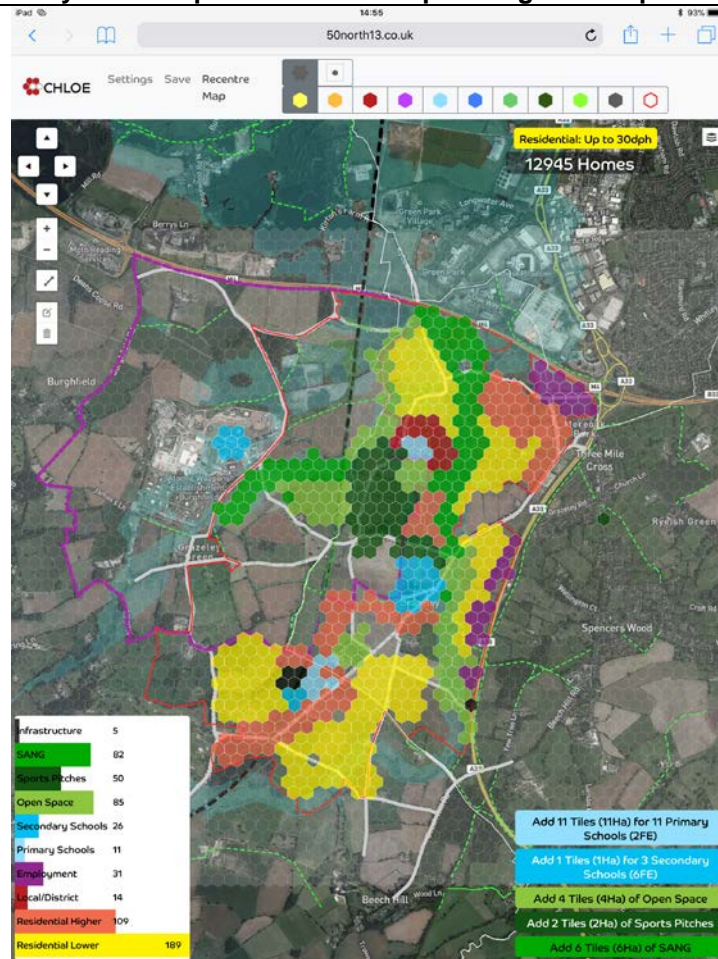




## Grazeley CHLOE Workshop Summary Note Additional Notes for Report Appendix

Overview of plans prepared by groups at the Grazeley community representatives event (Saturday 24<sup>th</sup> March 2018) during the Grazeley CHLOE interactive masterplanning workshop:

