



GREAT WILSEY PARK
SITE WIDE PHASING PLAN

CONDITION 2

AUGUST 2019



EXTERIOR ARCHITECTURE

GREAT WILSEY PARK

SITE WIDE PHASING PLAN

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Revision K

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1.1 GENERAL

This document details the site wide phasing strategy for Great Wilsey Park and has been prepared in accordance with 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;
- > Illustrate the extent of public realm to be delivered with each phase of development; 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.

Phase 1 has three sub-phases: 1A, 1B and 1C

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 boarder 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 phase within Phase 1, a construction strategy has been provided to show additional detail on construction of that sub phase process.

1.4 VARIATIONS

This Site Wide Phasing Plan shall remain as a live 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, or section, along with an explanation as to why the change is sought to seek written agreement from West Suffolk Council to the change.

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

Phase 2

- Ph2 A
- Ph2 B
- Ph2 C
- Ph2 D

Phase 3

- Ph3 A
- Ph3 B

Other Facilities

- Local Centres- Plot D1 and C1
- Schools - Plot B1 and B2
- Site Boundary

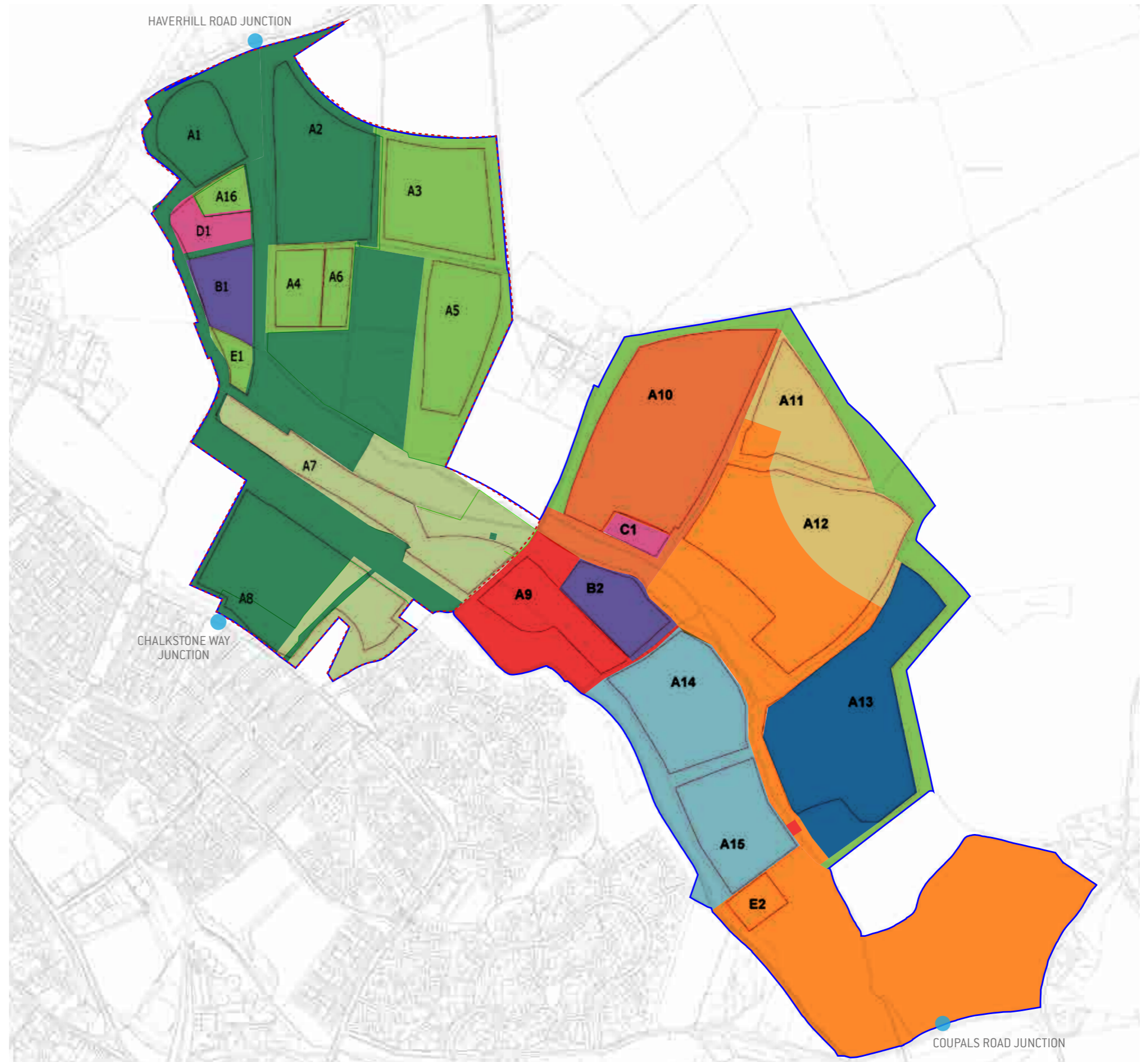


Figure 1. Overall Phasing Diagram

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 included in 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

