



PROGRAMME UPDATE

Welcome to our latest Great Wilsey Park local newsletter.

In August 2018, outline planning permission was granted for the North-East Haverhill Great Wilsey Park site, which will provide for a development of 2,500 homes, two new Primary Schools, two Local Centres including retail, community and employment uses, open space, landscaping and associated infrastructure.

Redrow are delivering the first phase of the development, comprising a total of 899 of the eventual 2,500 new homes. Great Wilsey Park will be a high quality, distinctive development, set within a beautiful landscape setting, which will form a sustainable new community that will be a wonderful place to live.

In June 2020, Redrow secured reserved matters approval for the strategic infrastructure for the first phase of Great Wilsey Park. This includes the main internal spine road which will provide a link between the vehicular accesses on the Haverhill Road and Chalkstone Way. Work on the first sections of the central spine road and drainage formally commenced last Autumn, at the Haverhill Road end of the site. The new northern roundabout access is on schedule to open in October 2021.

Last September, West Suffolk Council granted reserved matters approval for the first 499 of the 899 new homes that Redrow will be constructing at the site. Construction of the first homes at the northern end of the site commenced in March, and the first homes are due to be completed in December 2021.

Over the next few weeks, construction work will be commencing at the Chalkstone Way end of the site. Site set up and enabling works are due to begin shortly. We understand that construction work often brings a certain level of disturbance and thought it would be helpful to share some details on the upcoming works and the mitigation measures that we will be taking to minimise disruption.



UPCOMING WORKS – HAVERHILL ROAD

The first construction phase formally commenced last Autumn with the commencement of infrastructure groundworks at the Haverhill Road end of the site. A temporary construction access is being used until the new northern roundabout junction is completed and opened – and a site compound has been formed within the site. The first section of the main central spine road has now been completed, and works are progressing on other elements of strategic site infrastructure including drainage and utilities.

Construction of the first housing plots began in March 2021, and as at the end of April, 9 plot foundations had been completed and a further 15 were underway. A permanent show home area is to be constructed adjacent to the new northern roundabout access. The first of the new homes on the northern phase are due to be completed in December 2021.

SITE SET UP & ENABLING WORKS – CHALKSTONE WAY

Over the next few weeks, we will be undertaking initial site set up and enabling works at the Chalkstone Way end of the site. This will facilitate the construction of the southern roundabout junction, linking Great Wilsey Park to Chalkstone Way, and the construction of the first sections of the internal spine road infrastructure, which will eventually connect up with the spine road which is under construction at the northern end of the site.

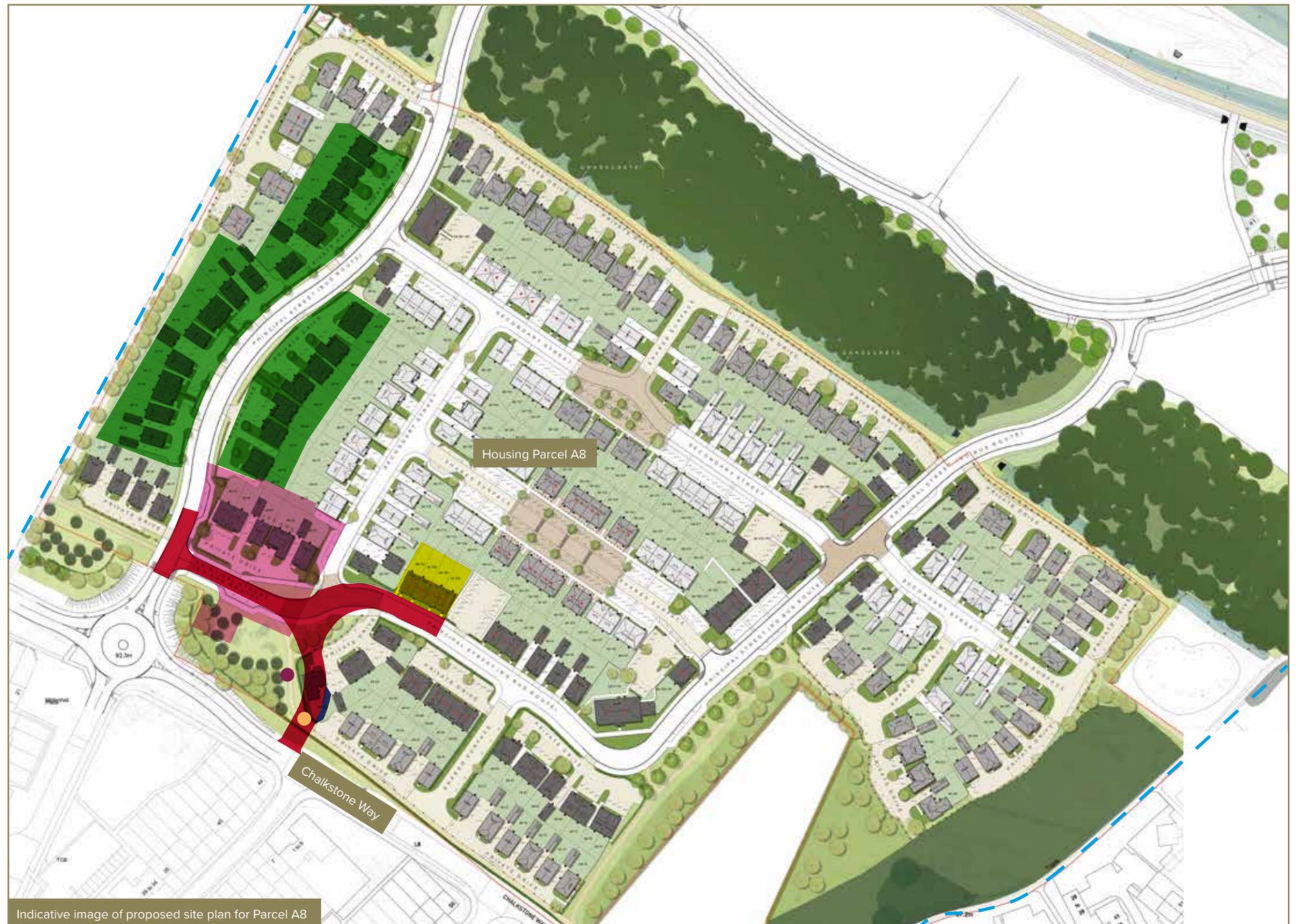
In readiness for these works, a temporary vehicle access has already been constructed to the east of what will become the new southern roundabout junction, opposite Falcon Close. The temporary access will serve a small initial compound area for our ground worker, until the main southern compound is constructed within the site. Once the new roundabout has been constructed, the temporary crossover will be removed, and the highway verge reinstated. Over the coming days you may see some plant and machinery being brought onto the site, and initial works being undertaken in readiness to form the temporary site compound area for the initial groundworks.