### Grazeley workshop - CHLOE masterplanning tool output: Plan 1

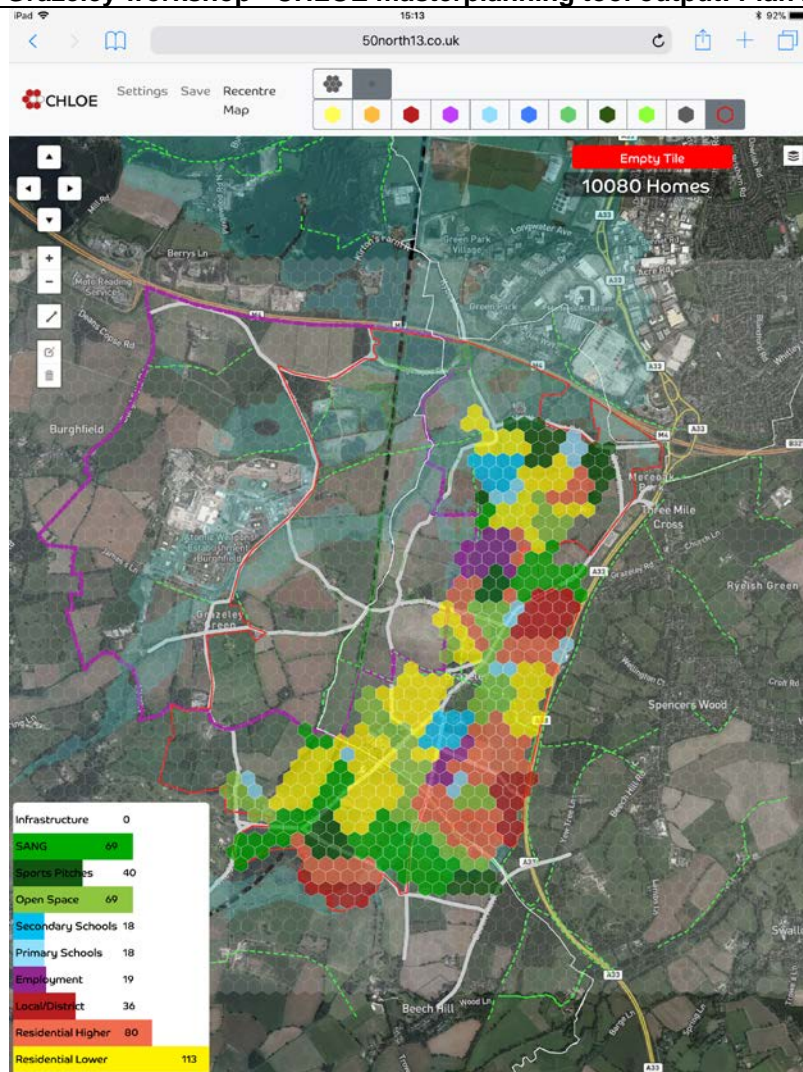


#### Key master planning issues illustrated in the CHLOE masterplanning concept plan:

- Capacity of almost **13,000 residential homes** achieved in this layout approach;
- Relatively high proportion of higher density residential units (109ha), 37% of total residential area proposed for higher density development;
- 189ha of lower density (30dph) residential development;
- Employment areas proposed in two key locations, associated with strategic infrastructure adjacent M4, junction 11, and the A33.
- Linear form employment provision adjacent A33 providing a 'buffer' between the road and neighbouring proposed residential development.
- New railway station 'hub' proposed with neighbouring school sites and higher density housing, to south of the site.
- Separate District Centre proposed to north of the site.
- Creation of a sports 'hub' with concentration of formal open space and sports pitches in single, central location (circa 50 ha site).
- Linear landscape features crossing the site, aligned with water courses & topography.



**Grazeley workshop - CHLOE masterplanning tool output: Plan 2**



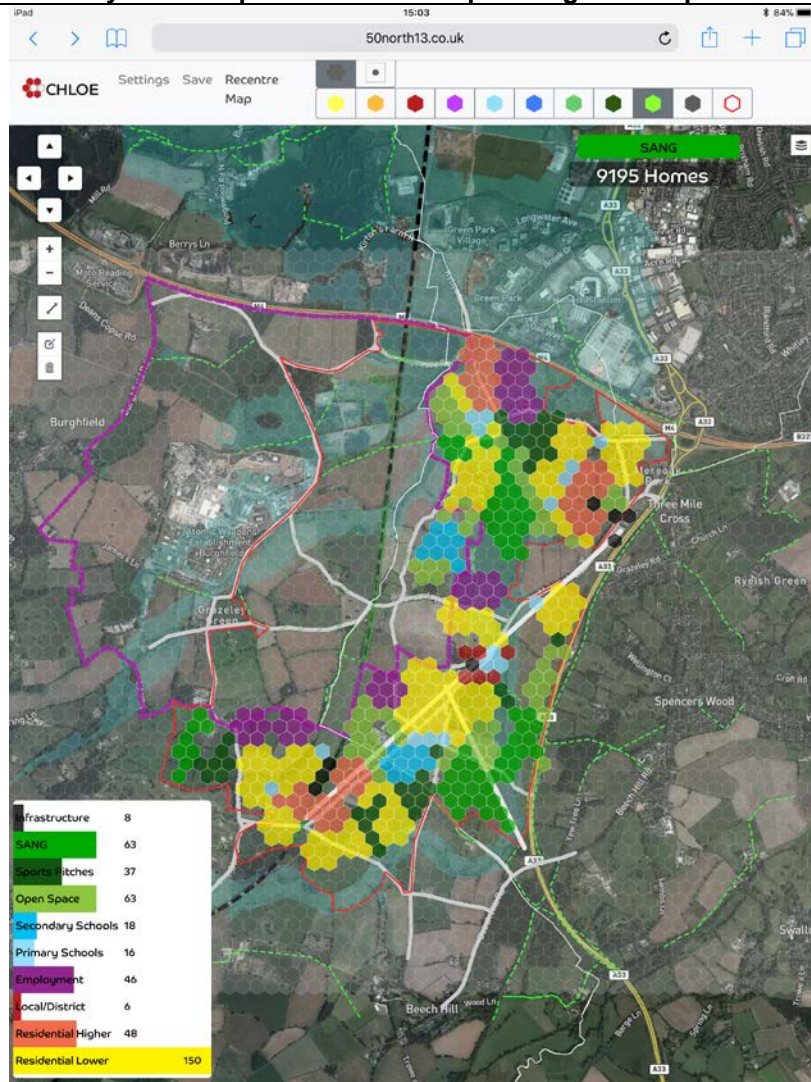
**Key master planning issues illustrated in the CHLOE masterplanning concept plan:**

