



MASTERPLAN

07

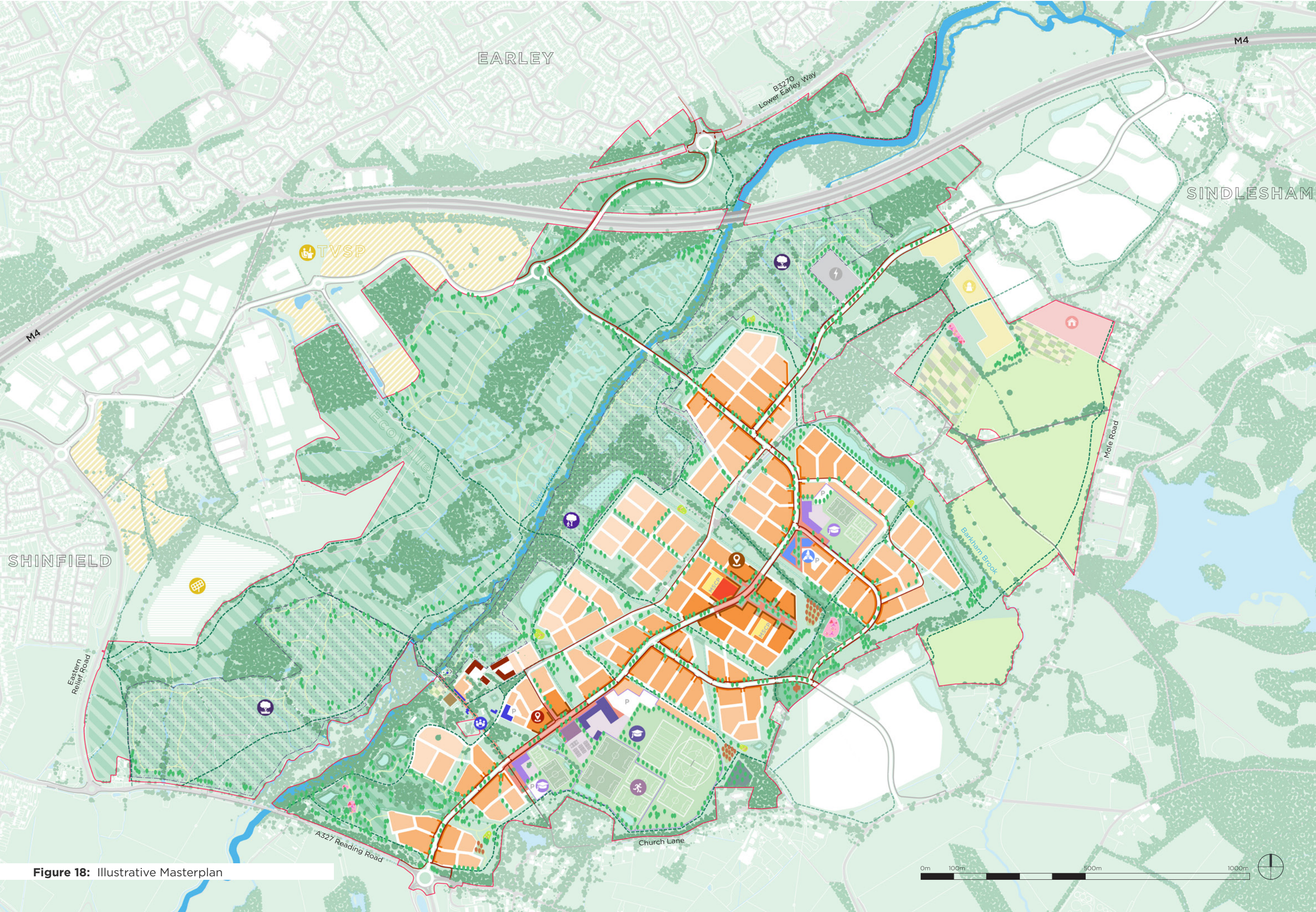































Figure 18: Illustrative Masterplan

-  Application boundary
-  Primary street infrastructure with foot/cycleway
-  Active travel route
-  High density residential parcels - (DC & LC)
-  Mid-high density residential parcel
-  Mid-low density residential parcel
-  Low density residential parcel
-  Self-build plots
-  Gypsy and Traveller pitches
-  Secondary School
-  Primary School
-  Sport Hub
-  Community Hub
-  Community + Leisure Centre
-  Class E use
-  Supermarket and multi-storey car park
-  EcoValley
-  SANG / SANG link
-  Retained Agricultural Land
-  Park & Garden
-  Allotment / Orchard
-  Burial ground
-  Electrical substation
-  Play area
-  District Centre
-  Local Centre
-  Thames Valley Science Park
-  Future solar farm
-  TVSP - Future employment parcels

Illustrative Masterplan

The Illustrative Masterplan opposite (Figure 18) has been prepared to show how our Strategic Development Guidelines and our Design and Place-making Principles have been applied to deliver our vision and objectives for LGV.

Adjoining street views show the design approach to the public spaces and streets within the various character areas. Views provide a glimpse into the character of the District Centre, residential streets and SuDS integration into the landscaped spaces.

The Illustrative plan shows the primary street as the major spine through the LGV, with two distinct centres and activity hubs located along this central artery - the Spine Road. Primary schools, secondary school and a sports hub are also located along the primary street Infrastructure and integrated into the centres. A community hub is located closer to the local centre and also acts as one of the key gateways into the EcoValley, located along the north-western edge of the LGV.

Supporting the primary infrastructure road network, a series of interconnected secondary routes, including pedestrian and cyclist routes will link the new LGV communities to surrounding neighbourhoods and local employment areas like the TVSP.

Together these illustrative images demonstrate an approach to seamless integration of urban and landscaped designed places to create a 21st century Garden Village.



