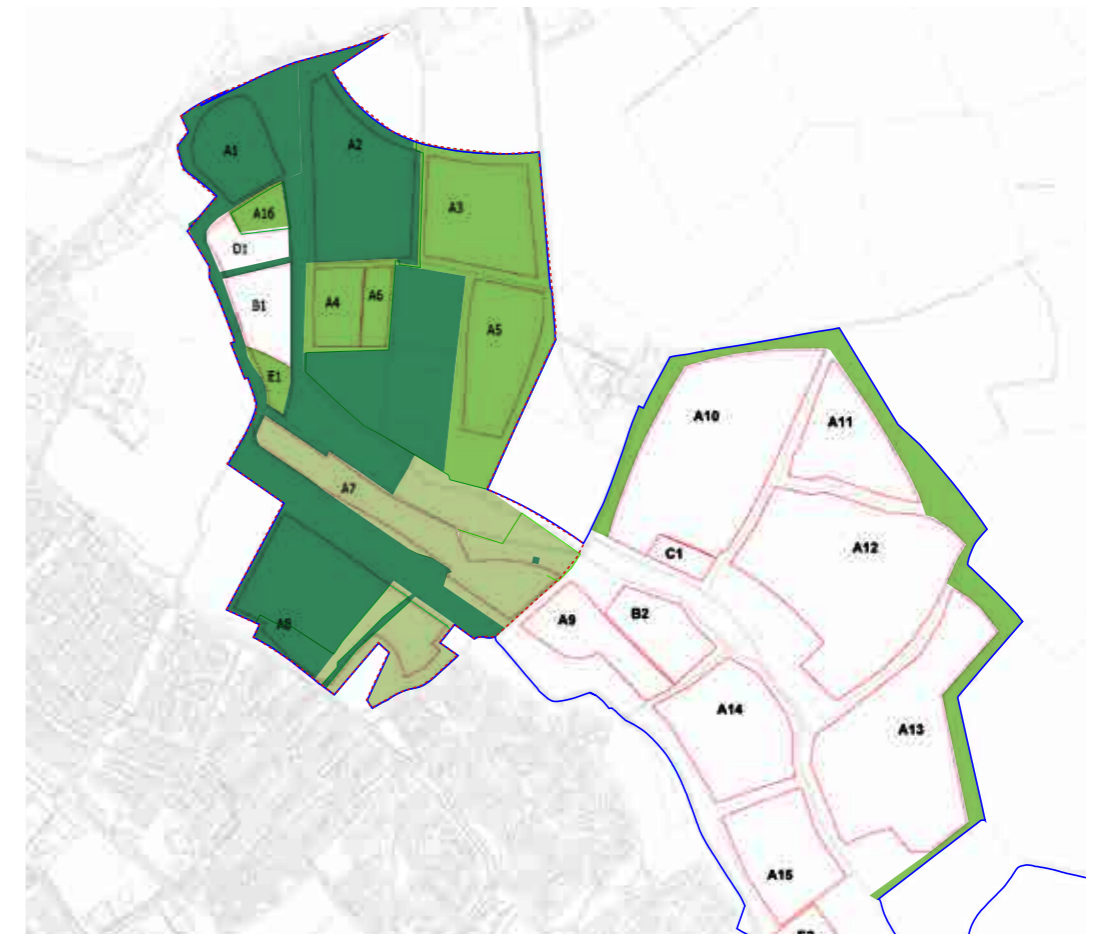


**Phase 1A Summary Table:**

Topic / Item	Description / Phase Requirements
Development Character Areas	- Great Wilsey Meadows- North - Chalkstone Fields
Residential development zones	- Residential Zones A1, A2 (Part) and A8 (Part).
Supporting infrastructure	- Construction of the roundabout junction with A143 Haverhill Road to the north of the site. (Condition 21). - Construction of the junction with Chalkstone Way to the south of the site. (Condition 22). - Construction of Chalkstone Way northern footpath (Condition 24). - Construction of primary road network including spine road connecting A143 Haverhill Road in the north to Chalkstone Way in the south (Condition 27) and extending east to the boundary of Phase 1, as set out in the Alternative Parameter Plan. - Construction of two substations located south of Parcel A2 and A7 - Construction of Gas Governor at south west corner of Parcel A8
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - 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	- Structural landscape around residential parcel A1 and northern edge of A2. - Structural Landscape through northern section of green spine. - Structural planting along southern and western boundary of parcel A8.
Public open space	- Implementation of northern section of the green spine park. - Construction of LEAP play space with-in the northern section of the green spine. - Creation of cycle route adjacent to A143 Haverhill Road - Creation of a cycle route connecting A143 Haverhill Road to Chalkstone way and extending along the northern boundary of parcel A7 - Retention and enhancement of PROW along southern Phase 1 boundary through to Chalkstone Way
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. - Construction of swales to direct surface water from parcel A2, A16, local centre D1 and primary school B1 to the attenuation basins south of Great Field Plantation (ponds 2). - Construction on attenuation basins at western end of green spine, south of Great Field Plantation (ponds 2) - Widening of existing drainage ditch along northern edge of Parcel A8 for attenuation of surface water from parcel A8 - Construction of Foul Water pumping station.
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- No allotments will be delivered within this phase.
Off Site	- Construction of Chalkstone Way northern footpath (Condition 24).

PHASE 1A IMPLEMENTATION STRATEGY PLAN



KEY

- Ph1 A
- Ph1 B
- Ph1 C

### 3.3 PHASE 1B

Phase Overview:

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

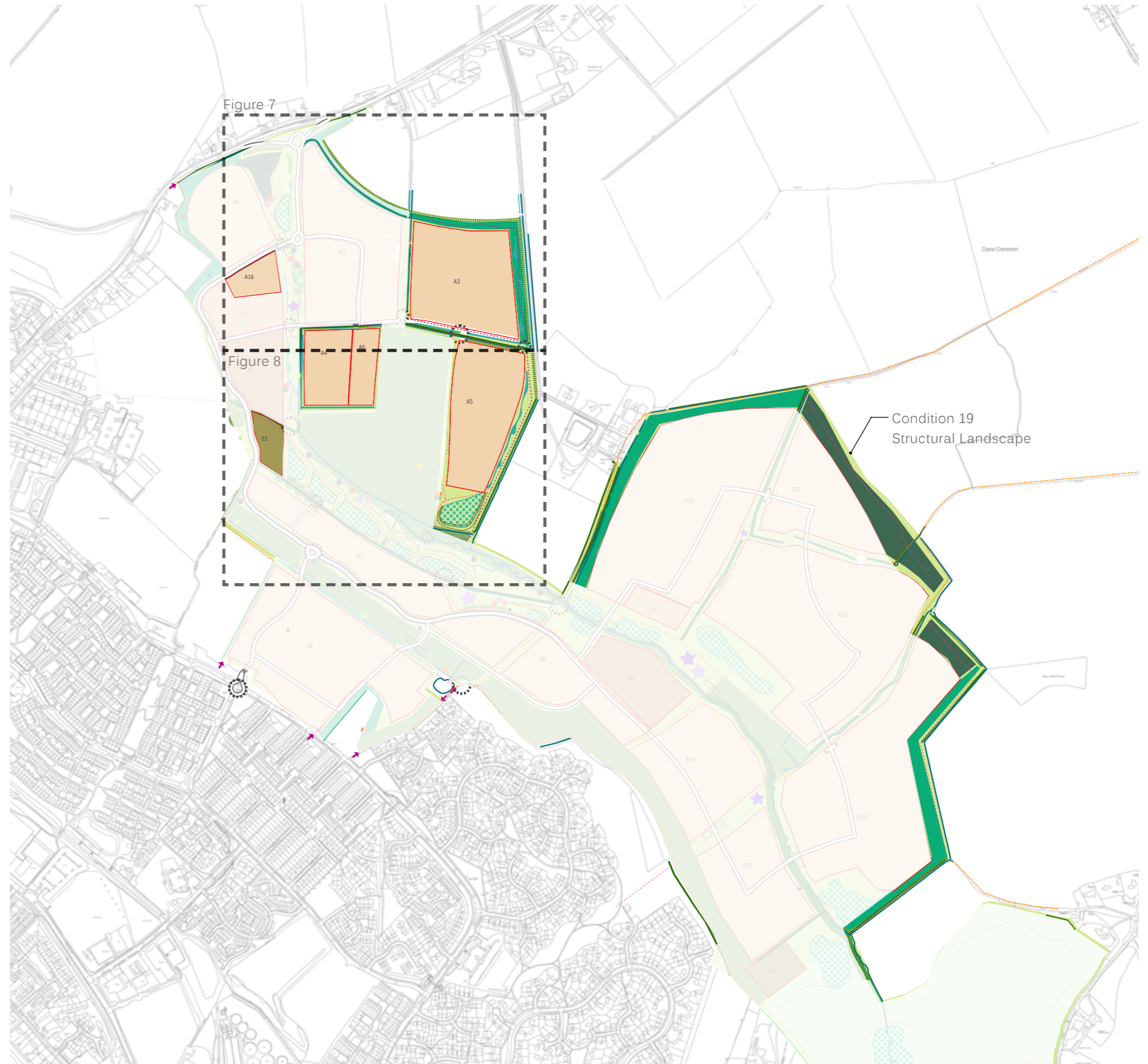


Figure 7. Phasing 1B - Strategical Landscape plan

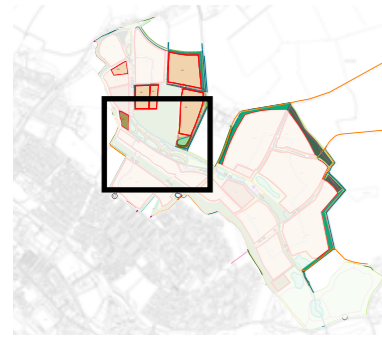


- KEY**
- Phase 1 boundary
  - Site boundary
  - Plot boundary
  - Electricity substation/foul water
  - Electricity substation/foul water
  - Spine Rd
  - Cycle and pedestrian path
