

Woodhouse Garden Suburb

Brighthouse

Indicative Phasing Plan



August 2020

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Introduction

This document supports the Development Framework for the Woodhouse Garden Suburb and is intended to demonstrate how residential development may be phased over a 12 year build period (2021 to 2033).

This document sets phases, dates and timescales. Its purpose is to assist stakeholders to understand the anticipated timescales for delivery of the development.

Phasing is based on the current economic climate and forecasted build rates. However, house building is subject to market trends and therefore the implementation of the garden suburb may modify in reaction to the rate of house sales. Construction of the development, its associated infrastructure and landscape - as well as the S106 obligations - may therefore be delivered in a shorter or longer period than this document describes. It is for this reason that all dates and timescales in this document are indicative and therefore should not be regarded as definitive.

Further more detailed phasing considerations will be made as the masterplan evolves. Whilst haul routes (and need to separate construction traffic from residential roads and completions) have been a consideration; this document is not intended to provide a detailed phasing strategy for construction access, haul roads, infrastructure or strategic landscaping.

Housing Density

Illustrative density plan




Based on the Development Framework Plan, the illustrative density plan sets out areas for high and lower-density housing.

Broadly speaking, development at the centre of site - adjacent to primary roads and local facilities - will be at a higher density. This will create an urban character at the core of the development with a higher proportion of linked buildings such as terraces and semi-detached homes.

Development towards the periphery of the site would be built out at comparatively low densities; in response to the existing rural landscape character - likely consisting of a higher number of larger detached properties.

The densities of each housing parcel may change following further design work as the masterplan evolves. Until such time the phasing set out on the following pages is based on this plan.

KEY:

	30 - 35 dph
	35 - 45 dph
	45 - 50 dph



Phasing

Phase 1

Phase 1 will be located to the north of the site and will be accessed from Rycroft Lane. Development will be concentrated next to the existing settlement edge.

KEY:

 Phase 1 - 300 units





Phasing

Phase 2

Phase 2 will extend eastwards with a looped phasing arrangement based on the internal road network. The delivery of homes is intended to assist with mitigating noise from the motorway; reducing noise levels for homes and gardens further west.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units






Phasing

Phase 3

Phase 3 development begins at the western edge of the site adjacent to the A641 until such time that a connection is made across Shepherds Thorn Lane.

From here the spine road will be constructed in stages from west to east. Subsequent development phases will broadly follow in this direction and will coincide with the delivery of the spine road.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units
-  Phase 3 - 160 units







Phasing

Phase 4

Phase 4 will extend east from Phase 3 to provide homes along the primary route.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units
-  Phase 3 - 160 units
-  Phase 4 - 160 units







Phasing

Phase 5

Phase 5 will see development extend further east along the alignment of the spine road.

Public open spaces in the central area of the site start to become enclosed by housing.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units
-  Phase 3 - 160 units
-  Phase 4 - 160 units
-  Phase 5 - 160 units



Phasing

Phase 6

Phase 6 will continue east along the spine road and will include the delivery of dwellings above the local centre. Phase 6 sees the completion of the spine road loop.

The central public open space will now be enclosed to the north by housing.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units
-  Phase 3 - 160 units
-  Phase 4 - 160 units
-  Phase 5 - 160 units
-  Phase 6 - 160 units



Phasing

Phase 7

Phase 7 will see the final 70 homes delivered to the south of the local centre. These homes will overlook the southern open space.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units
-  Phase 3 - 160 units
-  Phase 4 - 160 units
-  Phase 5 - 160 units
-  Phase 6 - 160 units
-  Phase 7 - 70 units



Indicative housing trajectory

Yearly phasing plan

The yearly phasing plan and accompanying schedule sets out the indicative housing delivery trajectory on a year-by-year basis. It demonstrates when each phase may be delivered by identifying high-level parcel sizes and locations.

KEY:

-  Phase 1 - 300 units
-  Phase 2 - 250 units
-  Phase 3 - 160 units
-  Phase 4 - 160 units
-  Phase 5 - 160 units
-  Phase 6 - 160 units
-  Phase 7 - 70 units



Indicative housing trajectory

	Parcel	Area (ha)	Density	Units	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Phase 1	Ph1.1	1.33	30	40			40											
	Ph1.2	1.33	30	40				40										
	Ph1.3	1.33	30	40					40									
	Ph1.4	1.31	30.5	40						40								
	Ph1.5	1.31	30.5	40							40							
	Ph1.6	1.31	30.5	40								40						
	Ph1.7	1.31	30.5	40									40					
	Ph1.8	0.66	30.5	20										40	20			
Phase 2	Ph2.1	1.06	33	35				35										
	Ph2.2	1.03	34	35					35									
	Ph2.3	1.03	34	35						35								
	Ph2.4	1.03	34	35							35							
	Ph2.5	1.18	34	40								40						
	Ph2.6	1.21	33	40									40					
	Ph2.7	0.91	33	30											30			
Phase 3	Ph3.1	0.63	48	30					30									
	Ph3.2	0.73	48	35						35								
	Ph3.3	0.73	48	35							35							
	Ph3.4	0.83	48	40								40						
	Ph3.5	0.42	48	20									20					
Phase 4	Ph4.1	1.03	34	35								35						
	Ph4.2	0.81	43	35									35					
	Ph4.3	0.93	43	40										40				
	Ph4.4	0.93	43	40											40			
	Ph4.5	0.27	37	10												10		
Phase 5	Ph5.1	1.18	34	40										40				
	Ph5.2	1.18	34	40											40			
	Ph5.3	1.18	34	40												40		
	Ph5.4	1.29	31	40													40	
Phase 6	Ph6.1	1.29	31	40												40		
	Ph6.2	1.14	35	40													40	
	Ph6.3	1.18	34	40													40	
	Ph6.4	1.11	36	40														40
Phase 7	Ph7.1	1.21	33	40													40	
	Ph7.2	0.86	35	30														30
Total		36.27		1260			40	75	105	110	110	155	135	130	120	90	120	70
Cumulative Total							40	115	220	330	440	595	730	860	980	1070	1190	1260



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