

## **Appendix B**



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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).
- Indicative location for proposed Country Park car park
- 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 = 61.89Ha.
- Existing Woodland Planting to be Retained and Brought Under Management.
- Proposed Structural Woodland Planting.
- Country Park - Total Area 17.8Ha.
- 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.
- Proposed Country Park Access Coupals 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.

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

## **Appendix C**

|             |       |    |
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| SITE TOTALS | 89602 | 95 |
|-------------|-------|----|

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**BLOOR HOMES®**

# Great Wilsey Park, Haverhill