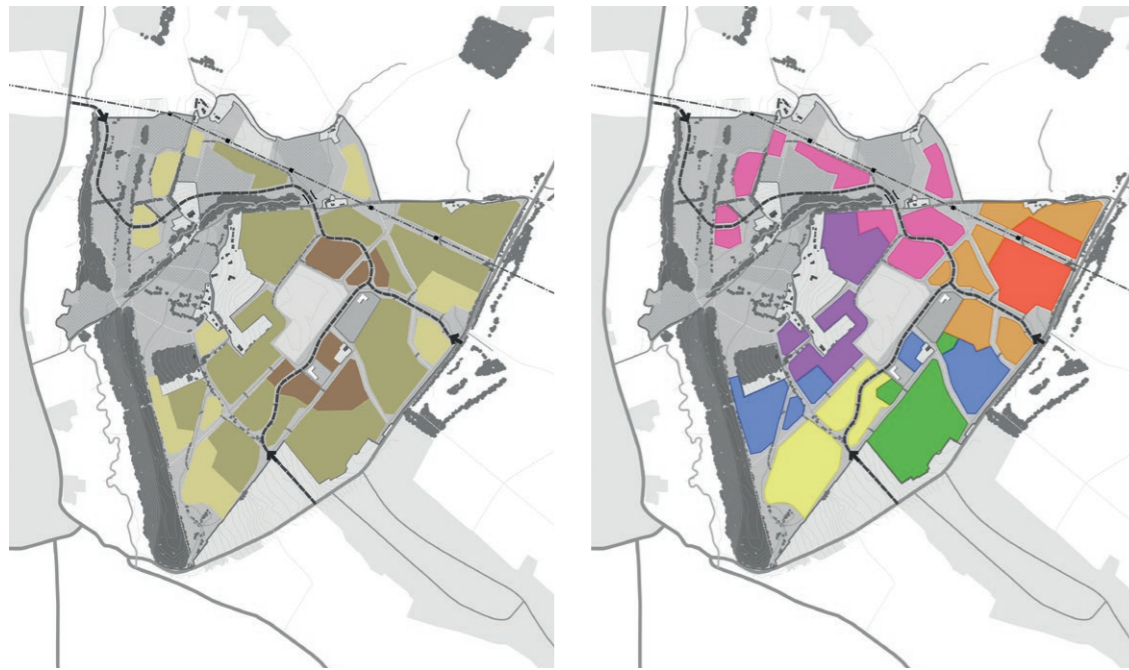


Thornhills Garden Suburb

Brighthouse



Indicative Phasing Plan

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Introduction

This document supports the Development Framework for the Thornhills Garden Suburb and is intended to demonstrate how residential development may be phased over a 18 year build period (2021 to 2039).

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:

	25 - 30 dph
	30 - 35 dph
	40 dph




Phasing

Phase 1

Phase 1 will be located to the north east of the site and will be accessed directly from the A643.

KEY:

 Phase 1 - 200 units





Phasing

Phase 2

Phase 2 will extend north and west of Phase 1 to meet the northern site boundary and provide a frontage along the Bronte Way PRow running north-south. Phase 2 will see housing delivered alongside the strategic link road which enters the site from the A643.

KEY:

-  Phase 1 - 200 units
-  Phase 2 - 300 units



Phasing

Phase 3

Phase 3 development will be focused within the southern portion of the site and will extend along the strategic link road between Thornhills Lane and the local centre.