- Capacity of **10,000 residential homes** achieved in this layout approach;
- No development proposed within the AWE emergency planning zone.
- Diverse spread of land uses made across the site with pockets of residential, employment, schools and landscape spread in a 'patchwork' pattern.
- Areas of higher density residential development proposed to the eastern edge of the site, immediately adjacent the A33 and also the southern edge of the site.
- District centres located to the eastern and southern edges, associated with neighbouring areas of higher density development.
- Potential for quite bold development edges on the east and southern boundaries of the site with higher density residential and district centre likely to yield taller and denser development blocks, in contrast to the open areas of landscape on neighbouring land (outside of the development site/study area).
- Two areas of employment development identified.
- Two secondary schools and eight primary school sites provided in an even distribution across the site area.
- Five areas of formal open space and sports pitches proposed, as opposed to larger central 'sports hubs' proposed in other groups design ideas.





**Grazeley workshop - CHLOE masterplanning tool output: Plan 3**

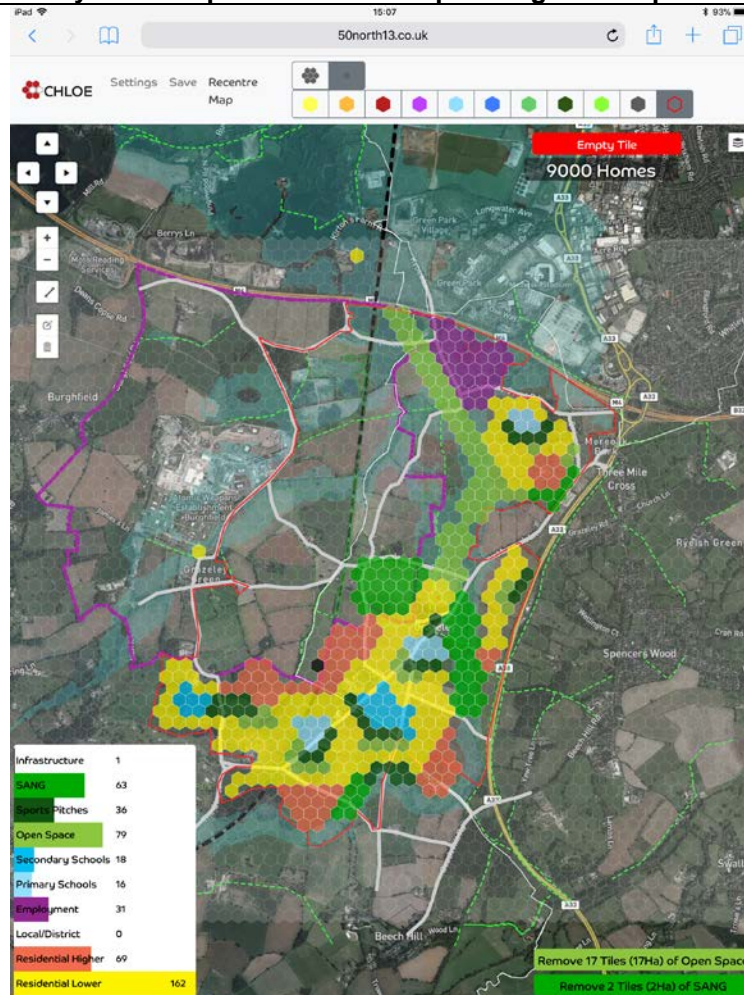


**Key master planning issues illustrated in the CHLOE masterplanning concept plan:**

- Capacity of nearly **9,200 residential homes** achieved in this layout approach;
- No development proposed within the AWE emergency planning zone;
- But pattern of employment and landscape land uses proposed immediately adjacent to the AWE site;
- Employment uses proposed in four distinct sites, separated by landscape uses along the boundary to the AWE site. The northern most employment site proposal benefits from proximity to the M4, but access to the other three employment sites is less clear.
- Residential development predominantly proposed to be lower density (30dph): 150ha of lower density (76% of total residential) as opposed to 48ha of higher density (24% of total residential).
- Three areas of higher density development proposed:
  - Associated with a new proposed railway station to the south of the site;
  - Located on the northern site edge associated with an employment cluster; and
  - To the north east corner of the site, close to strategic access links (M4/A33).
- Centrally located District Centre with associated school and housing.
- Landscape uses distributed across the site, including multiple areas of sports pitches, scattered through the site, close to different residential areas.