  - Existing public right of way (Prow)
  - Pedestrian path
  - Primary node
  - Secondary node
  - ➔ Main vehicular access
  - ➔ 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 8. Phase 1B (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

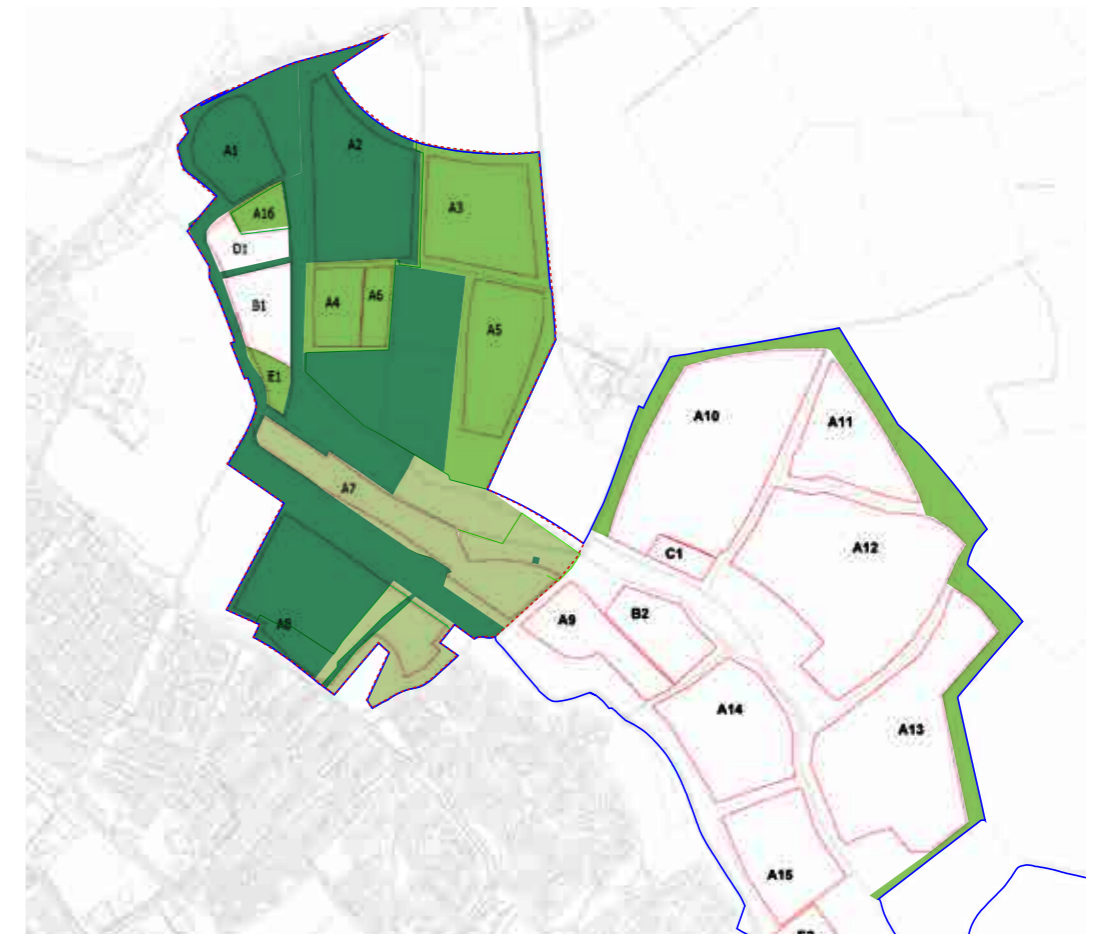
Figure 9. Phase 1B (South) - Strategical Landscape plan



