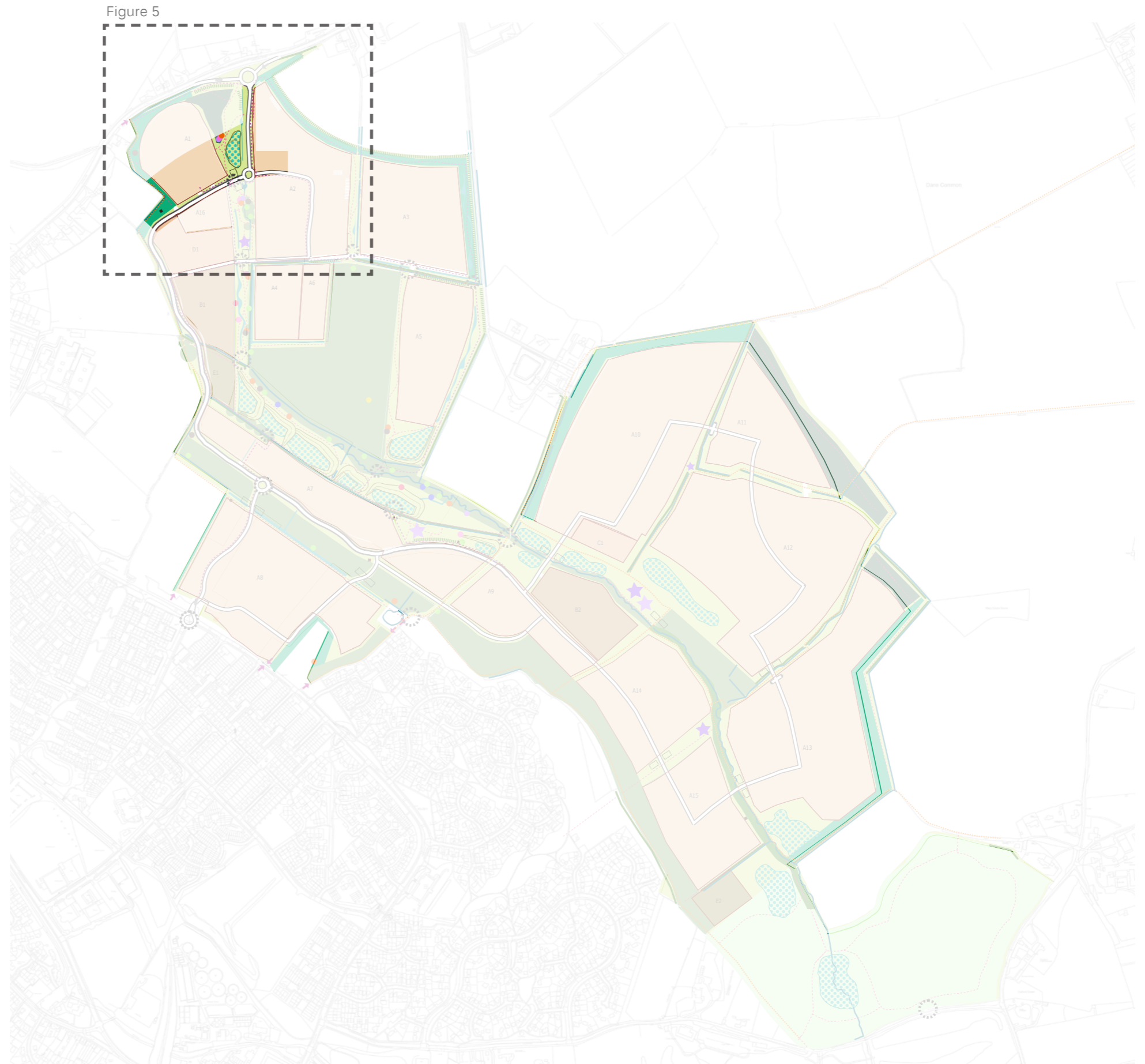


Figure 4. Phase 1A - Strategic Landscape plan

3 PHASE 1



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