KEY:

-  Phase 1 - 200 units
-  Phase 2 - 300 units
-  Phase 3 - 300 units







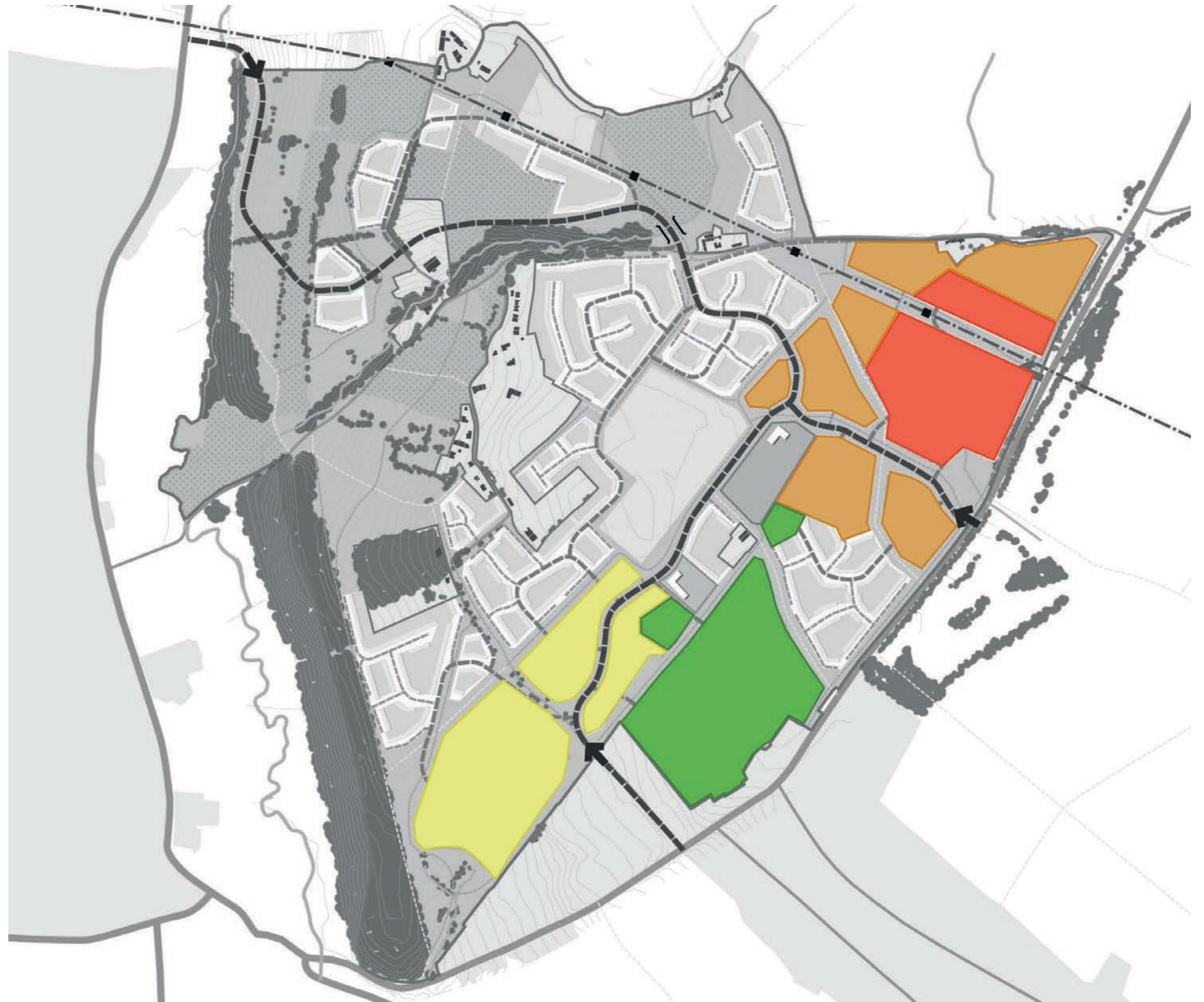
Phasing

Phase 4

Phase 4 development will provide a logical extension from Phase 3 and will bridge the gap between Phase 3 and Phase 2, to the south of the community facilities.

KEY:

-  Phase 1 - 200 units
-  Phase 2 - 300 units
-  Phase 3 - 300 units
-  Phase 4 - 300 units








Phasing

Phase 5

Phase 5 sees the completion of housing to the eastern edge of the site, creating a built frontage along the A643. Housing along the eastern loop of the strategic link road and adjacent the community facilities is now complete; with construction access from the north.