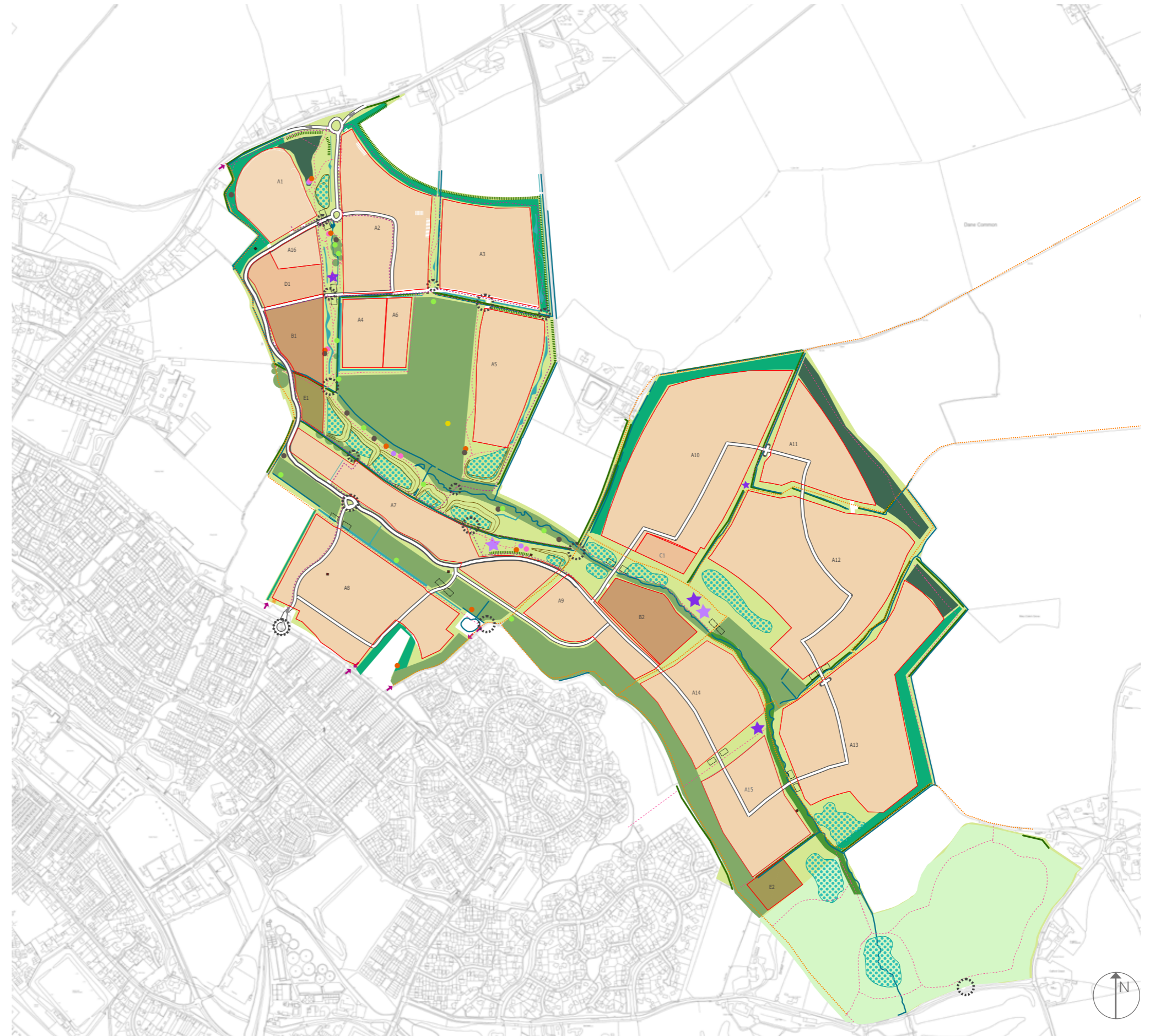


Figure 2. Overall Strategic Landscape Plan

3.1 PHASE 1 SUMMARY

Phase 1A:

- > Residential Plots A1, A2 (Part) and A8 (Part)
- > Primary road connecting A143 Haverhill Road and Chalkstone Way and associated junctions
- > Central and northern green spine public open space
- > Southern Plantation woodland
- > Public right of way (PROW) connection to Chalkstone Way
- > Great Field Plantation

Phase 1B

- > Residential Plots A2 (part), A3, A5, A6 and A16
- > Allotments E1
- > Structural Planting to northern site boundary adjoining parcel A10, A11, A12 and A13

