



Delivering employment space on land south of J12, M40

CEG is preparing a hybrid planning application for this 29.5-hectare site which lies between the M40, Pimple Lane and the B4100 (Banbury Road) and southeast of Jaguar Land Rover’s (JLR) design and engineering centre and Aston Martin Lagonda’s (AML) headquarters.

To the northeast of the site, 100 hectares of land is allocated in Stratford District’s Core Strategy for the expansion of JLR operations and further north, a 3,000-home development is underway as part of the Gaydon Lighthorne Heath New Settlement, known as Upper Lighthorne.

Please review the exhibition boards, liaise with the team, complete a questionnaire and pop in the box provided. You can also post it to **Gaydon Consultation, CEG, Sloane Square House, 1 Holbein Place, London, SW1W 8NS** or email it to **consultation@ceg.co.uk**

The exhibition materials and comment form are also available on **www.M40J12employment.co.uk**

General comments can be provided at the end of this form. If you are happy to, we would also welcome your feedback on the questions below.

Q1) The proposed development will deliver a range of unit sizes that will include smaller flexible commercial space for local businesses as well as high quality space with integral offices which can be used for advanced manufacturing or process, research and development or logistics. Some precedent images are shown below. Please feel free to indicate any preferences with regards to the design and type of space.



Q2) In the long term, the development could create over 1,000 jobs. What mix of jobs would benefit Stratford District?

	Most Important	Quite Important	Less Important	Least Important
Office				
Research and development				
Advanced manufacturing facilities				
Logistics and storage				
A mix of the above				
Other (please state)				

Q3) What sustainability initiatives are most important?

	Most Important	Quite Important	Less Important	Least Important
Low carbon/ low energy design				
All-electric energy infrastructure				
Renewable energy provision on site				
Electric Vehicle Charging				
Public transport improvements				
Promote opportunities to walk/cycle				
Biodiversity net gain				
Other (please state)				

Q4) What ecology and landscape initiatives are most important?

	Most Important	Quite Important	Less Important	Least Important
Additional tree / hedgerow planting				
Amenity grassland				
New habitat and foraging opportunities for wildlife				
Green space for walks/leisure				
Wildflower grassland				
Native woodland				
Other (please state type)				

Q5) In addition to buffer planting and structural landscaping throughout the scheme, a new five-acre parkland area is proposed to the south west of the site.

The parkland can provide new biodiversity opportunities as well as new amenity space for the village of Gaydon. Several options, with varying degrees of access from an ecological focus restricting access through to an amenity focus to provide more of a resource for local people to access and use, are shown below. Please indicate below if you have a preference or if you have other ideas for the use of this space

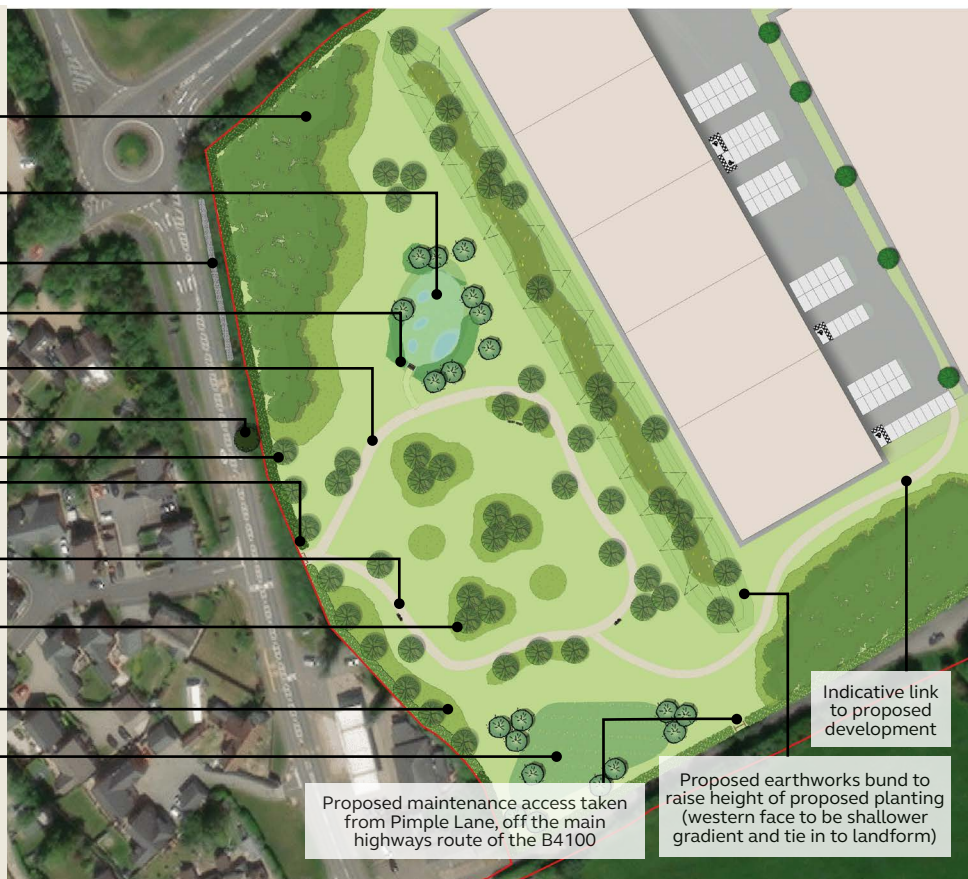
Proposed Parkland - Ecological Focus

- Native woodland area to reflect characteristic scattered copses and also provide physical screen to road junction
- Scrub planting to form woodland edge and added habitat diversity
- Footpath improvement on highway land adjacent to the site
- Marginal planting associated with wetland margins and ecological ponds
- Cluster of ponds and surrounding wetland margins (provided for biodiversity purposes over and above drainage attenuation)
- Existing tree to be retained
- Boulevard tree planting along the B4100
- Existing hedgerow retained and enhanced through future management
- Scattered planting of native trees to add diversity within open areas and provide a degree of filtered visual screening
- Attenuation area to include seasonally wet grassland mix to contribute to habitat diversity