KEY:

-  Phase 1 - 200 units
-  Phase 2 - 300 units
-  Phase 3 - 300 units
-  Phase 4 - 300 units
-  Phase 5 - 300 units



Phasing

Phase 6

Phase 6 development extends north from Phase 5, providing containment to the central area of public open space.

KEY:

-  Phase 1 - 200 units
-  Phase 2 - 300 units
-  Phase 3 - 300 units
-  Phase 4 - 300 units
-  Phase 5 - 300 units
-  Phase 6 - 300 units



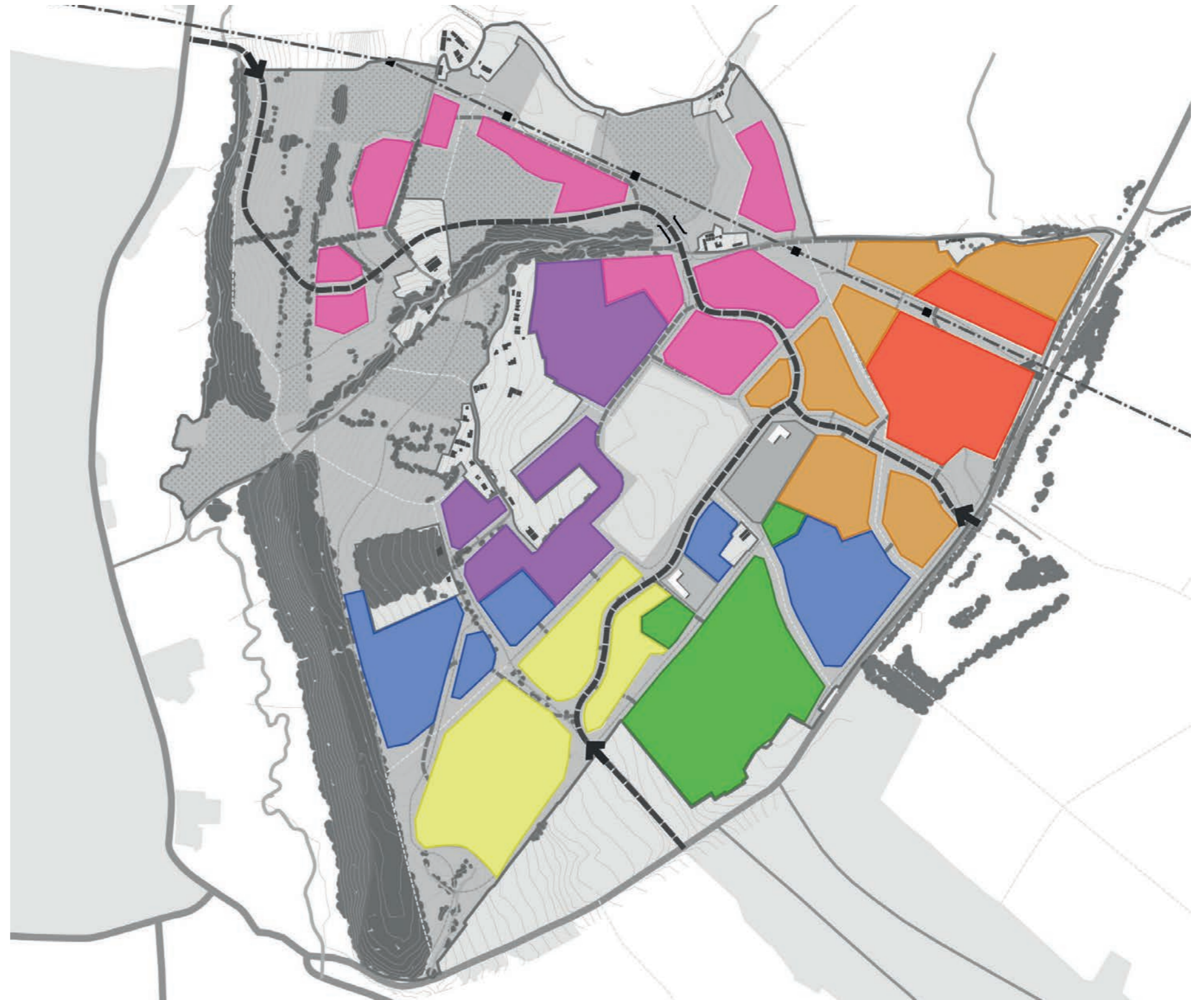
Phasing

Phase 7

Phase 7 focuses on housing to the north of the site. Its delivery will see the enclosure of the central area of public open space and provision of smaller housing parcels to the constrained land to the north of the site.

KEY:

-  Phase 1 - 200 units
-  Phase 2 - 300 units
-  Phase 3 - 300 units
-  Phase 4 - 300 units
-  Phase 5 - 300 units
-  Phase 6 - 300 units
-  Phase 7 - 300 units