Phase 1C

- > Residential Plots A7 and A8 (part)
- > Central green spine

KEY

- Ph1 A
- Ph1 B
- Ph1 C

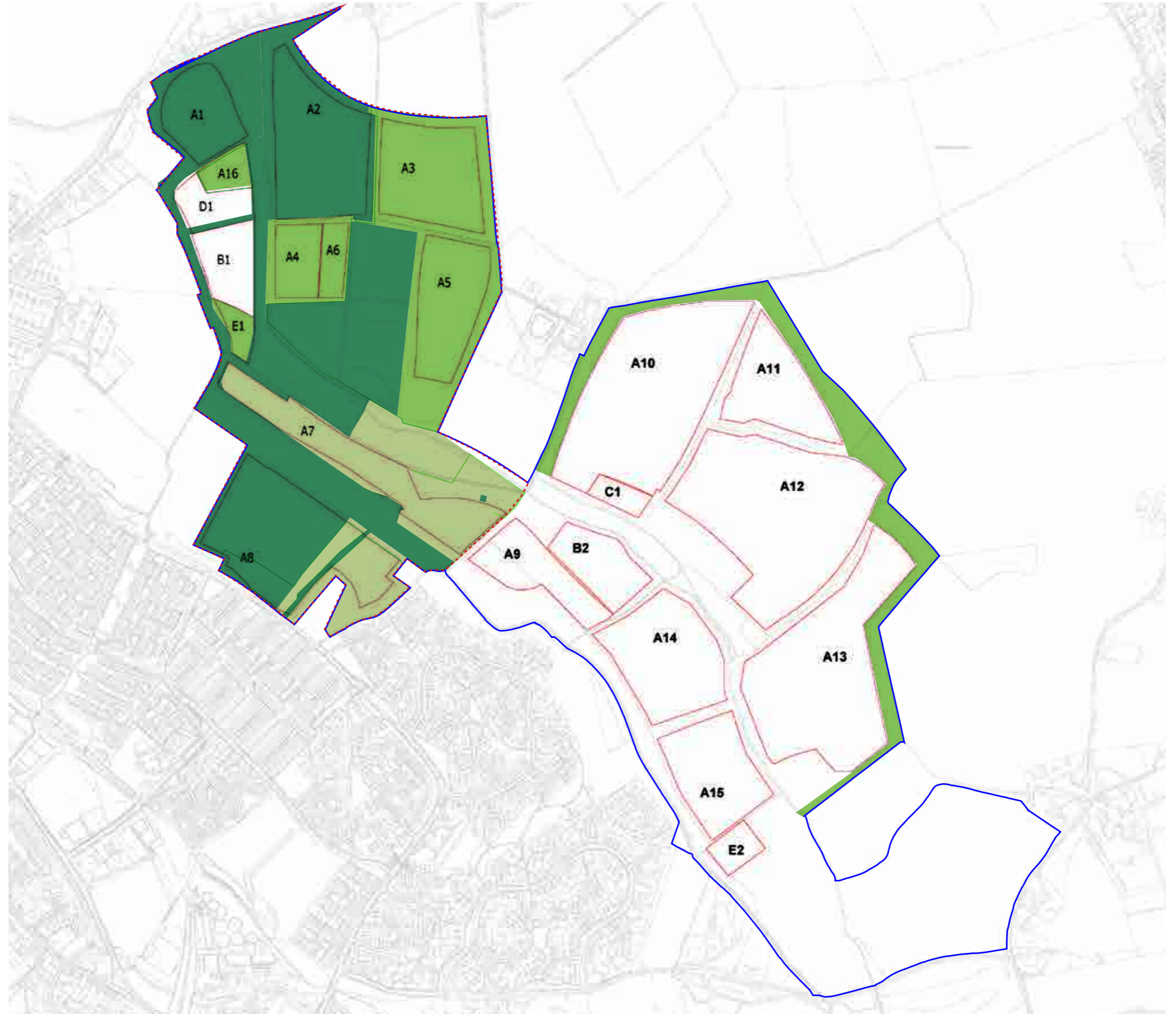


Figure 3. Phase 1 Phasing Diagram

3.2 PHASE 1A

Phase Overview:

- > Residential Plots A1, A2 (Part) and A8 (Part)
- > Primary road connecting A143 Haverhill Road and Chalkstone Way and associated junctions
- > Central and northern green spine public open space
- > Southern Plantation Woodland
- > PROW connection to Chalkstone Way
- > Great Field Plantation
- > Western Extent of the Central green Spine Public Open Space
- > Northern Green Spine Public Open Space



Figure 4. Phase 1A - Stratigical Landscape plan

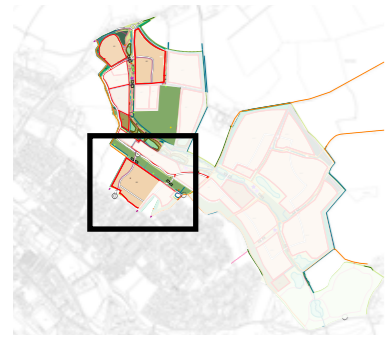
3 PHASE 1



- KEY**
- Phase 1 boundary
 - Site boundary
 - Plot boundary
 - Electricity substation/foul water
 - Electricity substation/foul water
 - 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
 - Bee hives
 - Bee mounds
 - Log Piles



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



- KEY**
- Phase 1 boundary
 - Site boundary
 - Plot boundary
 - Electricity substation/foul water
 - Electricity substation/foul water
 - 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
 - Bee hives
 - Bee mounds
 - Log Piles



Figure 6. Phase 1A (South) - Strategical Landscape plan