Mixed Use Centres



Residential neighbourhood



Integrated green and blue infrastructure approach



EcoValley edge

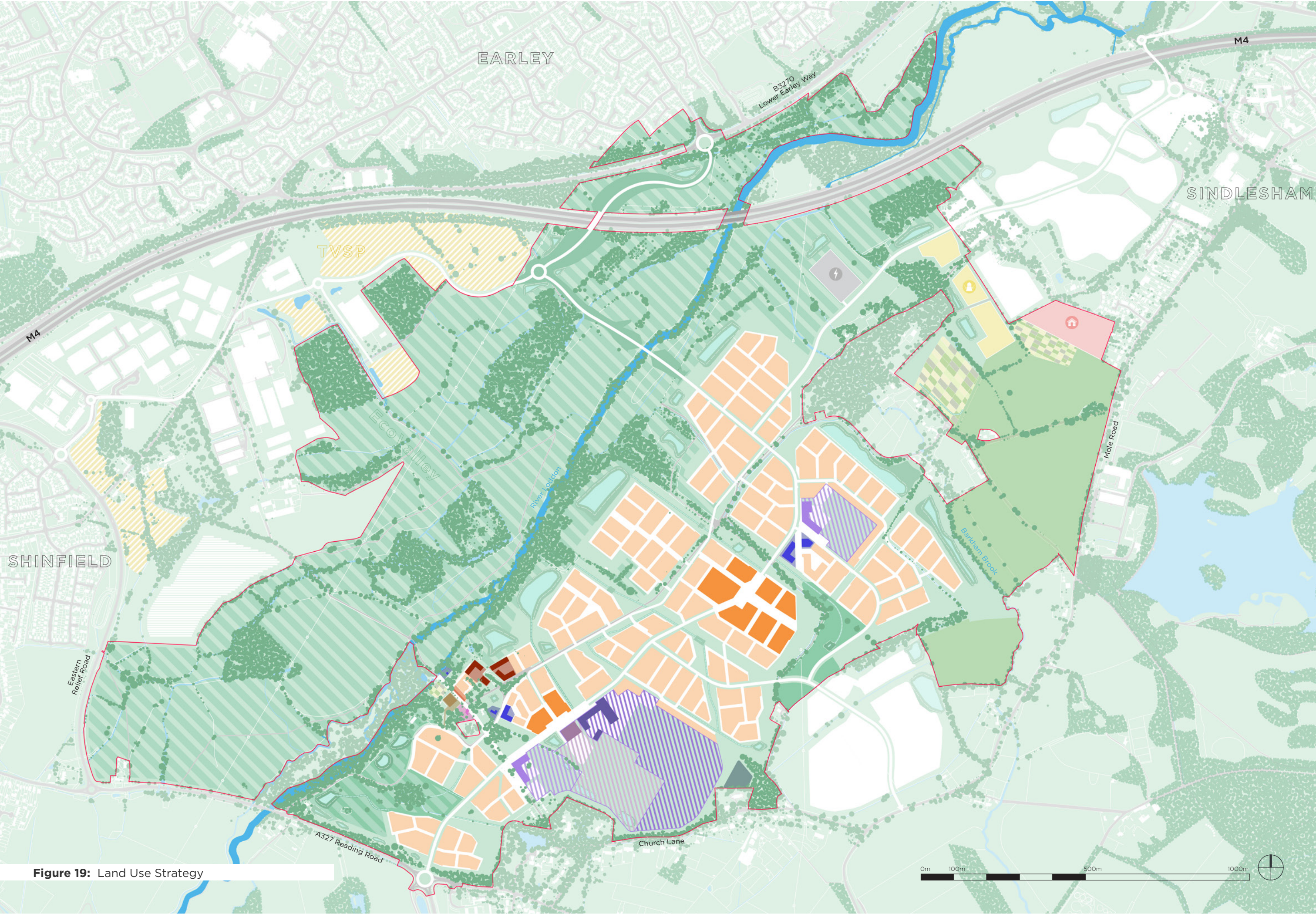





















Figure 19: Land Use Strategy

-  Application boundary
-  Mixed use centres
-  Retail class E(a)
-  Community Facilities
To include class: E(e-f), F1, F2
-  Primary School
-  Secondary School
-  Sports Hub
-  Class E(c), E(g)
-  Food & drink class E(b)
-  Retained cocoa quarantine centre
(Sui generis)
-  Self-build plots
-  Gypsy and Traveller pitches
-  Electrical substation
-  Park & Garden
-  Orchard/Allotment
-  Retained Agricultural Land
-  Burial ground
-  EcoValley
-  TVSP - Future employment parcels

Land Use Strategy

Central to the wider LGV vision and the Council’s vision for a sustainable garden community is the need to provide a range of services and doorstep amenities for residents which are easily accessible from their homes.

Across the masterplan, a wide range of homes and tenures will be supported by two mixed use centres along the primary infrastructure, schools, health, leisure, employment and community facilities.

To create a place in which people want to live and work, the physical and mental wellbeing of residents needs to be supported with a range of facilities:

- Green open spaces including a new country park named EcoValley (with SANG) neighbourhood parks, semi-natural green space, and existing, retained green space.
- One secondary school and two primary schools co-located within or close to mixed use centres to maximise synergies and reduce the number of trips generated in terms of traffic.

- Outdoor sport pitches at the Sports Hub within local centre and part of the southern education area.
- Community and leisure centres just north of the District Centre, linking into the central neighbourhood park.
- Designated play facilities within the neighbourhood parks and smaller incidental play facilities at other locations, to be determined at the detailed design stage.
- Allotments and community orchards within neighbourhood parks. Small community gardens may be included in the residential areas at the detailed design stage.
- Health and Wellbeing facilities within the local centre.
- A Community Hub part of the heritage area will include additional services to be resolved at the detailed design stage.



