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**LEGEND**

- Application Boundary - Total Area 168.34Ha.
- Residential Development Use Class C3 - Total Area 74.75Ha.
- Proposed Extra Care Residential Use Class C2/C3 - Total Area 1.5Ha.
- Total Residential = 2500 units at an average density of 32.7 dph.**
- Proposed Schools - Total Area 4.2Ha (comprising of a 2FE School 2.2Ha and a 1FE School 2.0Ha).
- Mixed-use Local Centre - Total Area 0.6Ha - comprising:
  - i. Up to 1,225sqm – use classes A1/2/3/4/5 and D1/2;
  - ii. Residential units (included within the 2,500 units above).
- Mixed-use Local Centre - Total Area 1.3Ha - comprising:
  - i. Up to 1,225sqm – use classes A1/2/3/4/5 and D1/2;
  - ii. Residential units (included within the 2,500 units above);
  - iii. Up to 5,600sqm of uses comprising B1 and D1/2 (of which between 450-2,000sqm will be for D1 healthcare uses and up to 3,000sqm will be B1 uses).
- Proposed Community Allotment Gardens - Total Area = 1.5Ha (comprising 1 plot of 0.6Ha and another at 0.9Ha).
- Proposed Green Infrastructure, includes Public Open Space, Equipped Children's Play Areas, Sustainable Drainage (SuDS), Proposed Tree, Hedge and Shrub Planting, Meadow Creation, Wetland, Permissive Paths and Cycleways. - Total Area = 79.69Ha.
- Existing Woodland Planting to be Retained and Brought Under Management.
- Proposed Structural Woodland Planting.
- Land for potential expansion of Samuel Ward Academy - Total Area 4.8Ha.
- Existing Hedgerows Retained and Enhanced with Additional Planting.
- Proposed Primary Access from Haverhill Road Via a Proposed New Roundabout.
- Proposed Secondary Access from Chalkstone Way Via a Proposed New Signalled Junction.
- Proposed Country Park Access Coupsals Road.
- Indicative Route for Primary Road Infrastructure - Exact Routing of Internal Infrastructure Subject to Agreement.
- Existing Public Rights of Way Retained Along Their Original Alignment and Enhanced.
- Indicative location for proposed Country Park car park

**PARAMETERS SCHEDULE**

Zone	Zone Area	Density Range	Use Class	Residential Units	Height Storey (Max)	Building Height above existing levels (Max)	Gross Floor Area (sq.m)
A1	2.4ha	25-35 dph	C3	60-84	2.0	8.0m	n/a
A2	5.6ha	25-35 dph	C3	140-196	3.0	12.0m	n/a
A3	4.4ha	20-25 dph	C3	88-110	2.0	8.0m	n/a
A4	1.5ha	n/a	C2/C3	max 120	2.0	8.0m	n/a
A5	3.5ha	20-25 dph	C3	70-88	2.0	8.0m	n/a
A6	0.75ha	35-40 dph	C3	26-30	2.5	9.5m	n/a
A7	4.8ha	25-35 dph	C3	103-144	2.5	9.5m	n/a
A8	7.0ha	35-40 dph	C3	245-280	2.0	8.0m	n/a
A9	2.07ha	30-40 dph	C3	62-83	3.0	12.0m	n/a
A10	10.2ha	20-40 dph	C3	204-408	3.0	12.0m	n/a
A11	3.5ha	30-40 dph	C3	105-140	2.0	8.0m	n/a
A12	11.2ha	25-35 dph	C3	280-392	3.0	12m	n/a
A13	10.4ha	20-30 dph	C3	208-312	2.5	9.5m	n/a
A14	4.3ha	30-35 dph	C3	129-151	3.0	12.0m	n/a
A15	4.0ha	20-30 dph	C3	80-120	2.5	9.5m	n/a
A16	0.63	30-40 dph	C3	18-25	3.0	12m	n/a
B1	2.0ha	n/a	D1		2.0	8.0m	n/a
B2	2.2ha	n/a	D1		2.0	8.0m	n/a
C1	0.6ha	n/a	A1/C3/D1	40-60 Flats	3.0	12.0m	c. 1225 (assumes use classes A1/2/3/4/5 and D1/2 first floor only with C3 uses on a first and second floor)
D1	1.3ha	n/a	A1/C3	40-60 Flats	3.0	8.0m	c. 6825 (assumes use classes A1/2/3/4/5 first floor only with C3 uses on a first and second floor and B1 and D1/2 up to two storeys)

Notes: 1. dph = Dwellings per Hectare  
2. ha = Hectare

Hallam Land Management Ltd

Great Wilsey Park  
Haverhill

fpcr Landuse - Parameters



1:5000 @ A1

SJ/NJE

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**GREAT WILSEY PARK**