**Grazeley workshop - CHLOE masterplanning tool output: Plan 4**



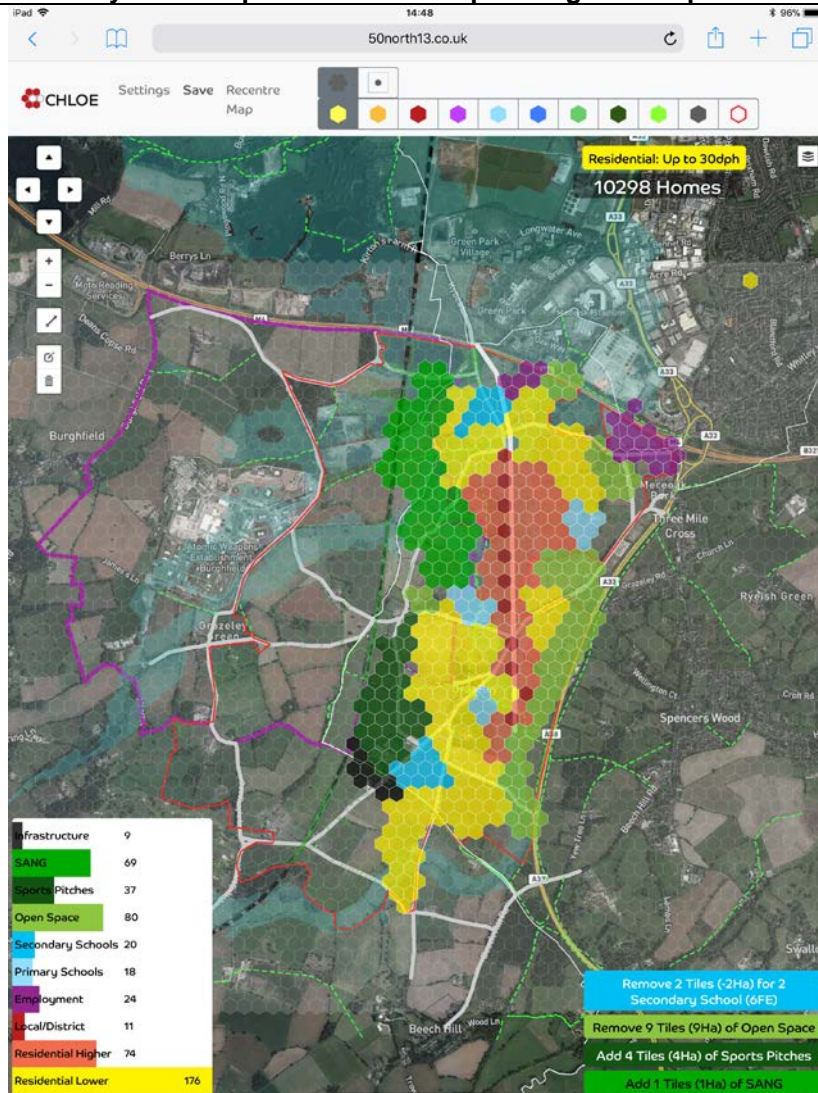
**Key master planning issues illustrated in the CHLOE masterplanning concept plan:**

- Capacity of **9,000 residential homes** achieved in this layout approach;
- Only development proposed within the AWE emergency planning zone are landscape uses, notably a large area of SANG and an extended linear park of public open space;
- Clear arrangement of land uses with a distinct proposal for a large area of predominantly residential development to the south of the site, with smaller pockets of the development in the north-east corner, separated by a strategic linear park landscape feature;
- 31 hectare employment site proposed immediately adjacent to the M4 motorway;
- Residential community with school and area of higher density development proposed in the north-east corner of the site as a distinct, 'stand-alone' new settlement;
- Linear landscape feature running vertically across the site from north to south from the M4 to A33;
- 2 secondary school sites and three large primary school sites identified, each with neighbouring areas of landscape land uses (sports pitches and open space). Schools evenly distributed across the site area, promoting the concept of centrally located community facilities that can support 'walkable communities';
- Areas of higher density development (69 ha in total) located along the southern edge of the AWE emergency planning zone boundary and also on the southern site edge.