Mixed Use Centres



Residential Neighbourhood



Community Hub



Education Area

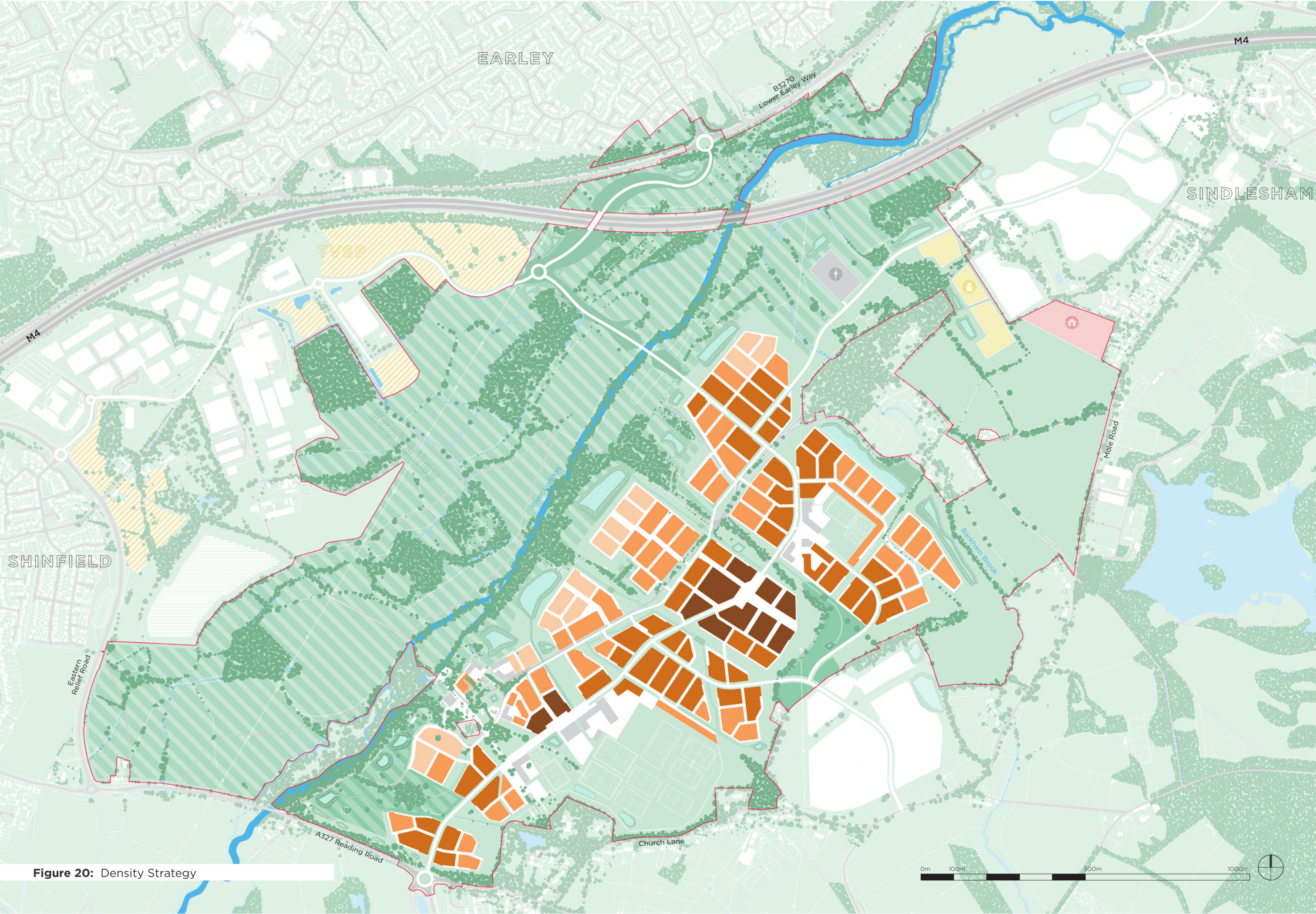
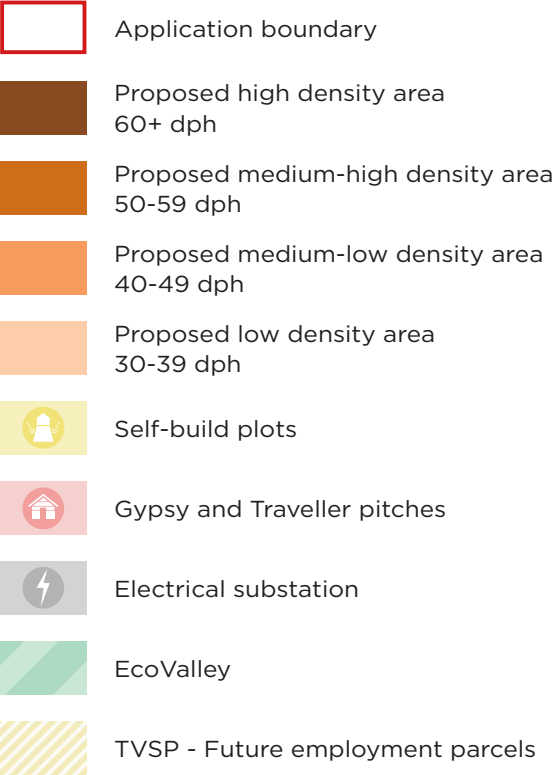


