



**ENGAGEMENT**

04

# ENGAGEMENT

## Consultation and Engagement Strategy

The University of Reading, along with partners HFLL and Gleeson, followed WBC’s consultation requirements as set out in the Council’s Statement of Community Involvement March 2024 and national guidance set out in the revised National Planning Policy Framework - NPPF (December 2023).

The consultation involved the community and a wide range of other stakeholders who were provided with multiple avenues for engagement including:

- Meetings and ongoing engagement with political and community representatives
- Webinar sessions
- Engagement with local charities, stakeholders and social organisations
- A series of public engagement events
- Newsletter with an enclosed feedback form sent to 10,433 local addresses
- Dedicated website page with an online version of the feedback form
- An interactive map for comments hosted on the webpage
- Geographically targeted social media campaign
- Engagement with the local media

- Dedicated email address, freephone telephone number and Freepost address

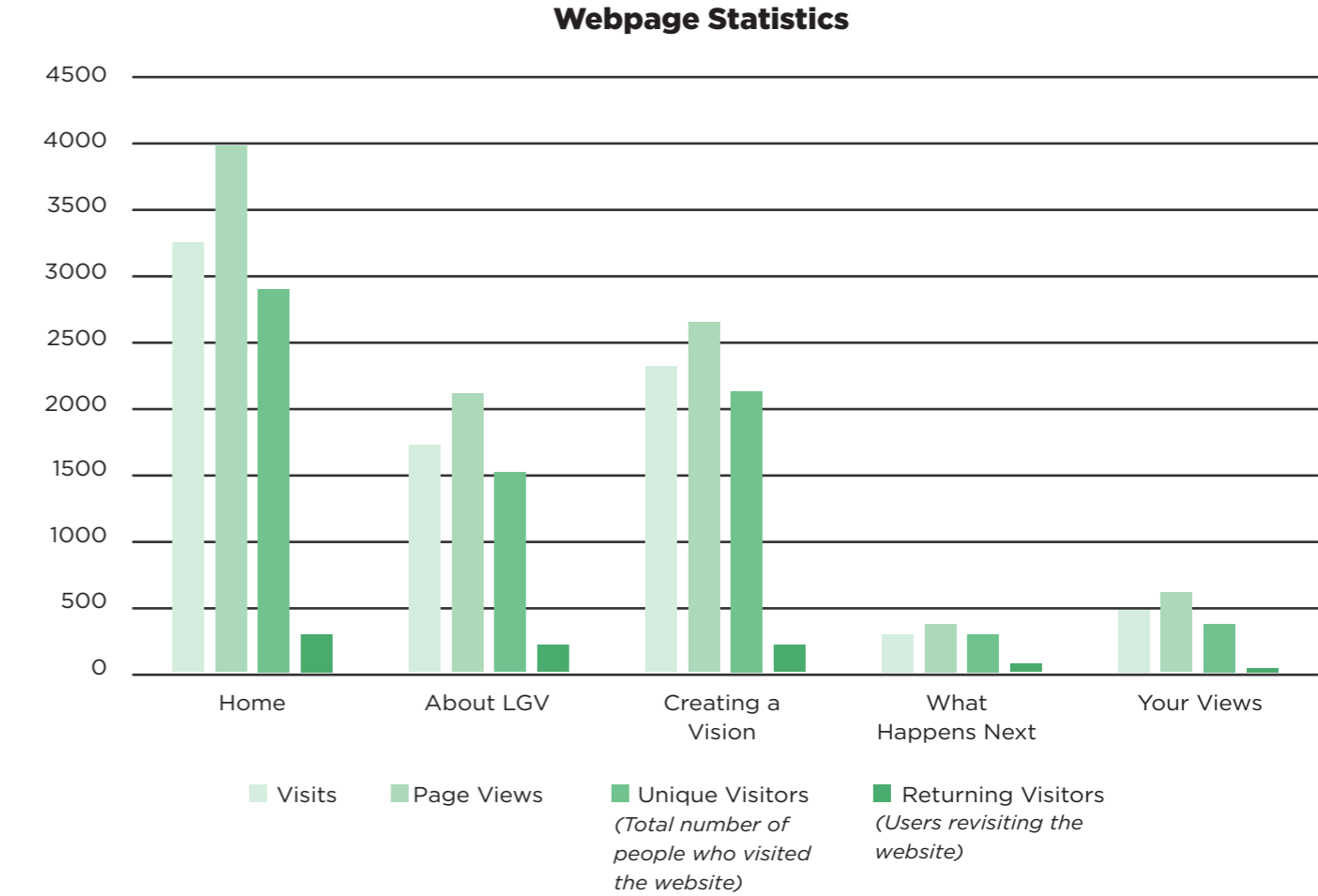
The consultation ran for a six-week period within which time nearly 3,000 people visited the dedicated website page.

