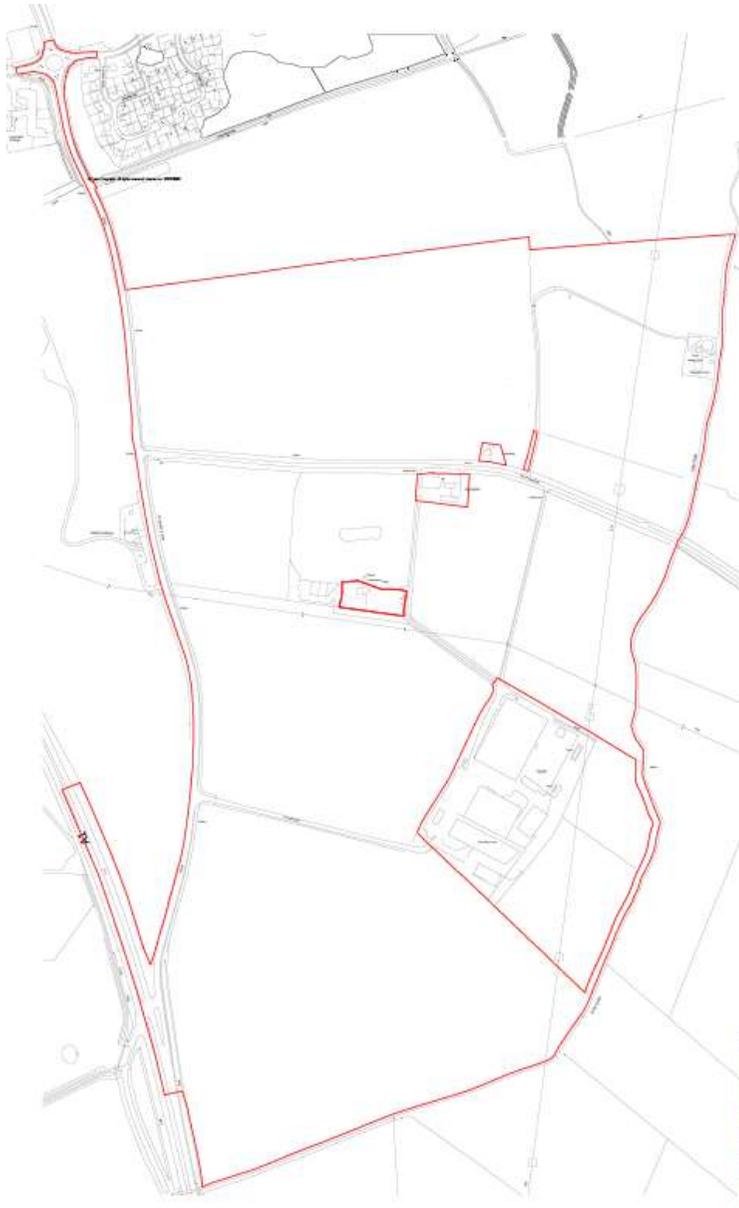




Phase 1 Fernwood South



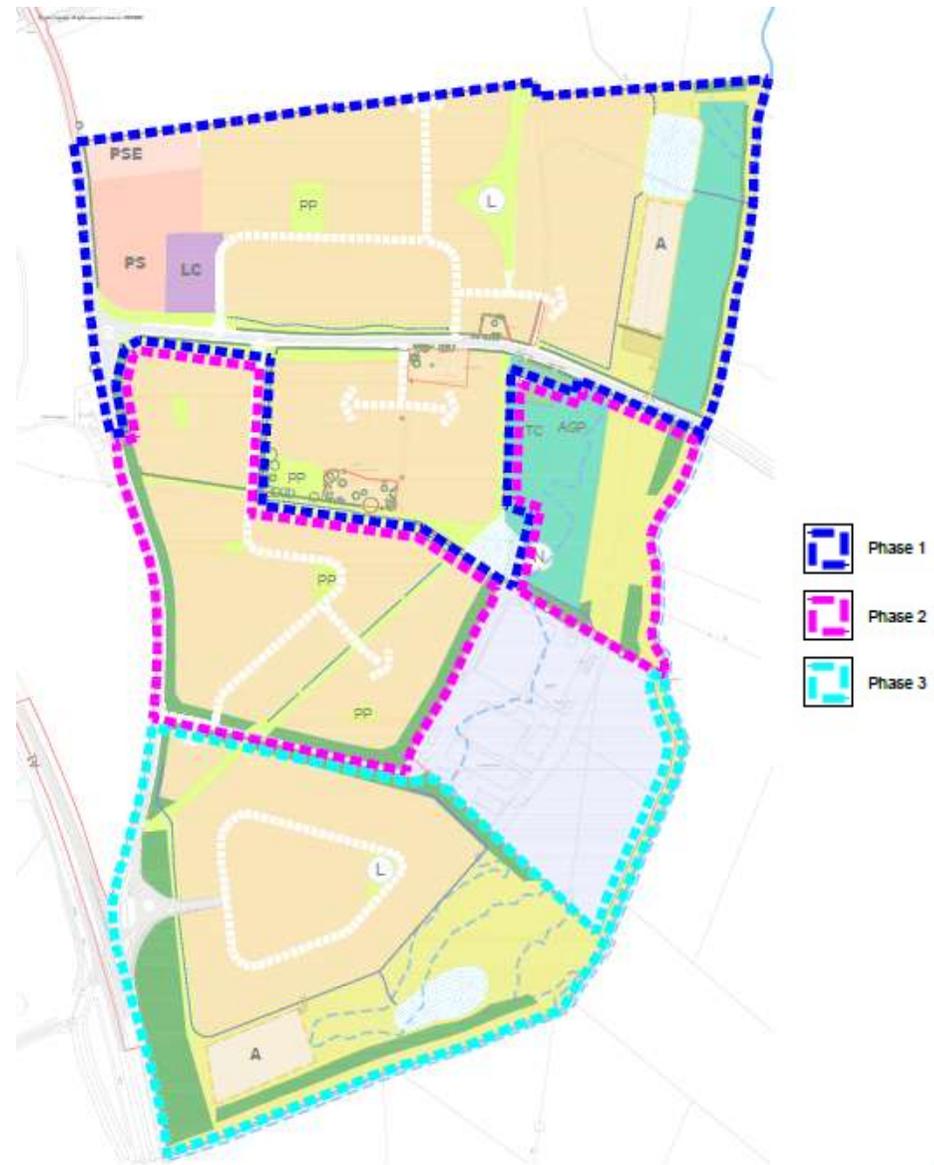
Outline planning permission expected to be granted shortly for Fernwood South which includes the following elements:-

- 1800 Dwellings
- 13% Affordable Dwellings
- Local Centre
- Primary School (£5,751,854.00 total contribution)
- Primary School Expansion Land
- Sports Pavilion
- Community Hall
- Playing Fields
- Play Areas
- 31.8ha Green Infrastructure
- Allotments
- Health Care Provision (on or off site - £1,710,000)
- Bus Revenue Contribution £535,000
- Highway Improvement Works
 - A1/ B6326 Junction
 - B6326/ Shire Lane Junction
 - B6326 / Sylvan Way Junction
 - Shire Lane Corridor
 - B6326 between Shire Lane and Dale Way
 - Street lighting scheme to the B6326 from Dale Way down to the A1 slip road south of the site

Outline Planning Application Boundary – 16/00506/OUTM



Master Plan to be approved as part of Outline Consent



Phasing Plan to be approved as part of Outline Consent

Key Parameter Plans to be approved as part of the Outline Consent



 Application boundary

 Residential

 PS Primary School

 PSE Primary School expansion land

 LC Local Centre

 Green Infrastructure

 S Sports pavilion

 Existing Residential properties retained

 Existing Industrial development retained

Phase 1 – Key Features

- Residential Parcels;
- Local Centre ;
- Primary School;
