



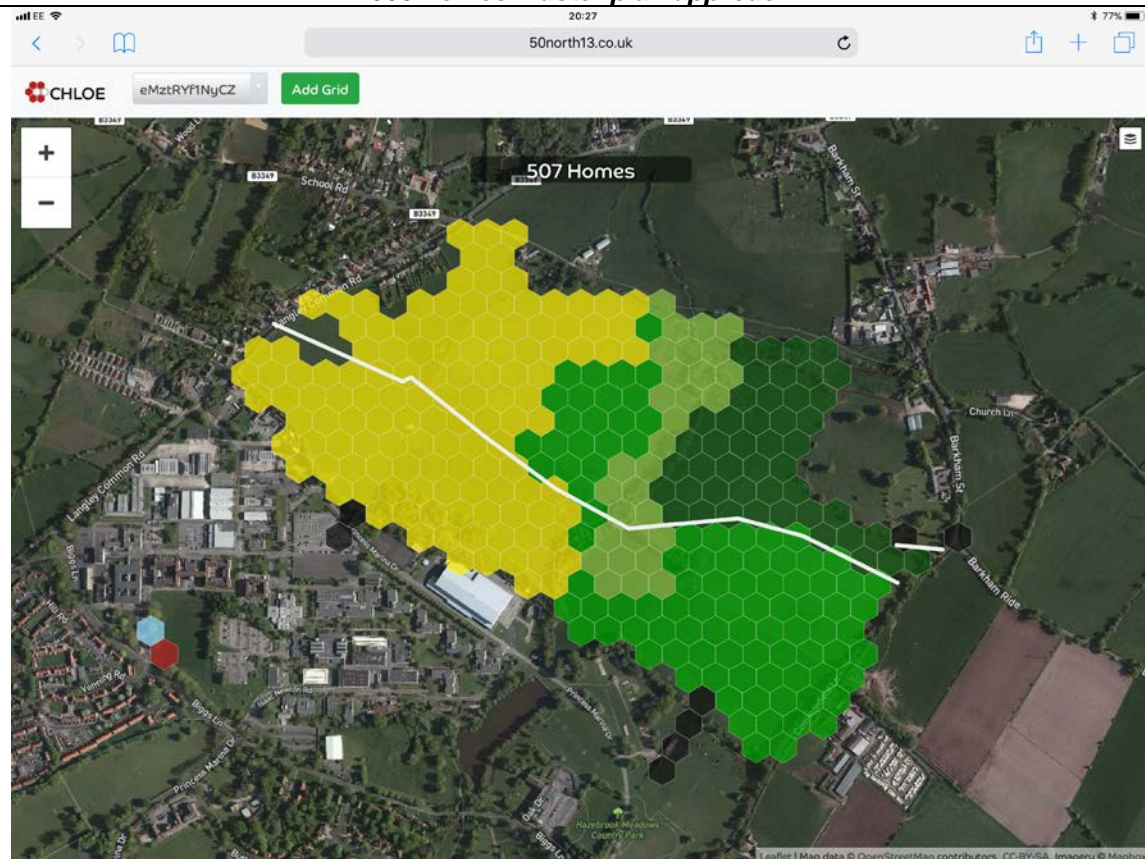
**Barkham Sq. CHLOE Workshop
Summary Note
Additional Notes for Report Appendix**

Overview of plans prepared by groups at the Barkham Square community representatives event during the CHLOE interactive masterplanning workshop.

Plans were prepared for three scales of development 500 homes, 750 homes & 1,000 homes.