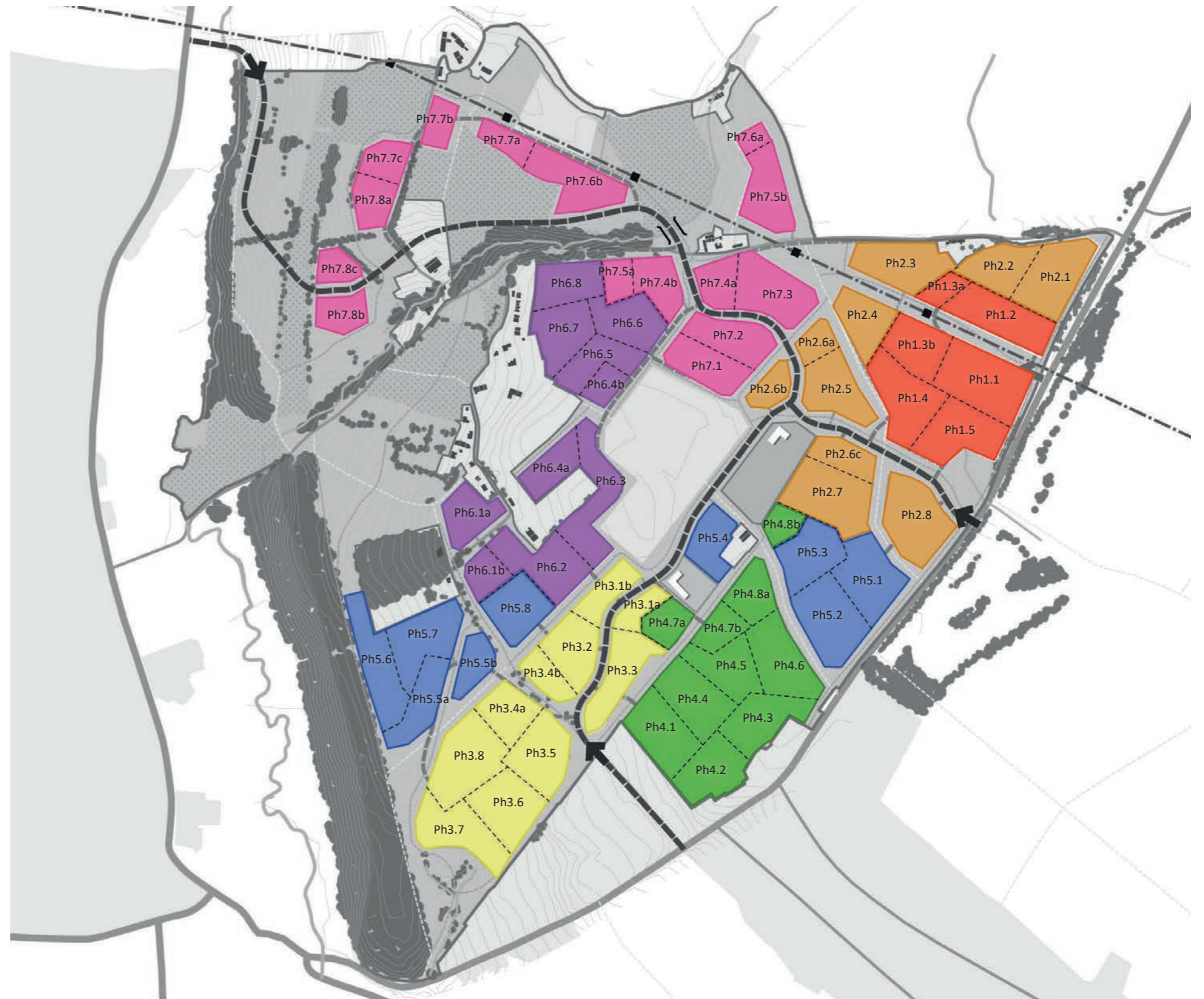
Indicative housing trajectory

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 - 200 units
-  Phase 2 - 300 units
-  Phase 3 - 300 units
-  Phase 4 - 300 units
-  Phase 5 - 300 units
-  Phase 6 - 300 units
-  Phase 7 - 300 units



Indicative housing trajectory

	Parcel	Area (ha)	Density	Units
Phase 1	Ph1.1	1.14	35	40
	Ph1.2	1.14	35	40
	Ph1.3	1.14	35	40
	Ph1.4	1.38	29	40
	Ph1.5	1.38	29	40
Phase 2	Ph2.1	1.00	35	35
	Ph2.2	1.00	35	35
	Ph2.3	1.00	35	35
	Ph2.4	1.00	35	35
	Ph2.5	1.08	37	40
	Ph2.6	1.03	39	40
	Ph2.7	1.14	35	40
	Ph2.8	1.38	29	40
Phase 3	Ph3.1	0.88	40	35
	Ph3.2	1.00	35	35
	Ph3.3	1.00	35	35
	Ph3.4	1.00	35	35
	Ph3.5	1.14	35	40
	Ph3.6	1.25	32	40
	Ph3.7	1.38	29	40
	Ph3.8	1.33	30	40
Phase 4	Ph4.1	1.00	35	35
	Ph4.2	1.00	35	35
	Ph4.3	1.00	35	35
	Ph4.4	1.00	35	35
	Ph4.5	1.08	37	40
	Ph4.6	1.08	37	40
	Ph4.7	1.00	40	40
	Ph4.8	1.05	38	40
Phase 5	Ph5.1	1.00	35	35
	Ph5.2	1.14	35	40