- Primary School Expansion Land; and
- Green Infrastructure

Land Use Parameter Plan

Key Parameter Plans to be approved as part of the Outline Consent



Phase 1 – Key Features

- Bus Route Loop;
- Potential Bus Route to Larkfleet Homes site to the north;
- Identification of primary and secondary routes;
- Identification of footway and cycleways; and
- Foot/cycle path connection on the B6326 to the Dale Way Roundabout

Access Parameter Plan

Key Parameter Plans to be approved as part of the Outline Consent



Phase 1 – Key Features

- 2 Pocket Parks;
- 1 LEAP;
- Allotment Site;
- Playing Fields;
- Semi-Natural Greenspace; and
- SuDS Detention Basin

Green Infrastructure Parameter Plan

Phase 1 Layout – 840 Dwellings



Phase 1A Layout – Western Parcel 352 dwellings



Phase 1B Layout – Eastern Parcel 301 dwellings



Phase 1C Layout – Southern Parcel 187 dwellings



Example House Types



Front Elevation



Side Elevation

**Whiteleaf Corner
House Type**

**Saunton House
Type**



Front Elevation



Front Elevation

**Greenwood House
Type**



Next Steps

- Consultation Exercise Ends 21st May 2021;
- Expect Outline Planning Permission in June 2021;
- End of June submit Phase 1A Reserved Matters Submissions;
- Commence works on site end 2021 / early 2022; and
- Progress further reserved matters submissions for Residential Phases 1B and 1C and associated infrastructure with timings in line with the outline consent

