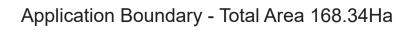


Hallam Land Management Great Wilsey Park Haverhill

ILLUSTRATIVE MASTERPLAN





Residential Development Use Class C3 - Total Area 74.75Ha

Proposed Extra Care Residential USe Class C2 - 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; and 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 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



Existing Hedgerows Retained and Enhanced with Additional Planting



Land for potential expansion of Samuel Ward Academy - Total Area 4.8Ha



Proposed Community Allotment Gardens - Total Area = 1.5Ha (comprising 1 plot of 0.6Ha and another at 0.9Ha)



Proposed Primary Access from Haverhill Road Via a Proposed New Roundabout



Proposed Secondary Access from Chalkstone Way Via a Proposed New Signalised Junction



Proposed access from Coupals Road to a dedicated car park for the Country Park - No Access to the wider development.



Indicative Route for Public Transport.



Existing Public Rights of Way Retained Along Their Original Alignment and Enhanced.



Proposed public footpath / cycleway links to East Town Park.

Notes:

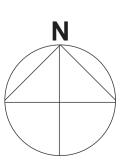
Revision G: Mar 2017 Revision F: Sep 2016 Revision E: April 2016 Revision D: April 2016 Revision C: September 2015 Revision B: August 2015 Revision A: July 2015

Scale: 1:5000@A1 / 1:10000@A3 Date: March 2017 Drawn: SJ / NJE

5055-L-111 _{rev} G



masterplanning mental assessment urban design 📱 ecology 🛛 architecture arboriculture



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