HAVERHILL ROAD JUNCTION

GREAT WILSEY PARK

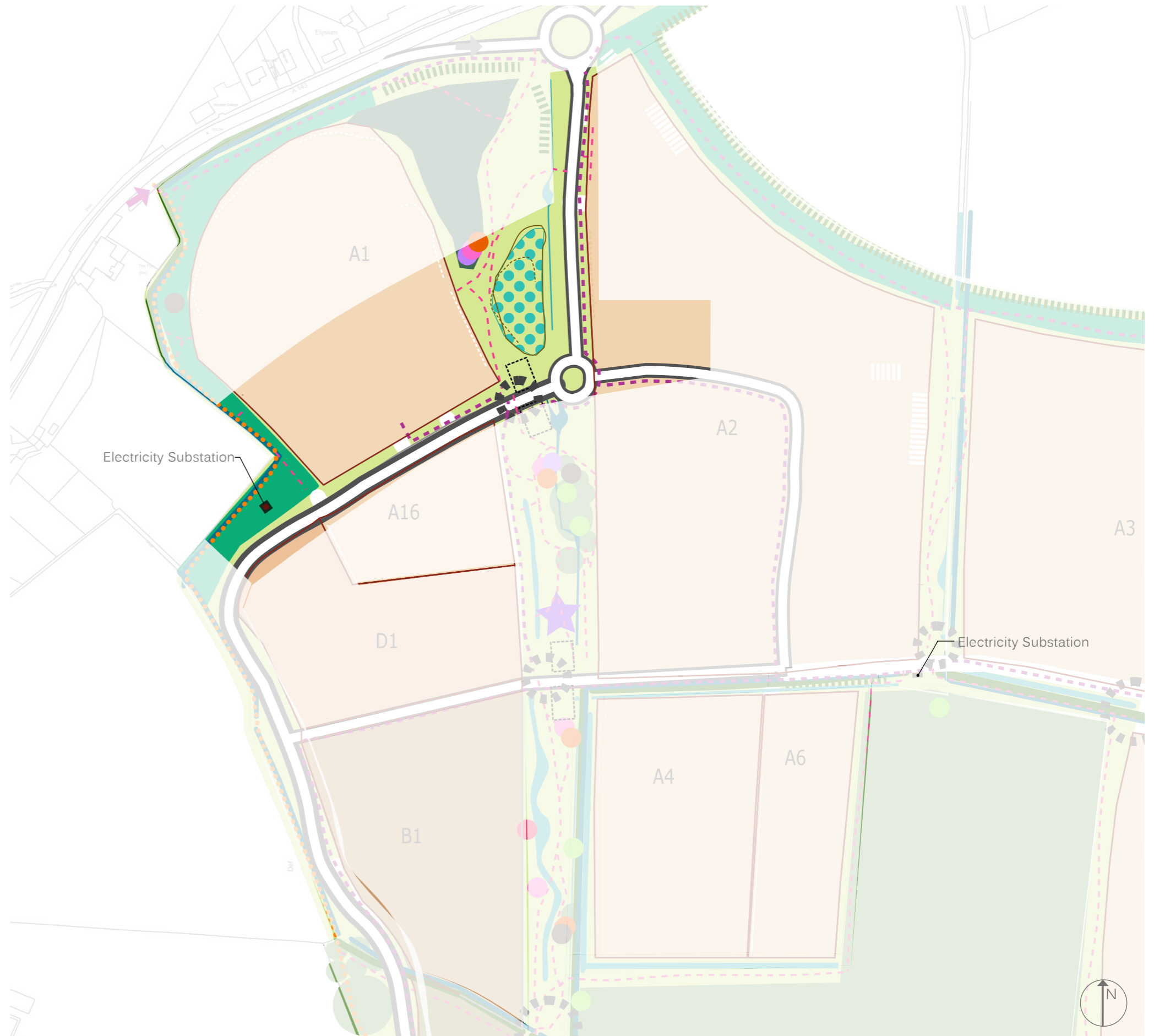
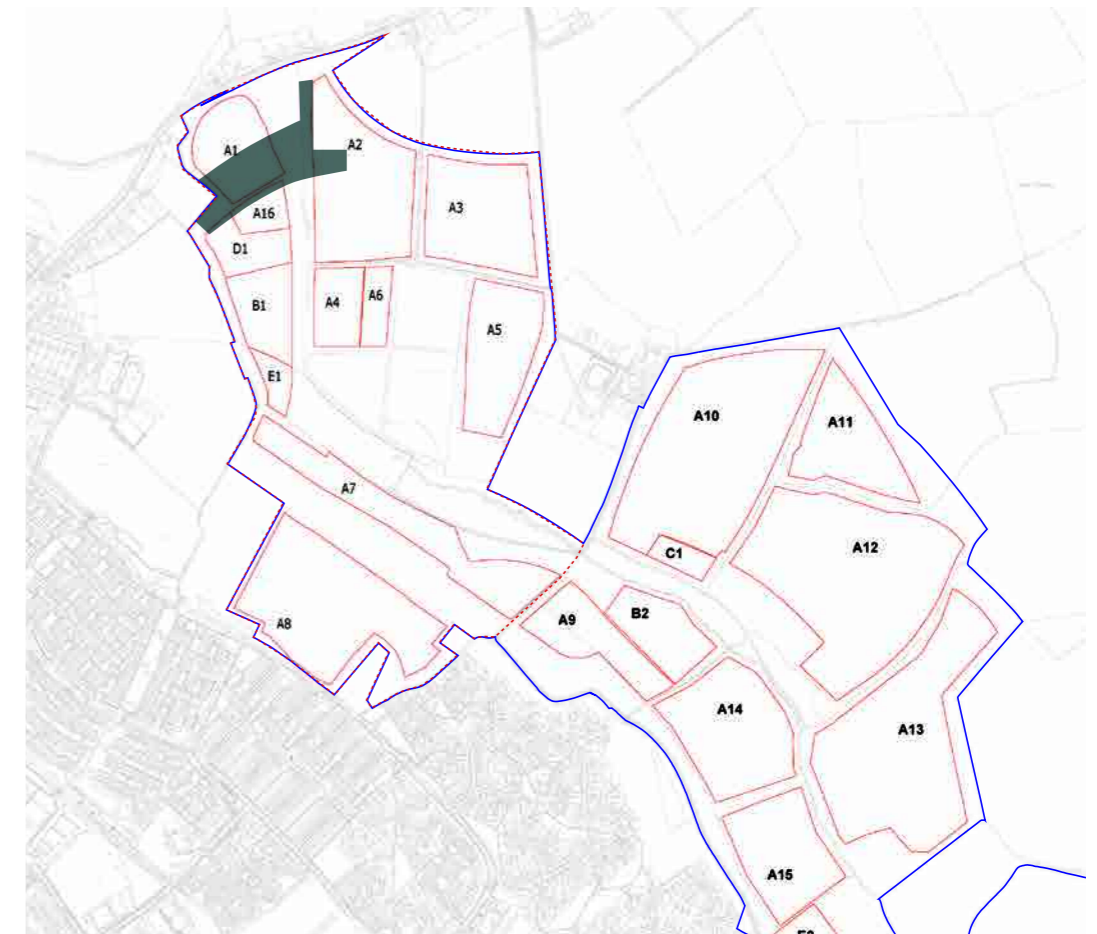