**Phase 1B Summary Table:**

Topic / Item	Description / Phase Requirements
Development Character Areas	- Great Wilsey Meadows- North - Great Wilsey Meadow- East
Residential development zones	- Residential Zones A2, A3, A4(Extra Care), A5, A6 and A16
Supporting infrastructure	- Construction of secondary road network south of parcel A3
Environmental mitigation	- Construction in compliance with CEMP (Condition 12) and EIS (Condition 42). - Existing drainage channel between parcel A2 and A3 to be enhanced. - Provision of new habitats within the Public open space (refer to site wide biodiversity strategy). - Implementation of bird/ bat bricks/ tiles within dwellings.
Structural landscaping	- Delivery of structural landscape along the northern and eastern boundaries of parcels A3 and A5. - Implementation of structural landscape along the northern site boundary where it joins Parcel A10, A11, A12 and A13 (Condition 19)
Public open space	- Construction of cycle path along northern boundary of parcel A2 and A3. - Construction of cycle path along eastern boundary of parcel A3 and A5. - Construction of footpaths and public open space bordering parcels A3, A4(Extra Care), A5 and A6 - Retention and enhancement of PROW along eastern edge of parcel A5
Drainage	- Swales bordering parcels A3, and A5 which deliver surface water from these parcels to the attenuation basin (Pond 3) south of parcel 5 - Swales bordering parcels A4 and A6 which deliver surface water to attenuation ponds (pond 2) delivered in the previous phase. - Attenuation pond (Pond 3) south of parcel A5
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- Delivery of E1 Allotments (Condition 19) - Prior to 600 <sup>th</sup> occupation
Off Site	- Junction improvements at Chalkstone way with Wrattling Road (Condition 32) - Junction improvements at Manor road with Ehringshausen Way(Condition 33) - Junction improvements at A1307 junction with A1017 Roundabout (Condition 35)

PHASE 1B IMPLEMENTATION STRATEGY PLAN



KEY

- Ph1 A
- Ph1 B
- Ph1 C

3.4 PHASE 1C

Phase Overview:

- > Residential Plots A7 and A8 (part)
- > Eastern extent of the central green spine

