

# 11 Phasing and delivery

## Phasing

Development at Long Ashton is expected to be phased over a number of years. Typically a development of this size (1,060 houses) would take 7-10 years to complete.

Early phases would be likely to include essential infrastructure (drainage, structural landscaping and roads). The first new housing would probably be at the east end of the site, nearest to the junction with the A370, although some limited development might also take place at the west end, off Wildcountry Lane. Facilities such as the new primary school would also need to be constructed at an early stage in the programme.



Illustrative phasing plan years 1-3

## Delivery

In order to ensure that development is built to high standards of design and sustainability the University has committed to retaining a landowner interest until the completion of each successive phase of development. This will enable the University to make certain that all aspect of development accord with the approved plans.



Illustrative phasing plan years 4-6

## Management

Management of the public areas within the site, including roads, cycle ways, footpaths, open space, recreational facilities, landscaping and ecological habitat is likely to be by a private management company. The ridge to the south of the site is likely to be retained by the University for agricultural purposes.



Illustrative phasing plan years 7-9