Figure 5. Phase 1A (North) - Strategical Landscape plan

Phase 1A Summary Table:

Topic / Item	Description / Phase Requirements
Development Character Areas	- Great Wilsey Meadows- North
Residential development zones	- Commencement of Residential Zones A1(Part) and A2 (Sales area)
Supporting infrastructure	- Construction of first section of primary road network including spine serving residential plots A1 and A2 - Construction of substation west of plot A1 - Construction of two temporary vehicle crossovers, both accessed from A143 Haverhill Road, to provide access to temporary sales cabin and initial access for construction
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - Construction of storm water ponds and swales in upper element of central green spine, between plots A1 and A2 - Existing drainage channel within central green spine, between Haverhill Road and the south western point of A4, to be remodelled and enhanced. - Provision of new habitats within the public open space (refer to site wide biodiversity strategy). - Implementation of bat 'hop overs' across the spine road. - Implementation of bird/ bat bricks/ tiles within dwellings. - Implementation of Landscape and Ecology Management Plan (LEMP) (Condition 7)
Structural landscaping	- Commencement of structural landscape through northern section of green spine.
Public open space	- Implementation of northern section of the green spine park.
Drainage	- Parcel A1 and northern extent of parcel A2 surface water drainage will be directed to the attenuation pond (Pond 1) which will be constructed within the northern 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	- None in this phase

PHASE 1A IMPLEMENTATION STRATEGY PLAN



KEY
 Ph1A

3.3 PHASE 1B

Phase Overview:

- > Construction of northern roundabout junction on A143 Haverhill Road.
- > Commencement of remaining residential units in plot A1.
- > Provision of structural landscaping / public open space around the northern and eastern boundaries of plot A1.
- > Provision of structural landscaping / public open space around northern roundabout junction.