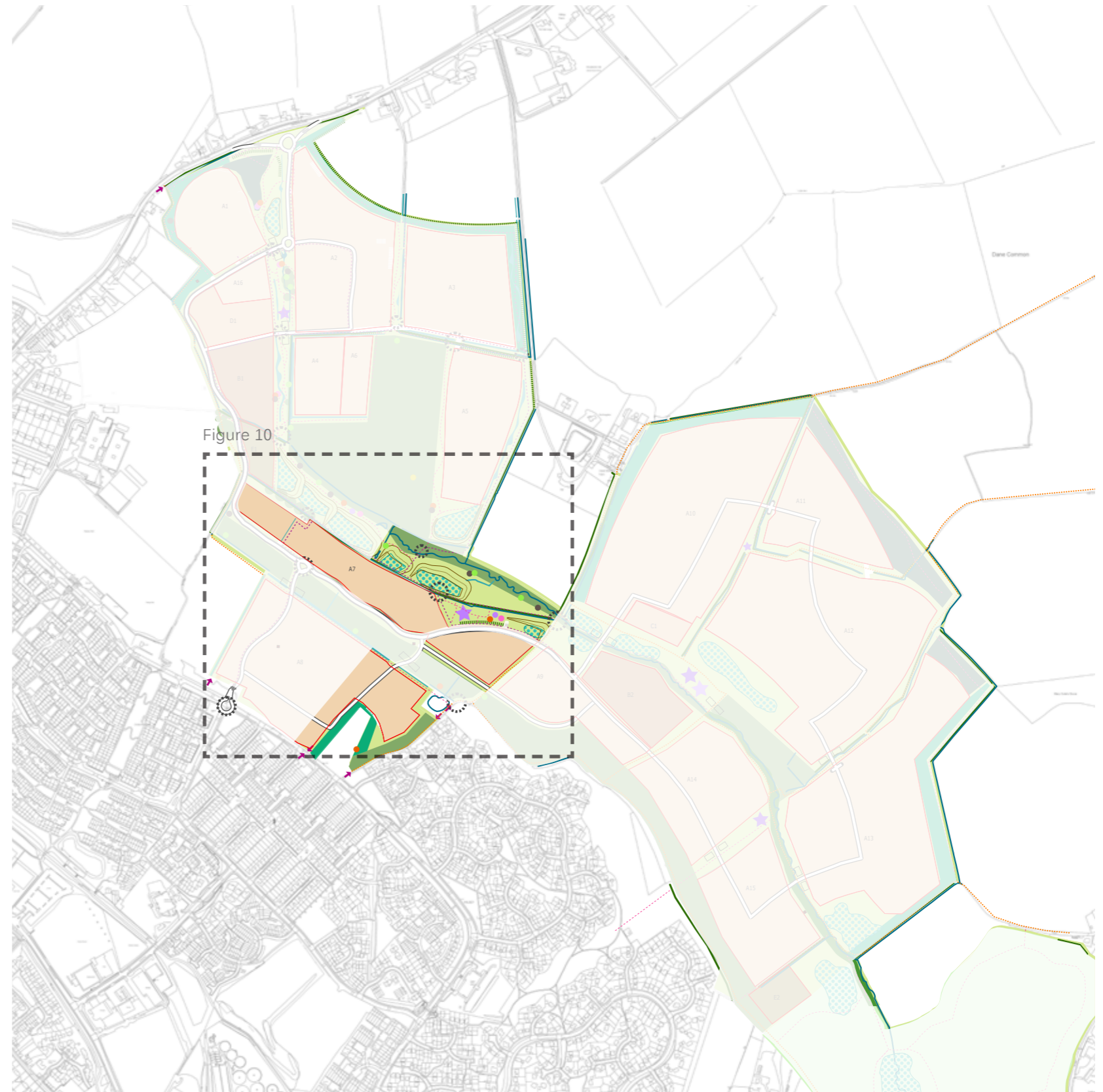


Figure 10. Phase 1C - Strategical Landscape plan

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



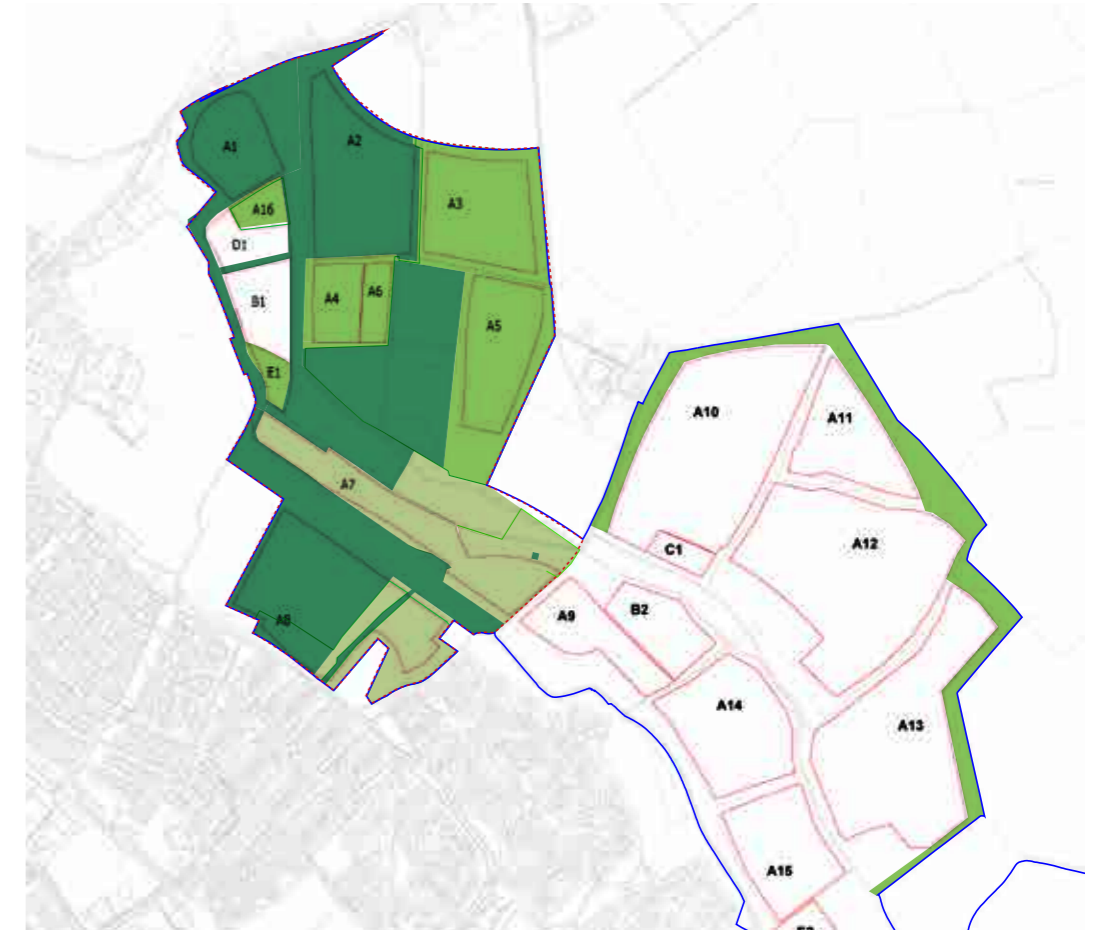
Figure 11. Phase 1C - Strategic Landscape plan



**Phase 1C Summary Table:**

Topic / Item	Description / Phase Requirements
Development Character Areas	- The Spine - Chalkstone Fields
Residential development zones	- Residential Zones A7 and A8 (Part)
Supporting infrastructure	- Construction of primary road network in parcel A8
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.
Structural landscaping	- Delivery of structural landscape along the eastern boundary of parcel A8.
Public open space	- Creation of NEAP play space and kick-about space.
Drainage	- Swales bordering parcels A3, A4, A5 and A6 - Attenuation pond south of parcel A5
Education	- For education provision refer to education phasing chapter.
Local centre	- For local centre provision please refer to local centre phasing chapter.
Allotments	- No allotments delivered in this phase
Off Site	- Junction Improvements at A1307 junction with Hales Barn Road roundabout (condition 34)

PHASE 1C IMPLEMENTATION STRATEGY PLAN



KEY

- Ph1 A
- Ph1 B
- Ph1 C

3.5 PHASE 2 SUMMARY

Phase 2A:

- > Residential Plots A9

Phase 2B:

- > Residential Plots A10

Phase 2C:

- > Residential Plots A12 (part)
- > Country Park
- > Allotments E2

Phase 2D:

- > Residential Plots A11 and A12 (Part)