Protective fencing and hoarding has already been erected at the site, in accordance with British Standards, to ensure working areas are segregated from the public, and to prevent unauthorised access into working areas. There are also some designated Public Rights of Way within the site which have been protected to ensure they remain open throughout the construction process. We would ask local residents to ensure they take care to stick to the designated routes to ensure your safety and protection from construction works.

Once the site set up and enabling works have been completed, we will begin constructing the first section of the internal road network to serve the first residential plots. 30 homes are programmed for the first phase of construction at the Chalkstone Way end of the site. A second permanent show home area will also be constructed.

OUTLINE SCHEDULE OF WORKS – CHALKSTONE WAY (TIMINGS ARE APPROXIMATE)

What?	When?
Site set up/enabling works (utilising temporary vehicle access opposite Falcon Close)	Early May 21
Commencement of Infrastructure Groundworks (internal spine road serving first residential plots at southern end of the site and drainage)	End of May 21
Commencement of southern roundabout access construction	End of June 21



KEY

- SALES UNITS/ PARKING (FOLLOWING ROUNDABOUT COMPLETION)
- INITIAL CONSTRUCTION PHASE (30 PLOTS)
- LOCATION OF EXISTING PROW (TO BE MAINTAINED AND OPERATED IN ITS CURRENT CONDITION)
- DELIVERY SIGN IN OFFICE
- SECURITY GATE
- WHEEL WASH FACILITY
- TEMPORARY CONSTRUCTION ACCESS/HAUL ROAD/VEHICLE TURNING AREA
- TEMPORARY SATELLITE COMPOUND AND CAR PARKING



Indicative illustration of the proposed development

MINIMISING POTENTIAL IMPACT

We understand that construction work often brings a certain level of disturbance. Redrow is committed to maintaining high standards of construction practice, and ensuring safe and secure delivery of each project with minimum possible impact and disturbance on neighbouring residents.

We have submitted a detailed Construction Traffic Management Plan (CTMP) and Construction Method Statement (CMS) to West Suffolk Council to ensure that the impact of our activities are minimised and managed appropriately. Construction traffic movements on Chalkstone Way are to be carefully managed, with construction vehicles utilising designated routes, and restricted to specific times of the day.

You can review our construction management proposals on the Council's website by visiting www.westsuffolk.gov.uk and selecting 'View or Comment on Planning Applications'.

In normal circumstances, the Council's approved standard working hours across the site are 8am to 6pm Monday to Friday, and 8am to 1pm on Saturday. Due to the pandemic, national government guidance allows construction sites more flexibility in construction and delivery hours. Redrow doesn't wish to disturb residents any more than is absolutely necessary, but we may, where required, undertake some additional activities beyond the standard hours listed above.

GET IN TOUCH

As ever we remain committed to being a good neighbour throughout the construction process. We will continue to keep our website updated with the latest site news and any updates relating to our construction programme. However, please do not hesitate to get in touch using the contact details below if you have any questions.

Groundworks contact:

Roelof Van Emmenis
(Anderson Production Manager)
07464 498216

Halil Mjekiqi
(Anderson Project Manager)
07967 436822

Redrow Office:

Andrew Knights
(Area Construction Manager)
01268 886400

STAY IN TOUCH

If you have any further questions, please contact Sarah Wardle at BECG on

 **0800 298 7040**  **sarah.wardle@becg.com**

More information will be available on the projects dedicated website, which we will continue to update with site progress and any other information of note: www.redrowgreatwilseypark.co.uk.