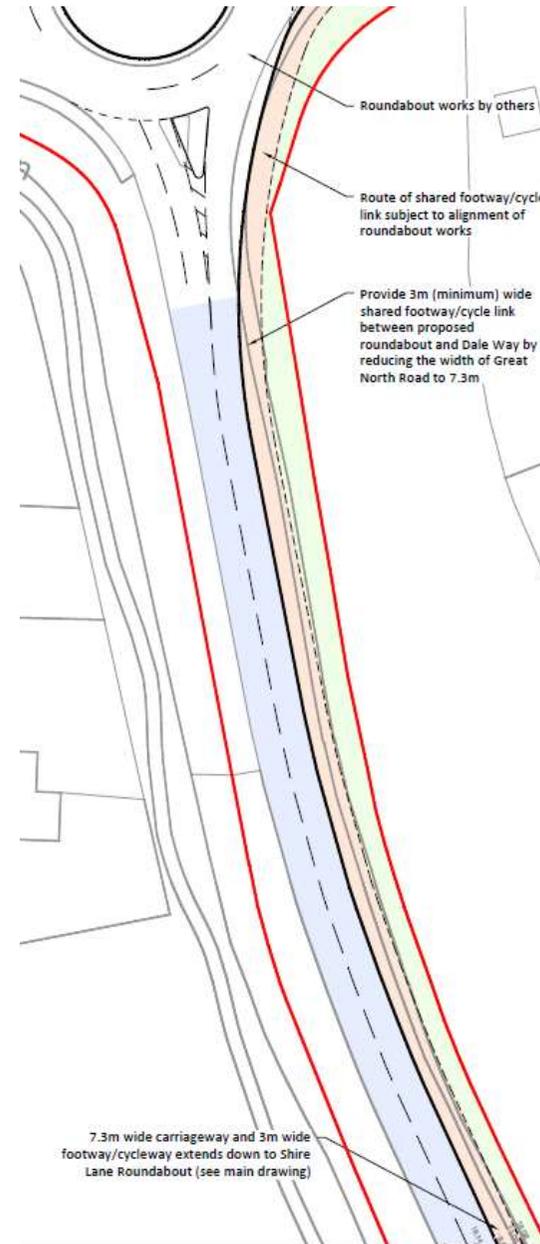
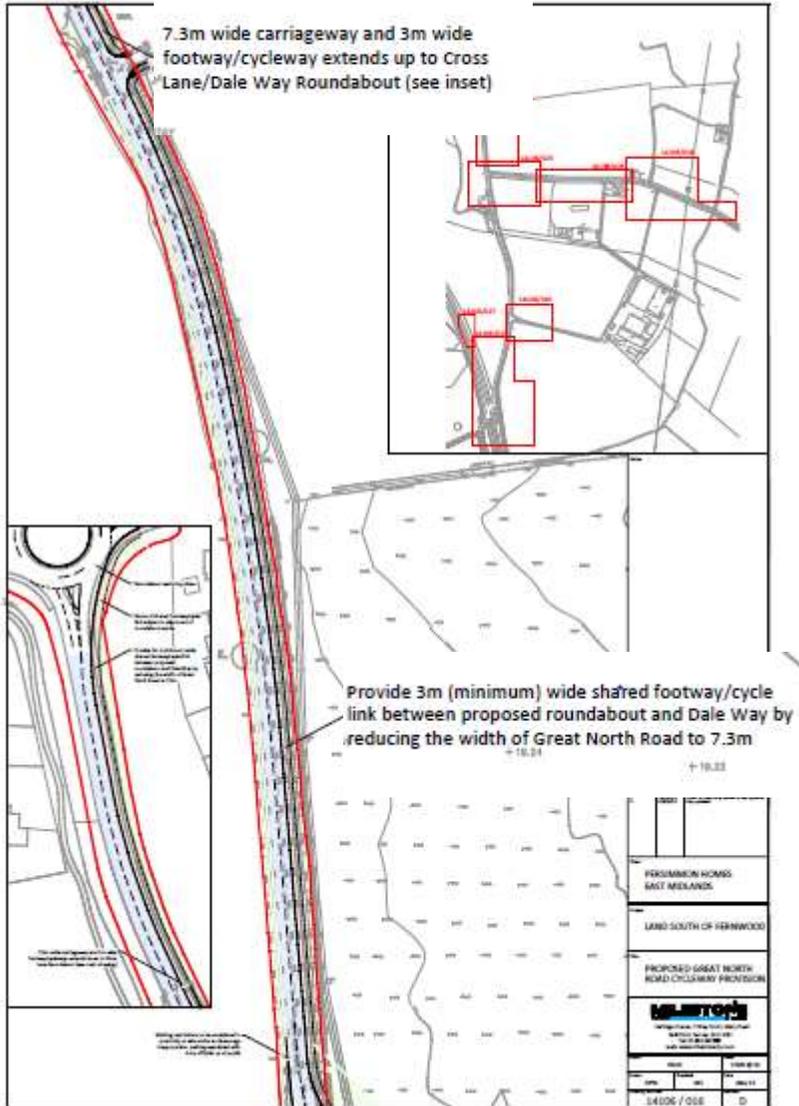
Questions and Answers