A comprehensive summary of the engagement and feedback results is set out in the **Statement of Community Engagement** document submitted alongside the DAS with this outline planning application.

Separately, engagement was also carried out with other internal stakeholders and WBC officers through workshops and pre application meetings.

Officers had the opportunity to review and provide comments on the evolving designs, parameters and overall strategic approach to the masterplan through the pre application meetings.

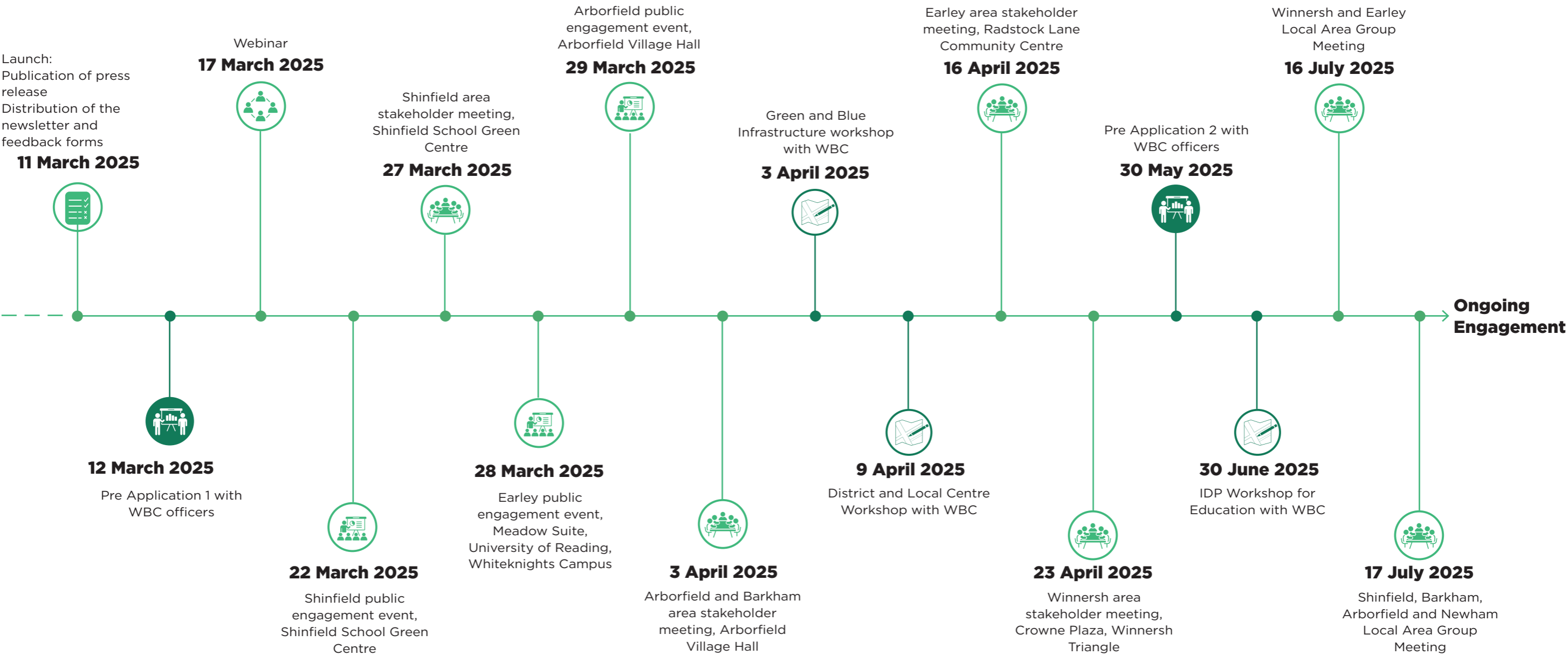
Themed workshops with officers were set up to investigate elements around blue-green infrastructure and landscape design,



movement infrastructure and location of the district centre, local centre and schools. A final workshop was set up to discuss

and agree principles around community stewardship models for the LGV.