Figure 20: Density Strategy





Density Strategy

Figure 20 shows the proposed development densities across the masterplan which allow for a range of homes, different character areas and a sensitive response to the existing and proposed site features.

The average development density within the LGV is approximately 45 dwellings per hectare (dph) across all the residential development parcels.

The lowest density range of 30-39 dph will be located in the residential areas closest to the EcoValley in the north and the north-western border.

The highest average residential densities of 60+ dph will be focused in and around the mixed use District and Local Centres, also fronting the central primary street and Spine Road.

Across the rest of the residential areas, medium residential densities within the ranges of 40-49 dph and 50-59 dph will be applied.

In the mixed use District and Local Centres, which include housing alongside a range of non residential uses (Class E and F) provided at ground level, the 60+ dph densities reflect the more urban character of these vibrant activity zones.



High Density area look and feel



Medium-High Density area look and feel



Medium-Low Density area look and feel



Low Density area look and feel

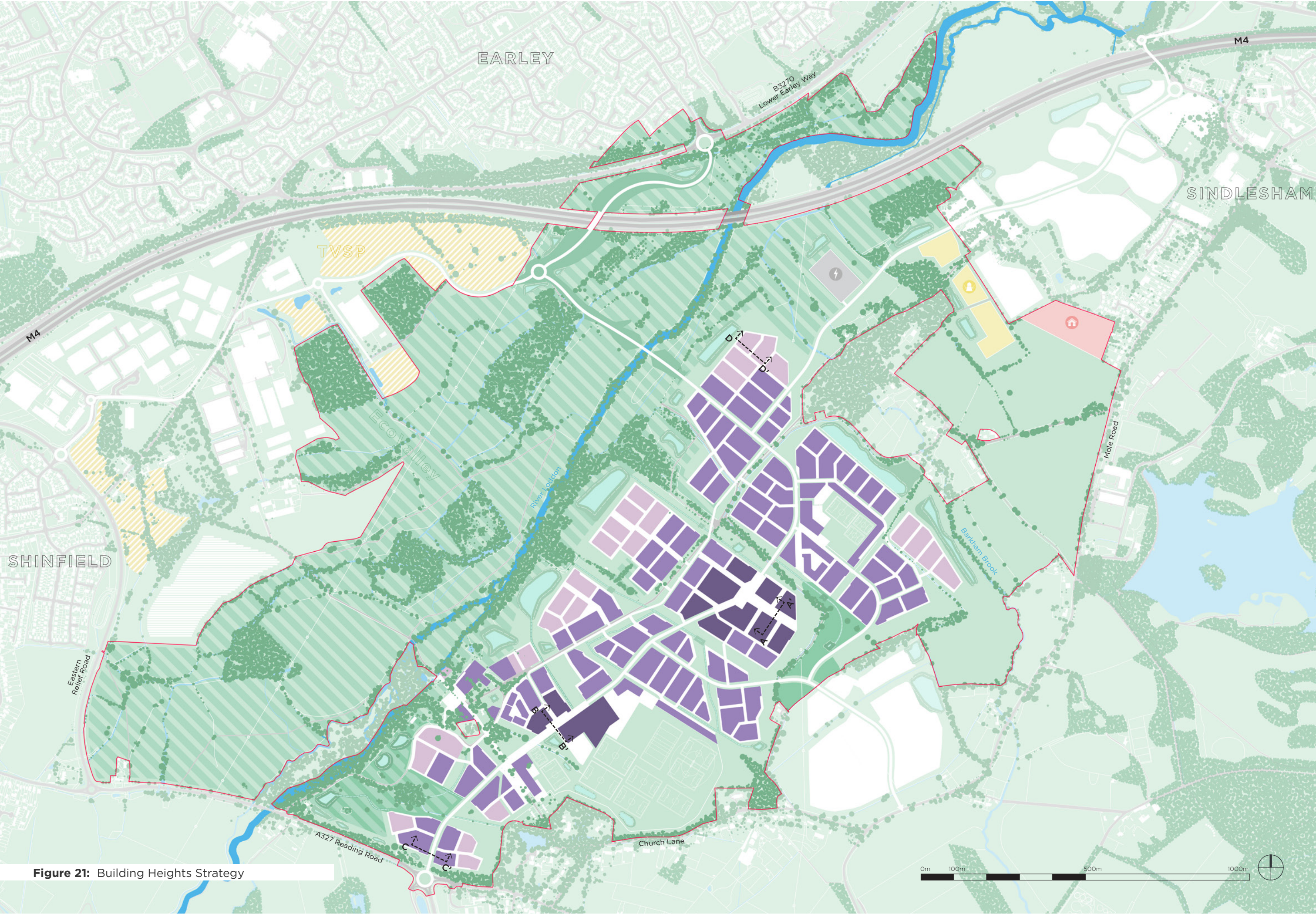


Figure 21: Building Heights Strategy

- Application boundary
- Buildings up to 5 storeys (<18m)
- Buildings up to 3.5 storeys (<12m)
- Buildings up to 2.5 storeys (<9m)
- Self-build plots
- Gypsy and Traveller pitches
- Electrical substation
- EcoValley
- TVSP - Future employment parcels

NOTE
Building levels have been indicated based on development zone heights. Heights are not based on ground levels and AoD aspect of the site.