Consultation Ends 21.05.2021

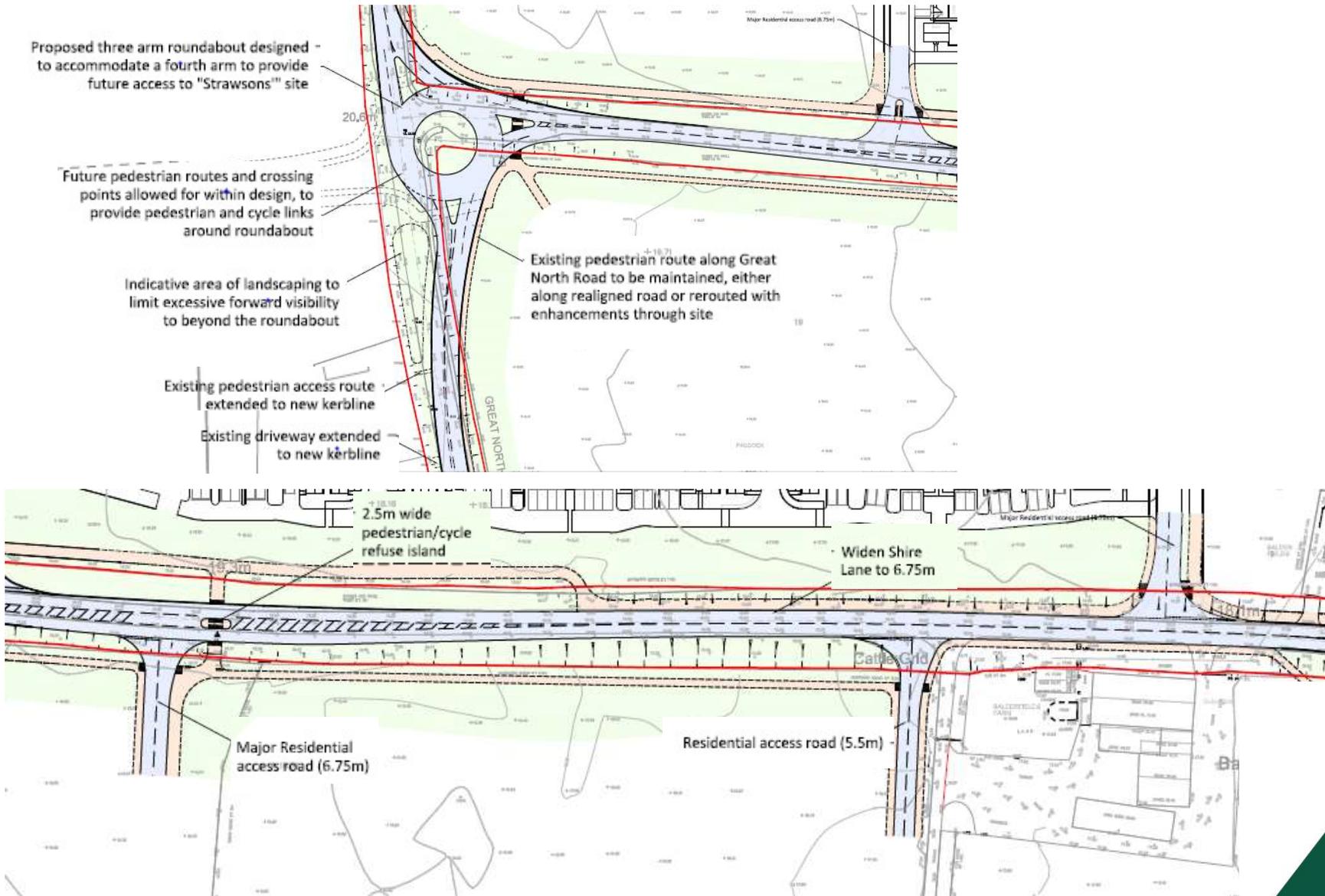
<https://sites.google.com/view/fernwood-south>

