

Appendix 4.1


















Parameter Plans



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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 - Total Area 1.5Ha.
-  Proposed Schools - Total Area 3.7Ha (comprising of a 2FE School 2.2Ha and a 1FE School 1.5Ha).
-  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 = 80.19Ha.
-  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 Signalised Junction.
-  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 with New Surfacing and Signage.
-  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	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	2.7ha	30-40 dph	C3	81-108	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
B1	2.2ha	n/a	D1		2.0	8.0m	n/a
B2	1.5ha	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	0.7ha	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