**Barkham Square workshop - CHLOE masterplanning tool output
Plan 1**

500 homes master plan approach



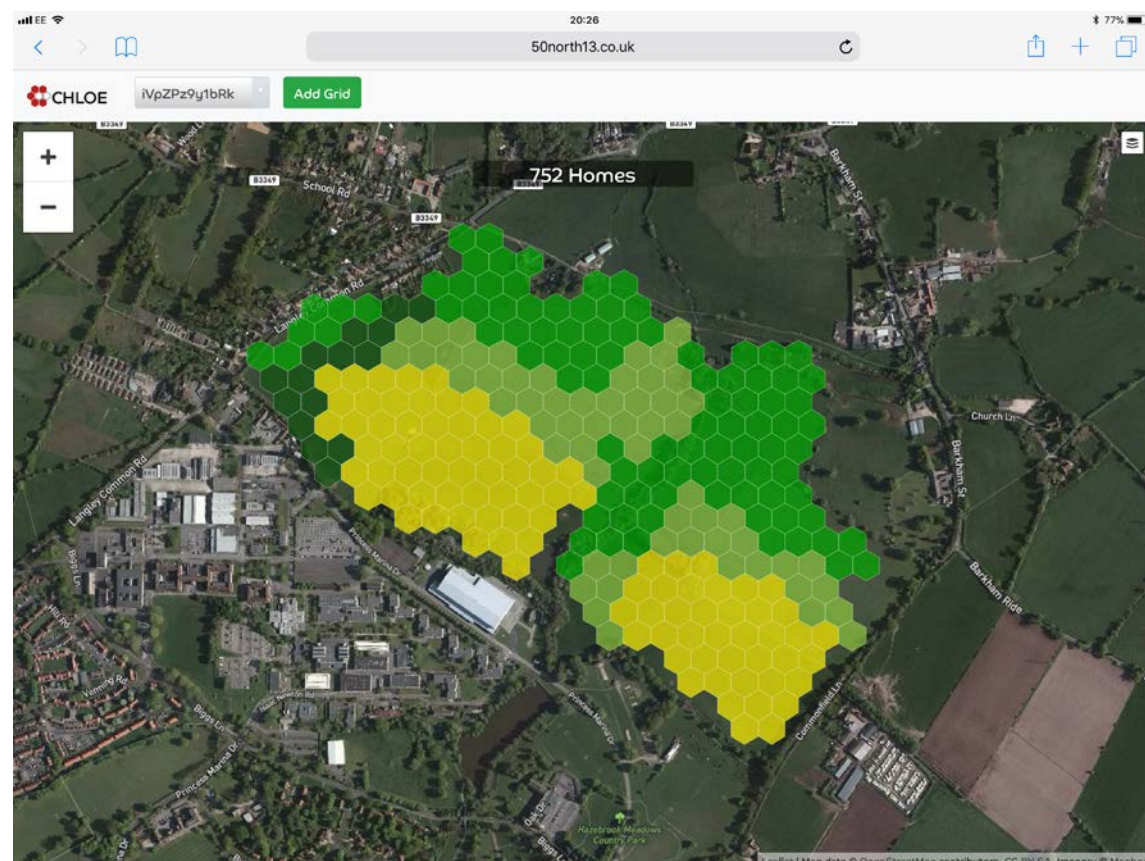
Key master planning issues illustrated in the CHLOE masterplanning concept plan:

- Capacity of circa **500 residential homes** achieved in this layout approach;
- The residential development is all proposed to be at a lower density level (**20dph**);
- Approximately half of the site area is allocated to residential development (to the west);
- The remaining undeveloped (eastern) half of the site is proposed for a mixture of landscape uses, comprising:
 - two areas of SANG,
 - a central area of open space (associated with the centrally located existing watercourse) and
 - areas for formal open space / sports pitches to the north-east of the site area.
- A central route is proposed to run from west to east across the site, with access from Langley Common Road (western edge) and Commonfield Lane (eastern edge).



**Barkham Square workshop - CHLOE masterplanning tool output
Plan 2**

***750 homes master plan approach
Option 1***



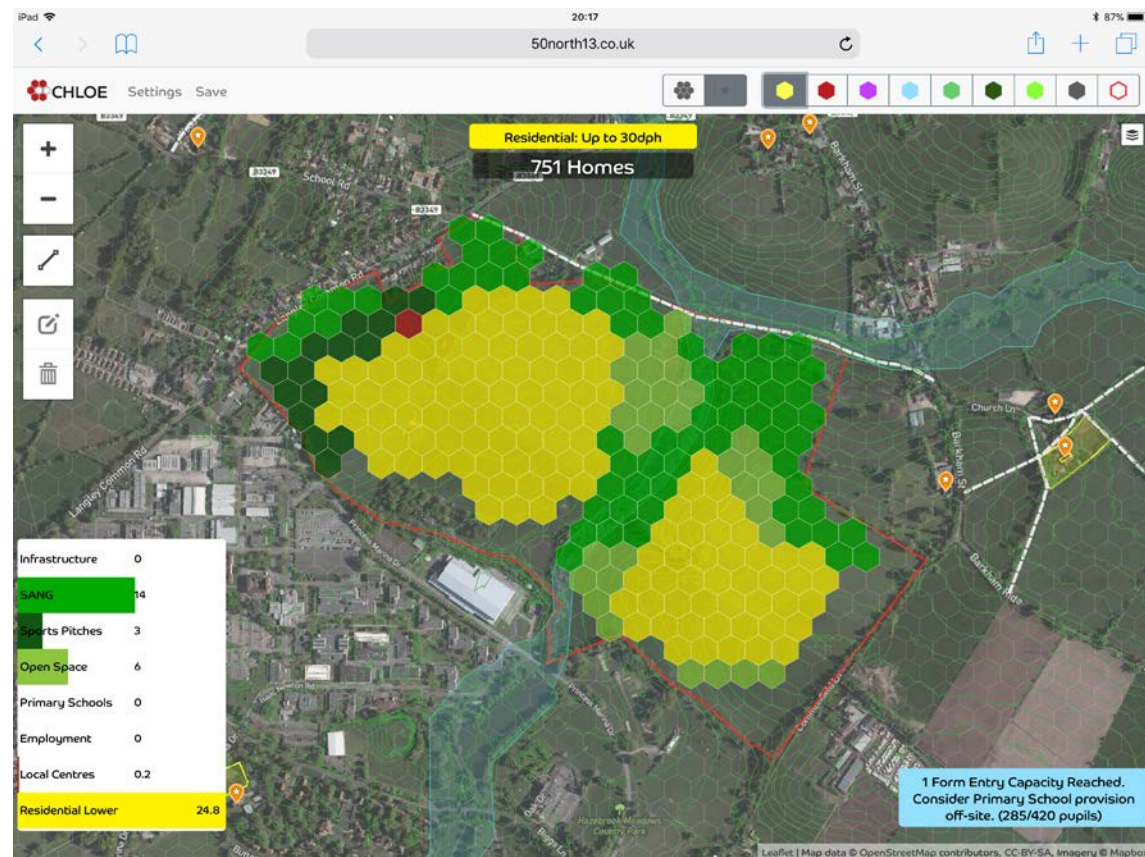
Key master planning issues illustrated in the CHLOE masterplanning concept plan:

- Capacity of circa **750 residential homes** achieved in this layout approach;
- Residential development consolidated in two core areas, all proposed to be at a medium average residential density level of **40dph**;
- Increasing the average residential density level, when compared with the 500 home option at 20dph (see Plan 1) and alternative 750 home option at 30dph (see Plan 3), allows for more of the site area to be allocated to landscape uses.
- Over half of the site area is allocated to non-development landscape uses, comprising:
 - two large areas of SANG and a third SANG area adjacent to Langley Common Rd.,
 - central areas of open space, and
 - areas for formal open space / sports pitches to the western edge of the site area, in close proximity to neighbouring Arborfield.
- Site access connections including links to the south to Arborfield.



**Barkham Square workshop - CHLOE masterplanning tool output
Plan 3**

***750 homes master plan approach
Option 2***



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

- Capacity of circa **750 residential homes** achieved in this layout approach;
- Residential development consolidated in two core areas, both proposed to be at a lower average residential density level of **30dph**;
- This reduced average residential density level, when compared with the alternative 750 home option at 40dph (see Plan 2), reduces the proportion of site area to be allocated to landscape uses:
- Achieving the same number of homes (750 homes) as plan 2, but at a lower density, requires more land for development.
- A small area (0.2 hectare) of 'local centre' land uses is identified at the western edge of the larger residential area, close to Langley Common Road.
- The remaining, non-developed areas of the site are proposed for landscape uses, comprising:
 - areas of SANG adjacent to Langley Common Rd., the northern site edge and centrally located (aligned with existing water course).
 - central areas of open space, and
 - areas for formal open space / sports pitches to the western edge of the site area, in close proximity to neighbouring Arborfield.
- CHLOE identified the need to consider further Primary School provision (*see blue inset box in bottom right-hand corner of the above plan*).



**Barkham Square workshop - CHLOE masterplanning tool output
Plan 4**

**1,000 homes master plan approach
Option 1**



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

- Capacity of circa **1,000 residential homes** achieved in this layout approach;
- Residential development consolidated in two core areas, both proposed to be at a lower average residential density level of **30dph**;
- Centrally located primary school, in the western residential development parcel/area;
- Application of the lower average residential density (30dph) results in coverage of most of the site area with residential development in order to meet the target number of homes (1,000).
- Residual, non-development areas, within the site are reduced, leading to the need to consider off-site provision of some landscape uses: an area of SANG is proposed off-site to the east of Common Field Lane.
- The remaining, non-developed areas of the site are proposed for landscape uses, comprising:
 - Central area of SANG (aligned with existing water course);
 - Areas of open space on the edges of the site.
 - Sport pitches do not appear to have been included in the concept plan: consideration of off-site provision for sports pitches / formal open space?



**Barkham Square workshop - CHLOE masterplanning tool output
Plan 5**

***1,000 homes master plan approach
Option 2***



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

- Capacity of circa **1,000 residential homes** achieved in this layout approach;
- Residential development consolidated in two core areas, both proposed to be at a lower average residential density level of **30dph**;
- Primary school located to the west of the site, within the larger area of residential development;
- Application of the lower average residential density (30dph) results in coverage of most of the site area with residential development in order to meet the target number of homes (1,000).
- A new main route proposed through the centre of the site running broadly from east to west from Commonfield Lane to Langley Common Road.
- Residual, non-development areas, within the site are reduced, leading to the need to consider off-site provision of some landscape uses: an area of SANG is proposed to the east of the site, with some provision on site, and a continuation proposed to off-site provision to the east of Common Field Lane.
- The remaining, non-developed areas of the site are proposed for landscape uses, comprising:
 - Central area of open space (aligned with existing water course);
 - Areas of open space on the western edge of the site.
 - An area for sport pitches to the west of the site, between Langley Common Road and Arborfield.