Proposed Parkland - Access to Nature

- Native woodland area to reflect characteristic scattered copses and also provide physical screen to road junction
- Cluster of ponds and surrounding wetland margins (provided for biodiversity purposes over and above drainage attenuation)
- Footpath improvement on highway land adjacent to the site
- Limited access to ecological pond, to include viewpoint platform
- Limited public access to central to northern areas to limit disturbance
- Existing tree to be retained
- Boulevard tree planting along the B4100
- Proposed access areas providing access to nature whilst limiting potential disturbance to ecological habitats
- Incidental seating situated along access route to provide opportunities to pause and experience nature
- Scattered planting of trees and scrub to provide visual interest and intermittent screening
- Added scrub and tree planting to provide visual screening to adjacent filling station
- Attenuation area to include seasonally wet grassland mix to contribute to habitat diversity



Continued over

Proposed Parkland - Amenity Focus

Native woodland area to reflect characteristic scattered copses and also provide physical screen to road junction

Proposed woodland areas to include rides giving access to experience woodland habitat

Footpath improvement on highway land adjacent to the site

Mown pathways provide informal access around ecological ponds, with options to vary the routes year and year

Limited access to ecological pond, to include viewpoint platform

Existing tree to be retained

Cluster of ponds and surrounding wetland margins (provided for biodiversity purposes over and above drainage attenuation)

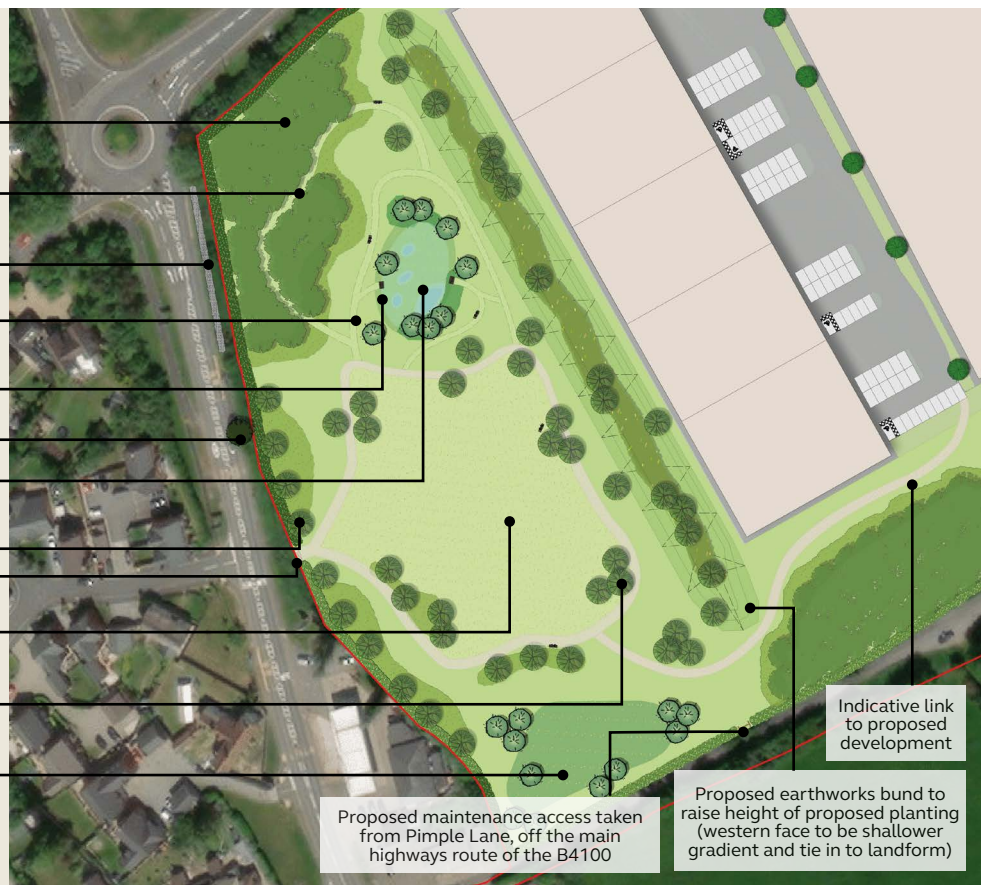
Boulevard tree planting along the B4100

Proposed pedestrian access located to avoid loss of existing hedgerow

Core area maintained as open and treated with amenity grassland providing a more extensive area for recreational activities

Scattered planting of trees and scrub to provide visual interest and intermittent screening

Attenuation area to include seasonally wet grassland mix to contribute to habitat diversity



Please indicate any preference for the parkland below.

If you have any general comments, please let us know (additional paper can be provided if required).

Thank you. Please view the website for updates www.M40J12employment.co.uk

CEG will only use the information you provide for the purposes of this consultation.
Our privacy policy is available on the website.