# Timeline of Consultation Events



# Outcome of Consultation Events

Around 350 people attended a variety of meetings and public consultation events over the six-week consultation period. Written feedback was received back from over 400 people via the feedback form, email, letter, and comments on the webpage’s interactive map.

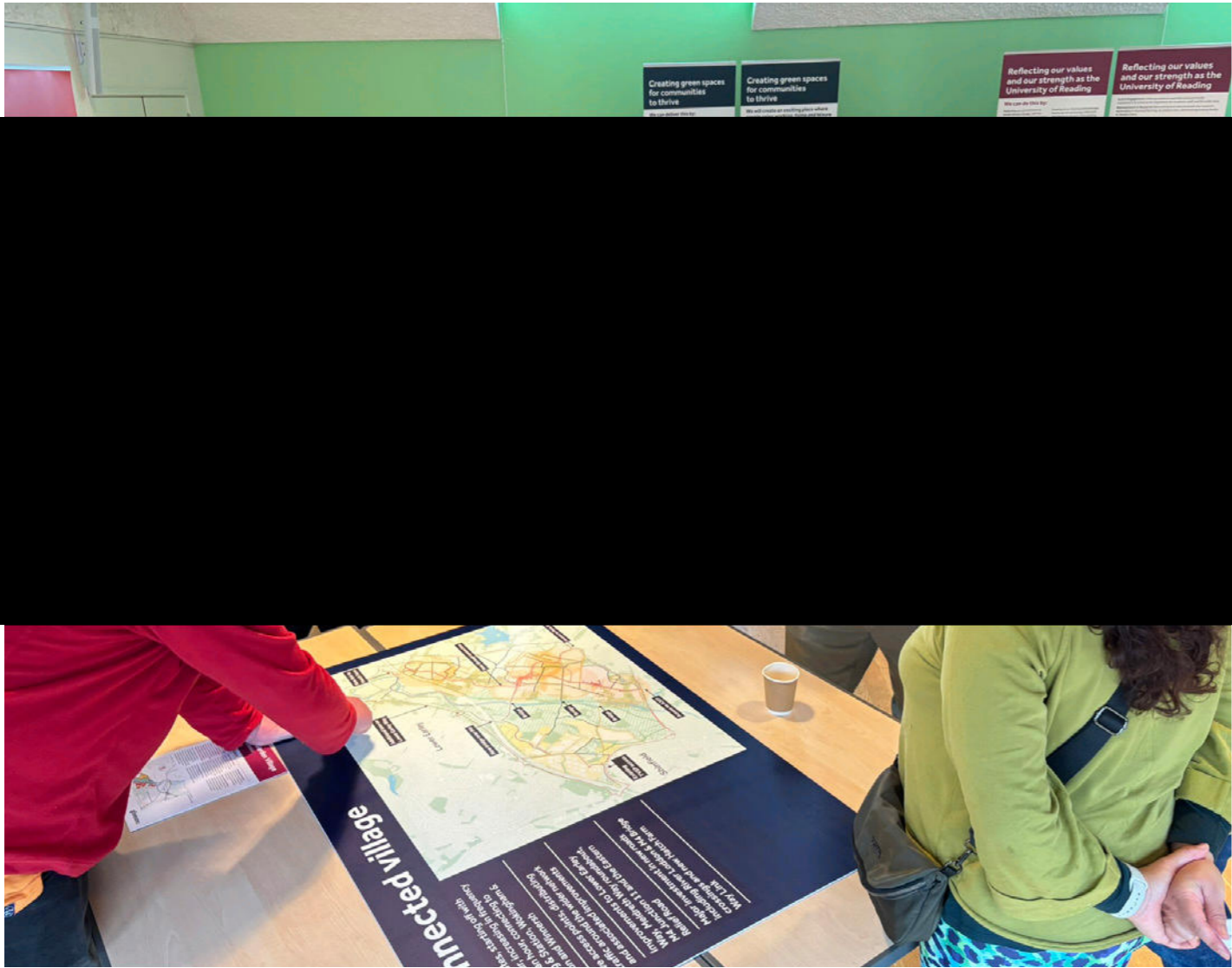
The feedback form was designed to encourage constructive comments around a series of thematic questions. It was not intended to gauge overall support or opposition, as the site is currently a draft allocation. Nevertheless, some respondents used the form to express objections to the scheme.