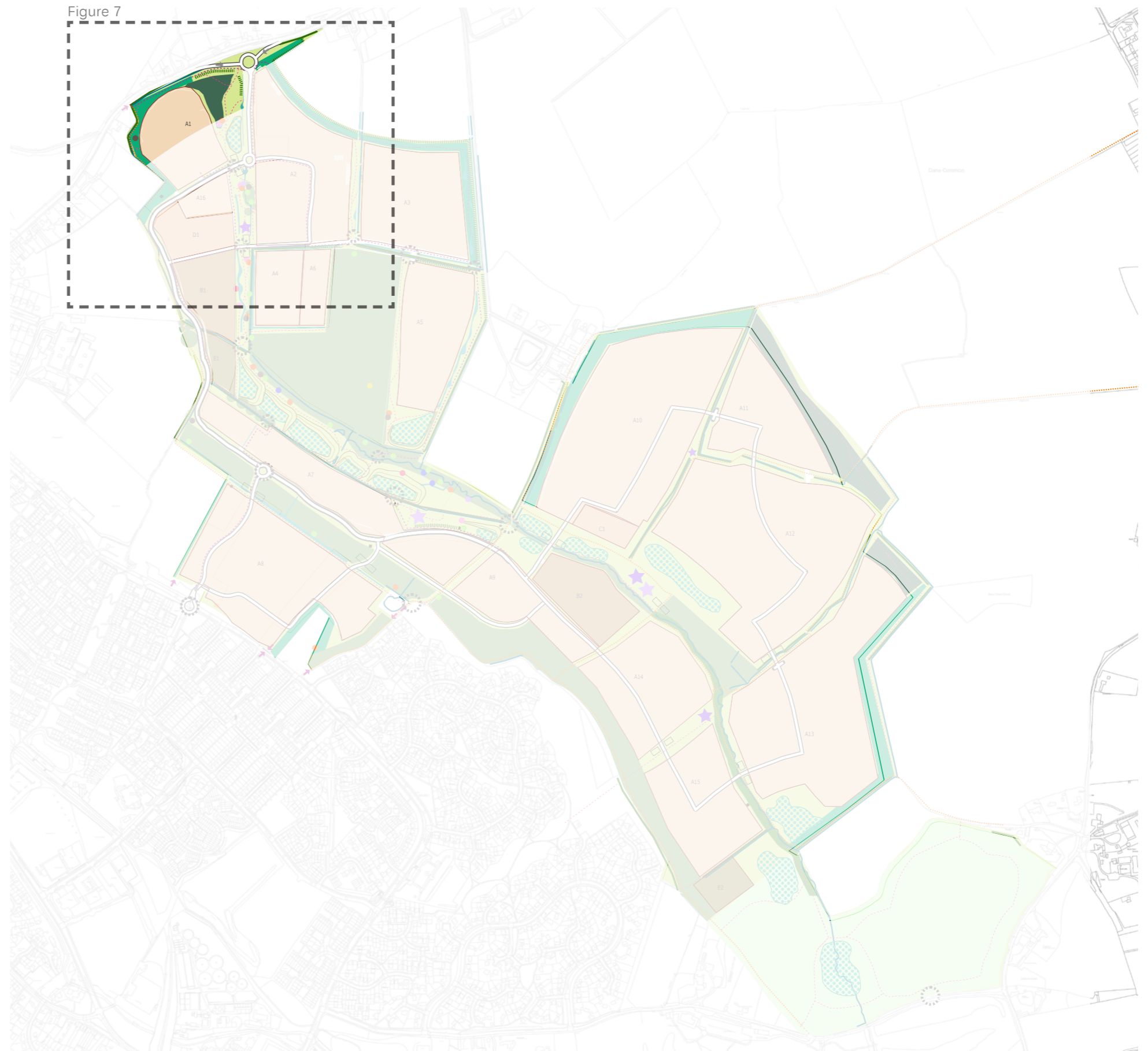


Figure 6. Phasing 1B - Strategic Landscape plan



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

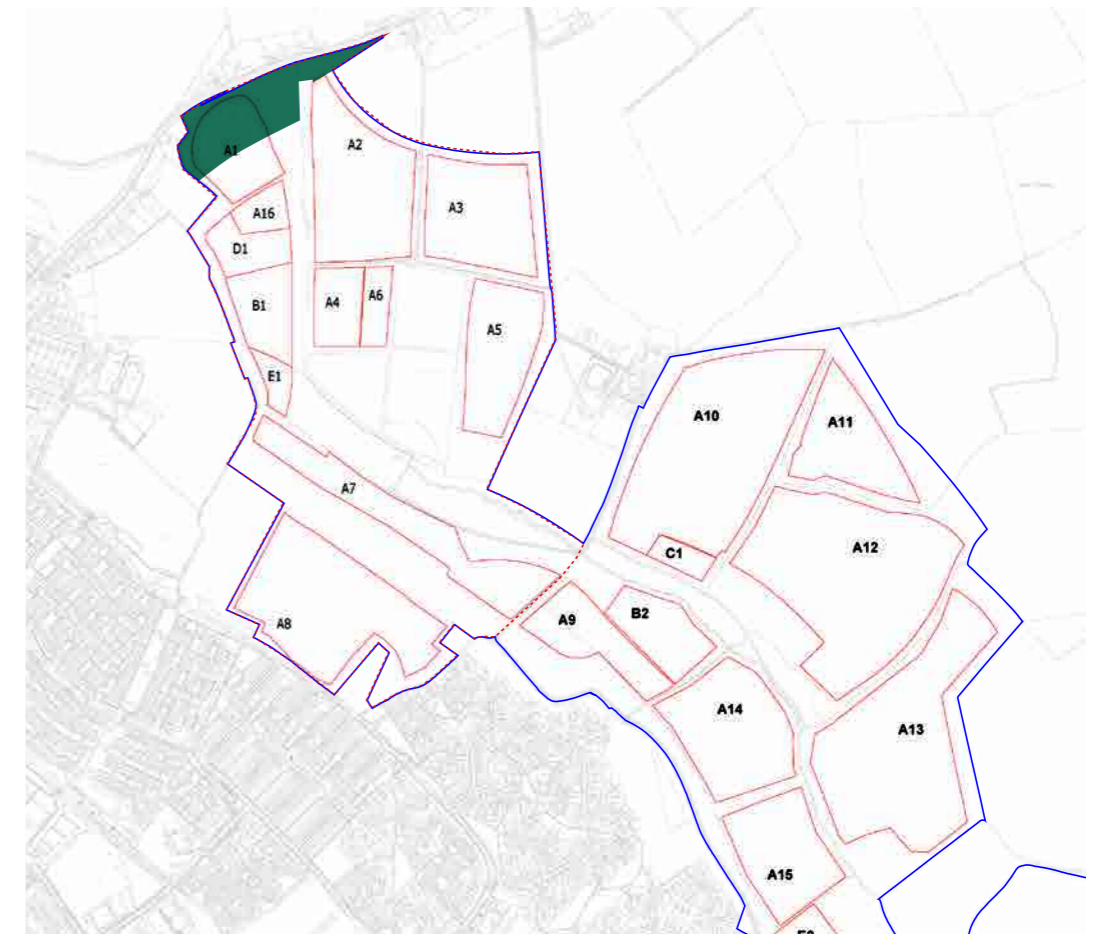


Figure 7. Phase 1B-Strategic Landscape plan

Phase 1B Summary Table:

Topic / Item	Description / Phase Requirements
Development Character Areas	- Great Wilsey Meadows- North
Residential development zones	- Residential Zones A1 (remaining units)
Supporting infrastructure	- Construction of the roundabout junction with A143 Haverhill Road to the north of the site (Condition 21). - Connection of roundabout to first section of primary road network (Phase 1A).
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. - Implementation of Landscape and Ecology Management Plan (LEMP) (Condition 7).
Structural landscaping	- Structural landscape around residential parcel A1 and northern roundabout junction. - Structural Landscape through northern section of green spine.
Public open space	- Implementation of northern section of the green spine park. - Creation of cycle route adjacent to A143 Haverhill Road.
Drainage	- Parcel A1 and northern extent of parcel A2 surface water drainage will be directed to the attenuation pond (Pond 1) which will be constructed within the northern 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	- S278 Haverhill Road roundabout works (condition 21).

PHASE 1B IMPLEMENTATION STRATEGY PLAN



KEY

■ Ph1 B

3.4 PHASE 1C

Phase Overview:

- > A temporary vehicle crossover off Chalkstone Way to the south of the site to provide access to construct the southern roundabout junction.
- > Construction of section of internal spine road infrastructure serving plot A8 from Chalkstone Way.
- > Commencement of construction of initial residential units in plot A8 including show homes.
- > Commencement of proposed swales along northern boundary of plot A8.