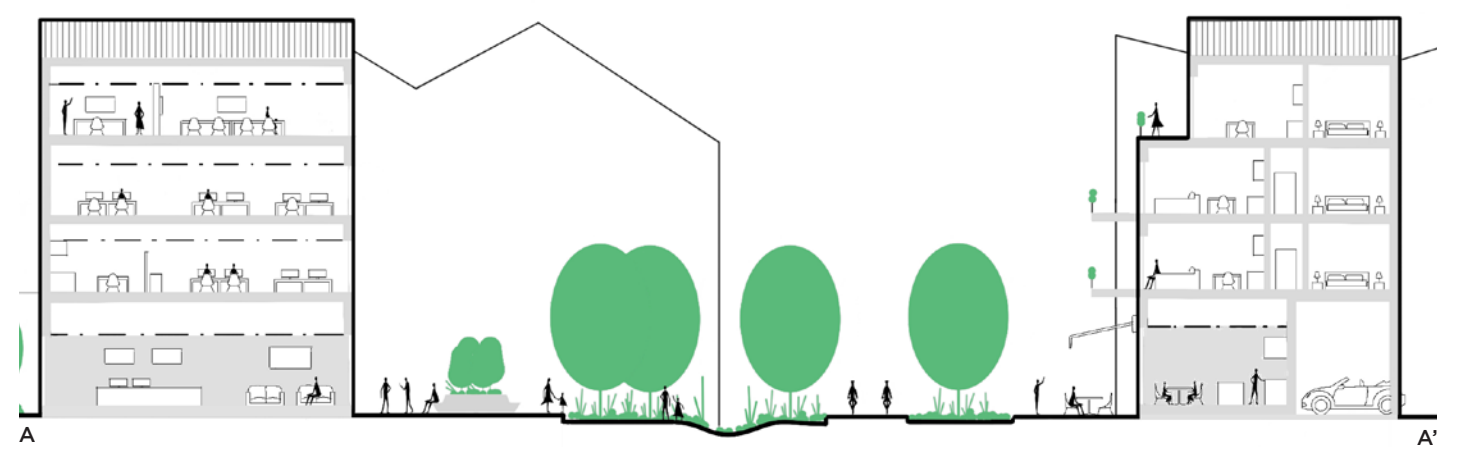
Building Heights Strategy

Figure 21 shows the building heights strategy across the scheme.

The maximum height will be 18m from ground level in the District Centre with predominantly four storey buildings, with five storey buildings at strategic corners and along strategic frontages. In the Local Centre the maximum height will again be 18m from ground level, with predominantly three storeys.

Taller residential buildings of up to 12m or a maximum of 3.5 storeys will be located within the central neighbourhoods around the centres and along the primary street infrastructure. The location of these taller buildings - which will be more apartment-style buildings or terraced houses - will help to signify the importance of key public spaces and primary routes into the LGV.

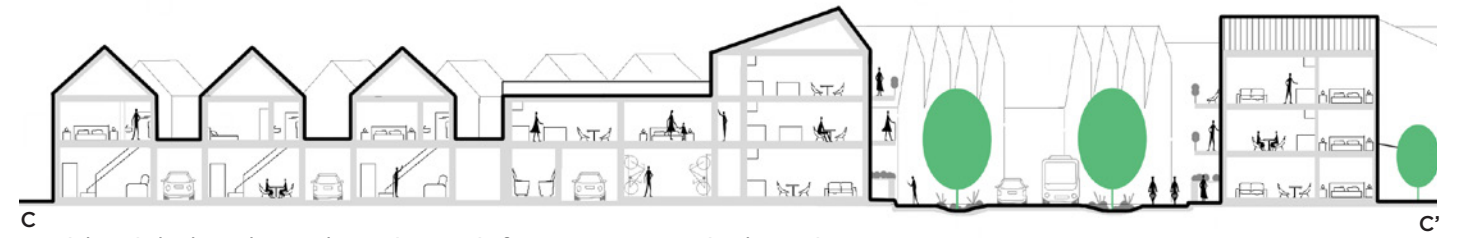
The majority of the central residential area will be up to 12m from ground level with predominantly three storeys. The residential areas on the edges closest to more sensitive landscape and EcoValley will be predominantly 2.5 storeys.



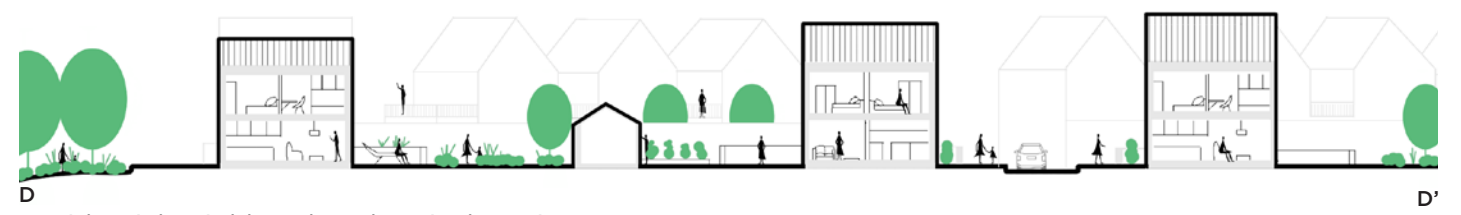
District Centre typical section



Local Centre typical section



Residential plot along the primary infrastructure typical section



Residential neighbourhood typical section