**Grazeley workshop - CHLOE masterplanning tool output: Plan 5**

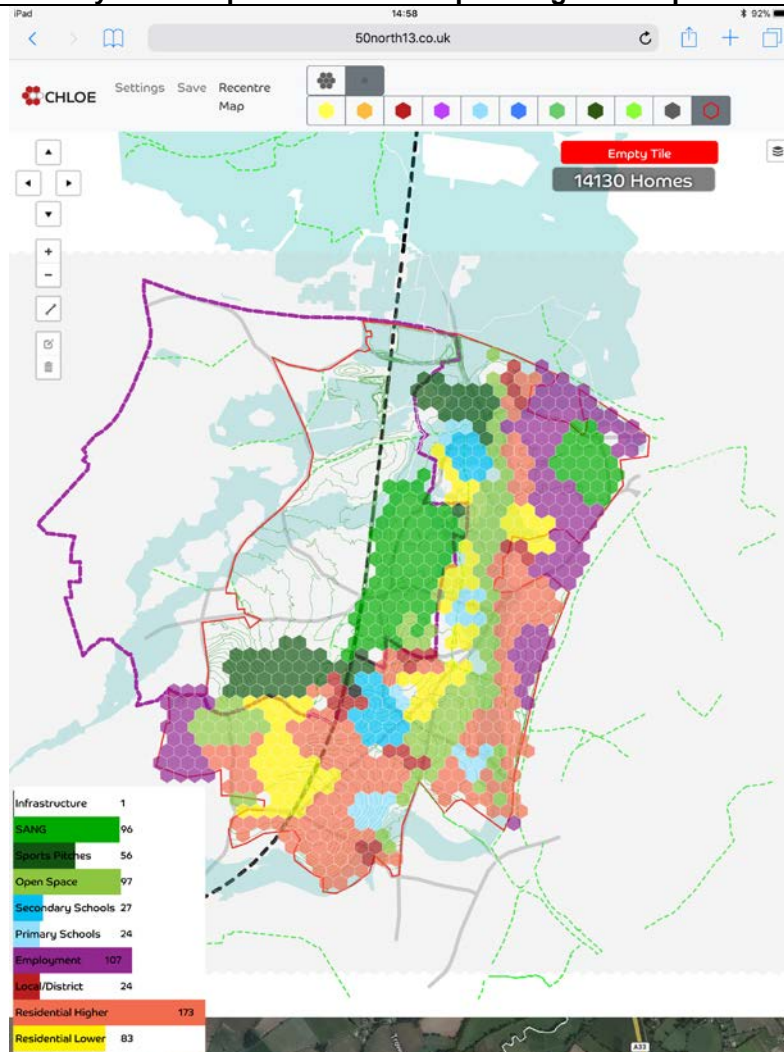


**Key master planning issues illustrated in the CHLOE masterplanning concept plan:**

- Capacity of nearly **10,300 residential homes** achieved in this layout approach;
- Development proposed within the AWE emergency planning zone are landscape uses, notably very large areas of SANG and sports pitches;
- Large areas of single land uses are proposed in this concept plan including:
- Large linear park (on north-south alignment) of open space providing a buffer immediately adjacent to the A33;
- Central spine of higher density residential (74 ha) with a series of local centres / local centre uses located along a proposed central primary route through the development;
- Two very large areas of lower density development (to the south/central area and to the north). A further area of lower density residential is proposed between the high density spine and the A33 linear park;
- Employment uses proposed in two distinct sites, both located on the northern site edge, benefiting from proximity to the M4;
- 9 ha site of infrastructure uses proposed around a new railway station;
- Two secondary schools and three large primary schools proposed in a dispersed pattern to serve the whole site area.



**Grazeley workshop - CHLOE masterplanning tool output: Plan 6**



**Key master planning issues illustrated in the CHLOE masterplanning concept plan:**

- Capacity of **14,100 residential homes** achieved in this layout approach;
- Development proposed within the AWE emergency planning zone are landscape uses, notably very large areas of SANG and sports pitches;
- This layout shows the highest proportion of higher density development: 173ha of higher density residential land uses (68% of the total proposed residential land use area);
- Higher density development in two broad locations:
  - in a cluster to the south of the site, south of the AWE emergency planning zone;
  - & in a linear form running on a north-south alignment, parallel to the A33 route;
- Large central linear park (on north-south alignment) of open space running through the centre of the site.
- Large area of SANG (almost 100ha) located in the centre of the site, also within the AWE emergency planning zone.
- A series of a separate local centres, evenly distributed through the site.
- Employment uses proposed in two distinct sites, one in the north/east corner of the site close to the M4 junction 11 with the A33, and the second area also located adjacent to the A33.
- Two secondary schools, three large primary schools and a couple of further, smaller primary schools proposed in a dispersed pattern to serve the whole site area.