KEY

- Phase 1 Boundary
- Site Boundary

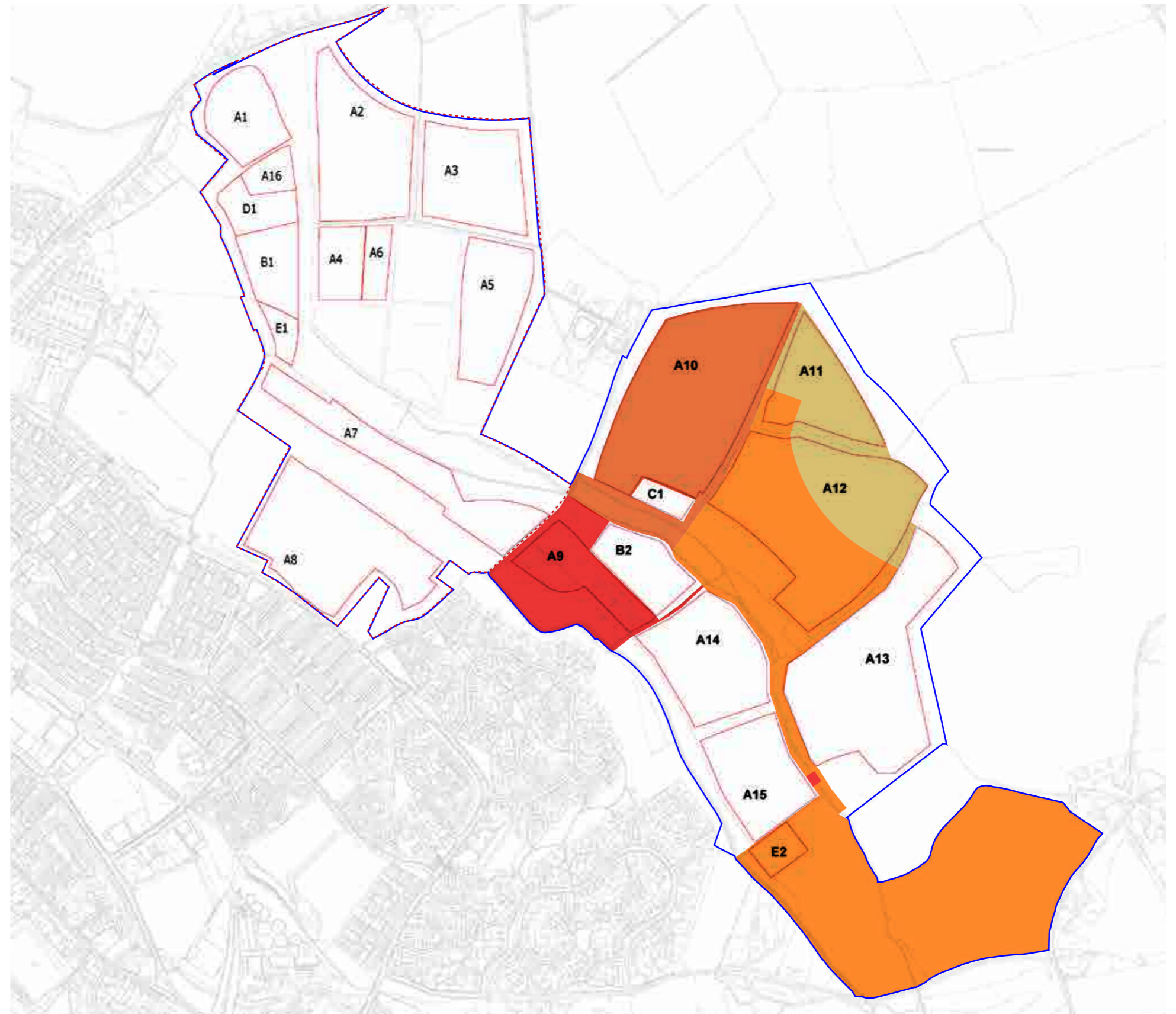


Figure 12. Phase 2 - Overall Phasing Diagram

4 PHASE 2

4.1 PHASE 2A



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 13. Phase 2A - Strategic Landscape plan