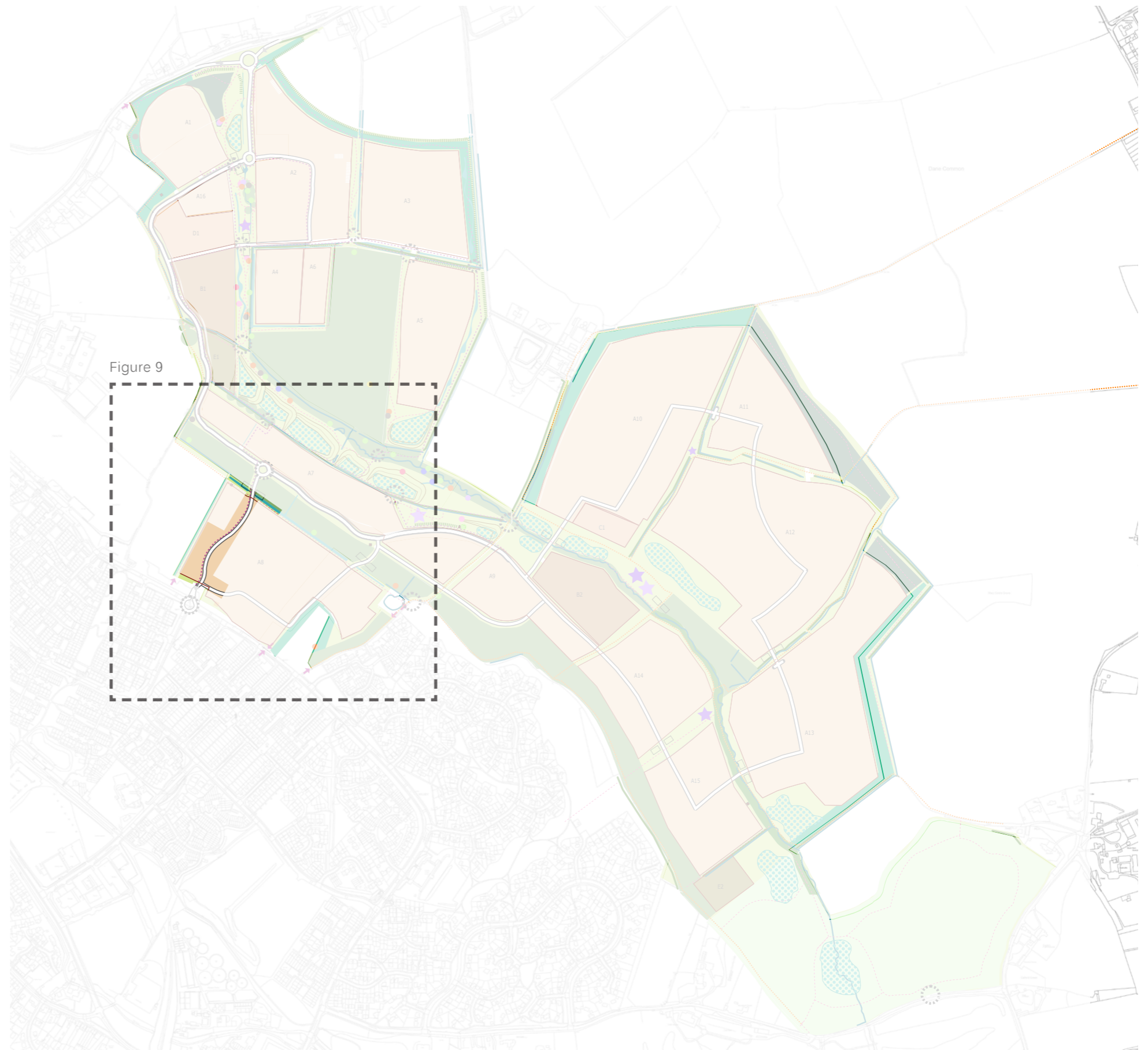
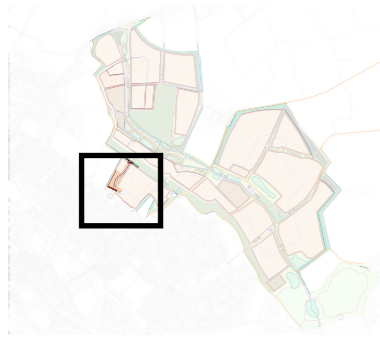


