

phasing

six

phasing



6.1 Strategy

6.1.1 The phasing for the WEA development is based on achieving the required amount of housing to be built in accordance with the Local Plan. The Local Plan states that the WEA is expected to start before 2006, although most of the development in the Local Plan period will be in the second 5 years and will continue after 2011.

6.1.2 The Local Plan requires a logical and orderly sequence of development throughout the expansion area. The Phasing Plans (see Figure 6.1) break the development of the area into three stages between 2006 and 2016.

6.1.3 Based on experience of similar developments elsewhere, it is reasonable to assume about 500 completions per year can eventually be achieved. We have therefore assumed that this level of completions will be achieved to get major infrastructure elements such as the Secondary School and sections of the City Street implemented within a few years.



Phasing Principles

6.1.4 The Phasing of the WEA is based on the following principles;

- Early establishment of the City Street, initially to the High Street;
- Early development related to this spine in both residential and employment areas;
- Early provision of the High Street centre;
- Connections to the grid road network in at least two locations early on;
- The need to achieve a mix of housing development at each phase.
- The earliest provision of the initial health and education provision.
- The early establishment of structural landscaping, especially along the outer edge of the development.

6.1.5 The phasing plan has also been influenced by a number of factors;

- The location of surface water drainage catchment areas;
- Early phasing of community centre and playing fields;
- The maximum number of annual housing completions achievable in the WEA;
- The market demand for employment land and floorspace.

phasing



6.1.6 Figure 6.1 shows that the preferred approach is to start in the north east corner of the site working from Watling Street into the centre of Areas 10.1 to 10.3. The first 'loop' of the City Street could be achieved coming in from Watling Street to the High Street area and then moving in a north westerly direction to Calverton Lane where the route would loop back onto Watling Street. A second loop would link back to H4 Danstead Way.

6.1.7 As the housing development progresses the High Street area will be developed to provide adequate services for establishing housing areas. This balance between housing, employment, social, educational and welfare facilities will ensure that the maximum number of residents could live, work, be educated and spend their leisure time in the new development. This will establish behaviour patterns for future years, instilling a sense of belonging and pride in the new development.

6.1.8 The second City Street loop would run south from the High Street, and then be routed east onto the V2/H4 junction to form the second phase of the development to 2008.

6.1.9 The third phase of development within Area 11 would commence from Calverton Lane and then work northwards along the City Street to complete the full development of the WEA.

6.1.10 Early primary schools would be developed within Areas 10.1 - 10.3. It is likely that the first primary school will be needed in September 2008 with the second following in 2009. The first phase of the secondary school would be needed from September 2010.

6.1.11 The third primary school would be in Area 10.1-10.3 to serve the eastern part of Area 11, with the primary school in Area 11 itself following 2-3 years later.

phasing

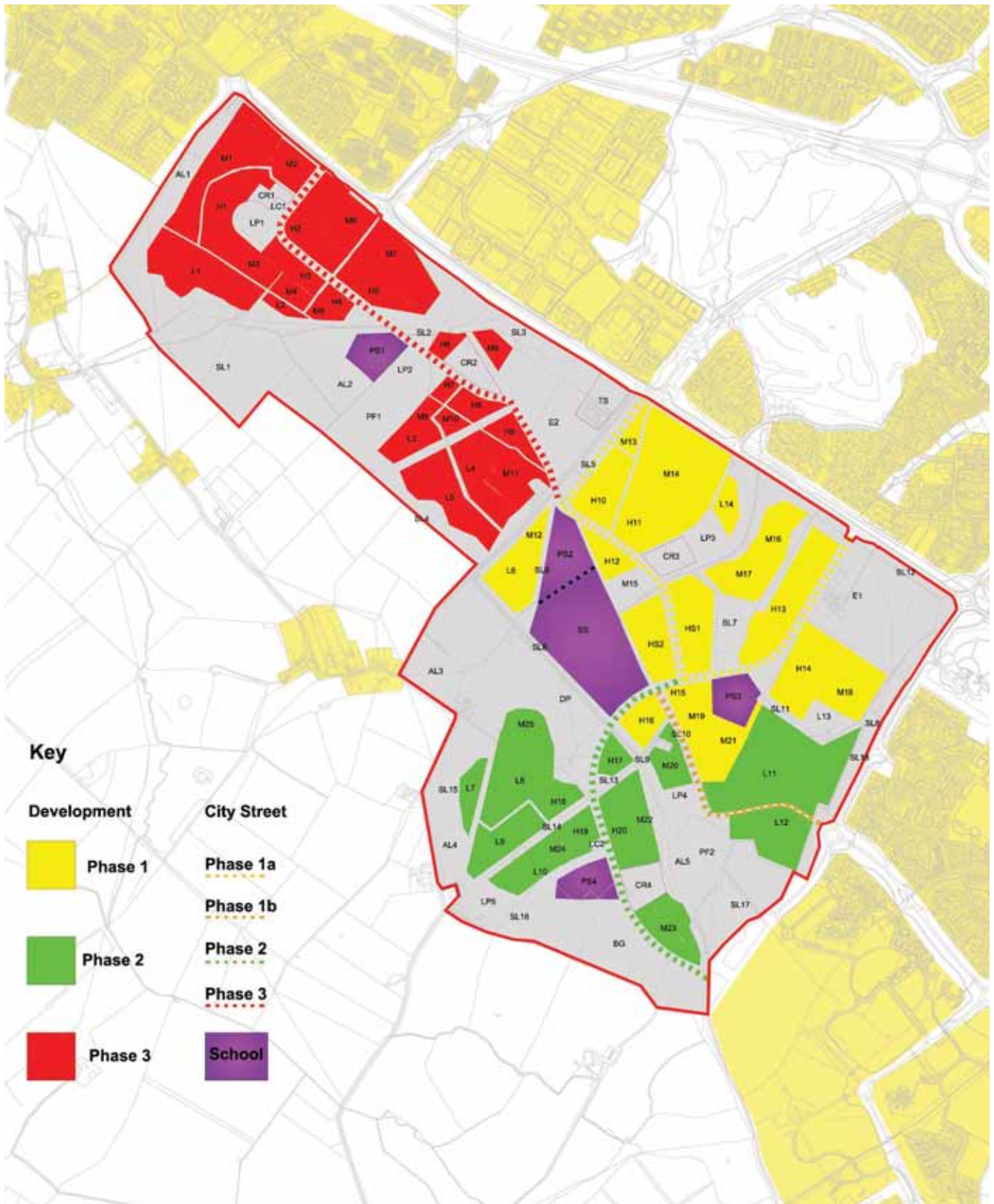


Figure 6.1 Indicative Phasing Plan