	Ph5.3	1.14	35	40
	Ph5.4	1.00	40	40
	Ph5.5	1.29	31	40
	Ph5.6	1.38	29	40
	Ph5.7	1.00	35	35
	Ph5.8	0.86	35	30
Phase 6	Ph6.1	1.13	31	35
	Ph6.2	1.14	35	40
	Ph6.3	1.18	34	40
	Ph6.4	1.21	33	40
	Ph6.5	1.25	32	40
	Ph6.6	1.09	32	35
	Ph6.7	1.09	32	35
	Ph6.8	1.09	32	35
Phase 7	Ph7.1	0.88	40	35
	Ph7.2	0.88	40	35
	Ph7.3	1.18	34	40
	Ph7.4	1.11	36	40
	Ph7.5	1.25	32	40
	Ph7.6	1.25	32	40
	Ph7.7	1.21	29	35
	Ph7.8	1.21	29	35
Total		58.97		2000
Cumulative Total				

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	33/34	34/35	35/36	36/37	37/38	38/39	
		40	40	40	40	40														
			35	35	35	35	40	40	40	40										
				35	35	35	35	40	40	40	40									
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																			35	
			40	75	110	110	110	150	155	155	155	155	155	155	110	75	75	70	35	
			40	115	225	335	445	555	705	860	1015	1170	1325	1480	1635	1745	1820	1895	1965	2000

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