Figure 8. Phase 1C - Strategical Landscape plan



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
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- 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

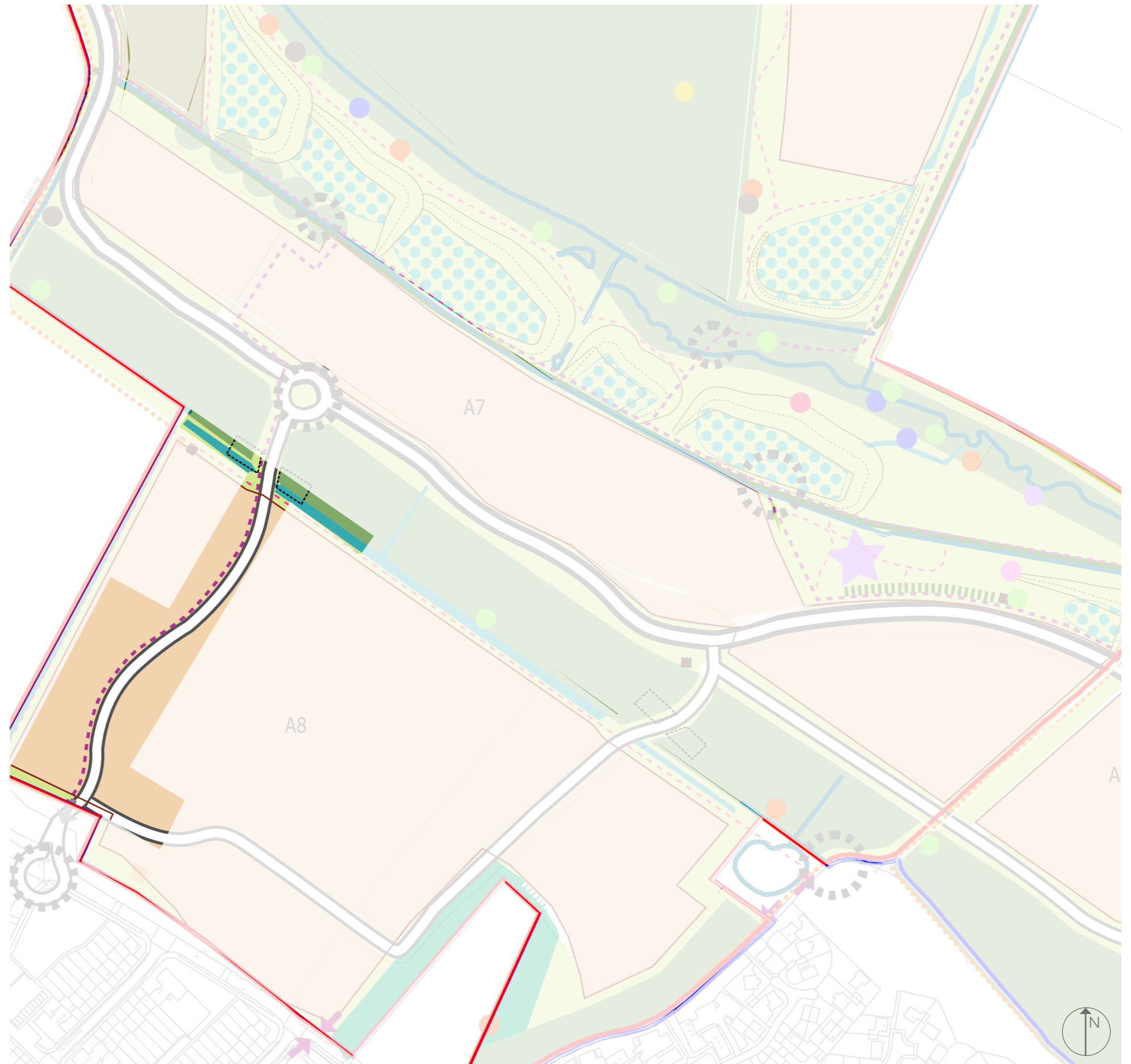
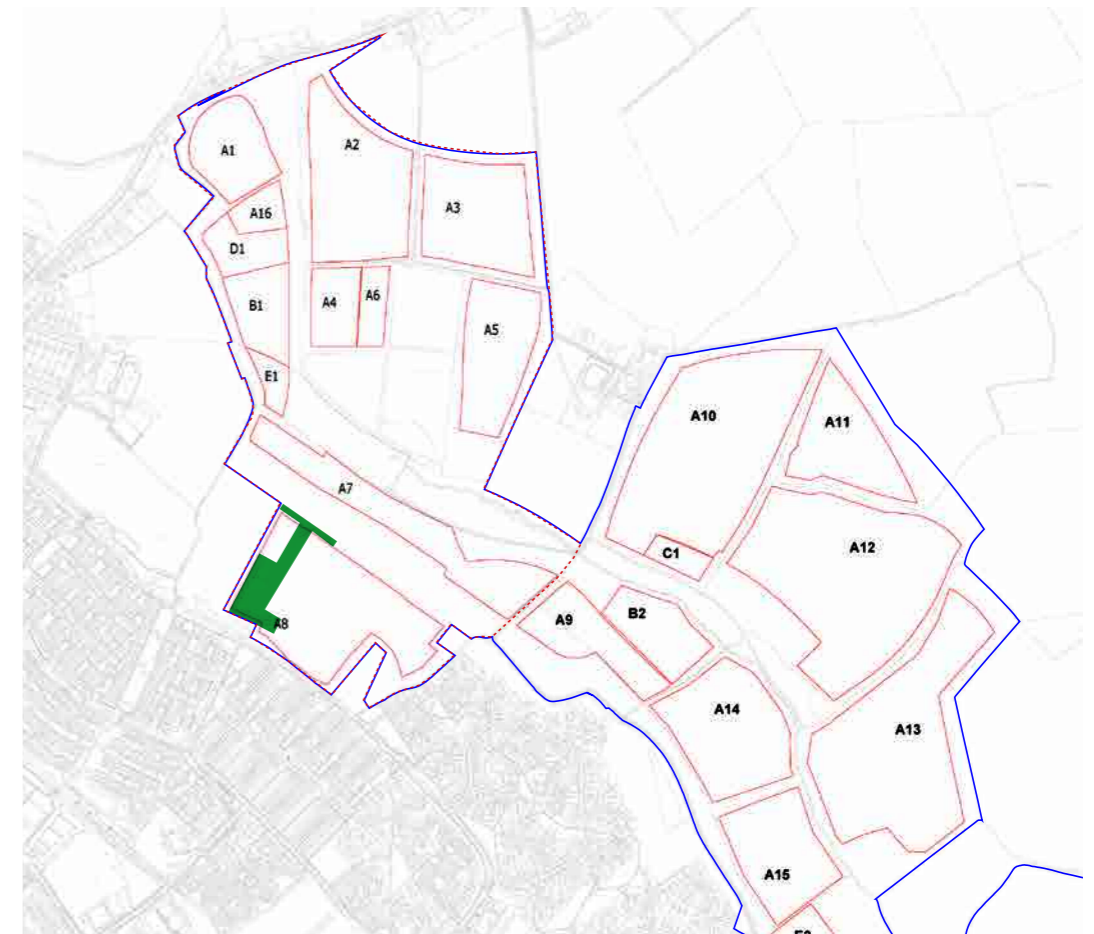