Thank you

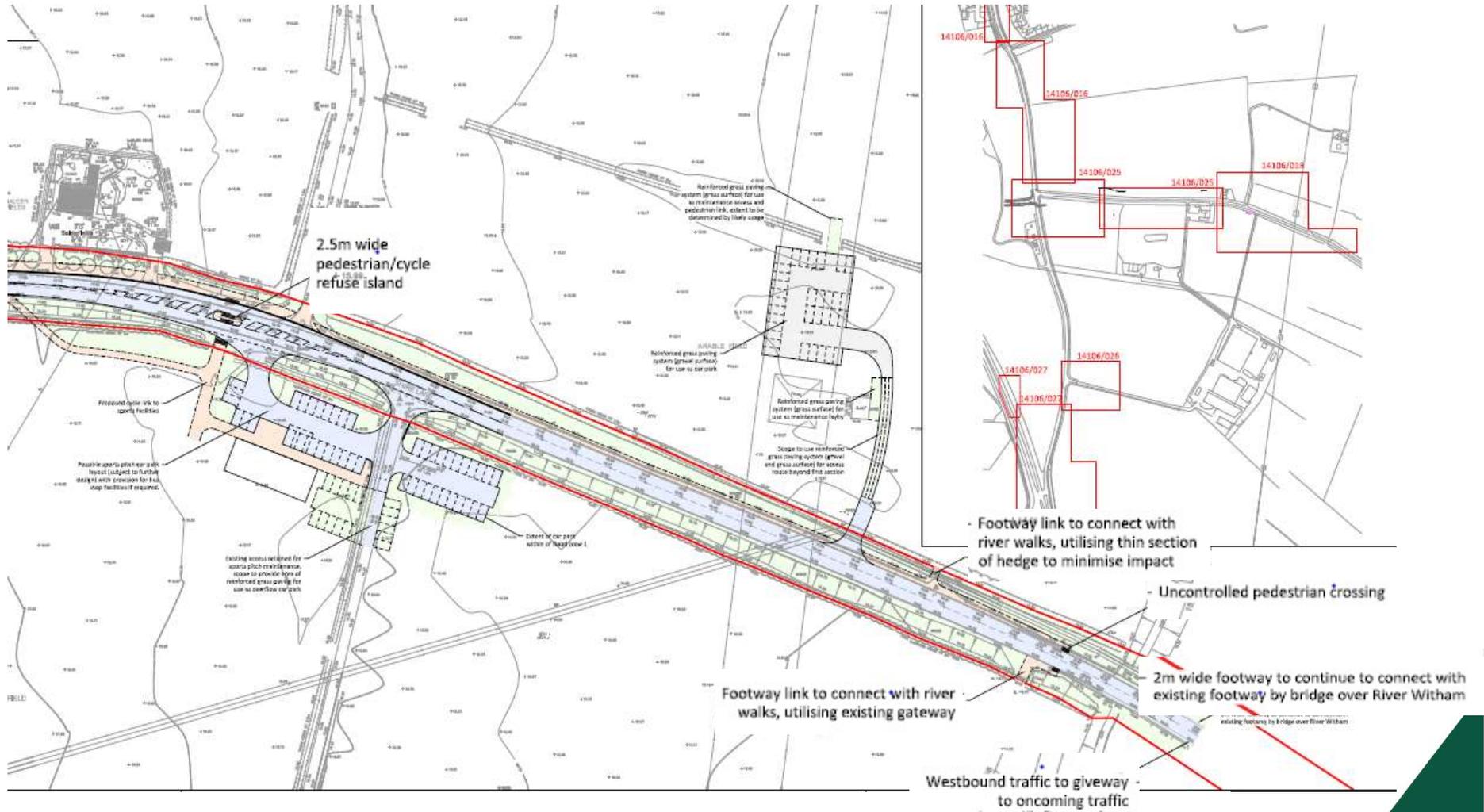
Highway Plans – Before Occupation of 50th dwelling improvements to the B6326 from Shire Lane down to Dale Way. Approved Plan, drawing number 14106/016 D



Highway Plans – Before Occupation of 50th dwelling improvements to the B6326 / Shire Lane Junction. Approved Plan, drawing number 14106/025 D



**Highway Plans – Prior to Completion of Phase 1 - improvements to the Shire Lane Corridor.
Approved Plan, drawing number 14106/018 E**



Highway Plans – Prior to the Occupation of the 100th dwelling - improvements to the A1/B6326 Junction. Approved Plan, drawing number 14106/037.