Figure 9. Phase 1C - Strategic Landscape plan

Phase 1C Summary Table:

Topic / Item	Description / Phase Requirements
Development Character Areas	- Chalkstone Fields
Residential development zones	- Residential Zones A8 (part)
Supporting infrastructure	- Construction of temporary vehicle crossover off Chalkstone Way to provide initial access for construction. - Construction of southern roundabout and initial section of internal primary road infrastructure in plot A8. - Commencement of proposed swales along northern boundary of plot A8.
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - Implementation of bird/ bat bricks/ tiles within dwellings.
Structural landscaping	- Delivery of structural landscape around southern roundabout access.
Public open space	- None in this phase
Drainage	- Swales bordering plot A8 to be commenced.
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	- S278 Chalkstone Way roundabout works (condition 22). - Construction of Chalkstone Way northern footpath (Condition 24).

PHASE 1C IMPLEMENTATION STRATEGY PLAN



KEY

■ Ph1 C

3.5 PHASE 1D

Phase Overview:

- > Commencement of remaining internal spine road infrastructure linking the spine road west of plot A1 (north) to A8 (south).
- > Commencement of units in parcels A2 (excluding show homes) and part units in parcel A8.
- > 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.
- > Opening of new public right of way (PROW) connection adjacent to northern road frontage of Parcel A8 with Chalkstone Way.
- > Electricity substation to the west of parcel A9.



Figure 10. Phase 1C - Strategic Landscape plan