## Summary

The theme that generated the most feedback and concern from residents and stakeholders was transport, because of the impact on everyday lives. Existing traffic congestion across the local area was mentioned frequently, the common concern being it could only get worse with further development. There was deep scepticism the proposed road upgrades would solve the problem, given past unfulfilled infrastructure promises on other schemes such as Arborfield Green. The fear of ongoing disruption during the years of construction was also a common anxiety.

Flooding, drainage and sewage concerns were raised many times, as well as for healthcare provision. There was a strong desire for stewardship by the University of Reading being maintained, having oversight of the scheme. People were keen to see a mix of housing, with truly affordable housing and provision for key workers.

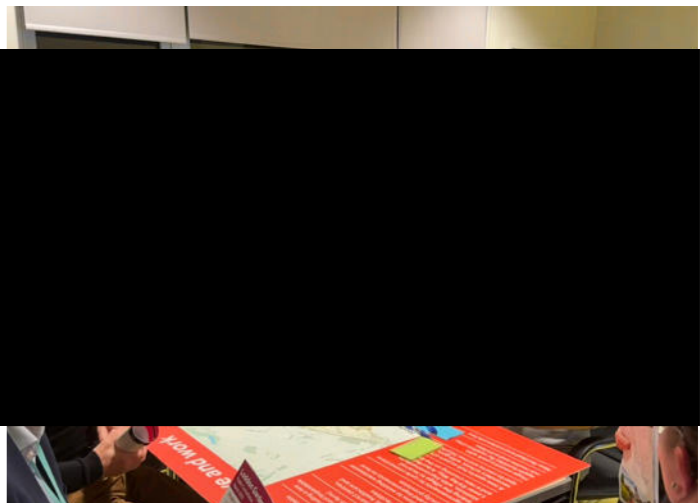
At the events there was praise for the quality of consultation, especially the range of specialist consultants present to answer questions at events, though this was countered by criticism on the perceived lack of transparency of the process itself. The latter may well be accounted for by the distrust in the planning process in general, as well as poor follow-through with the delivery of infrastructure in other developments.



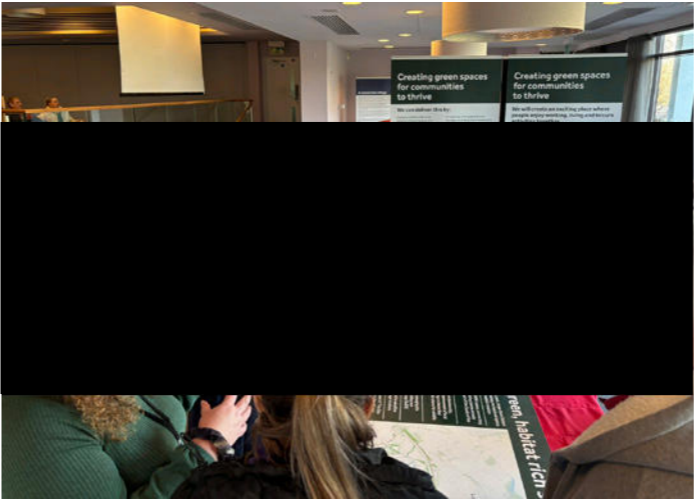
Shinfield Public Event 22 March 2025



Shinfield Public Event 22 March 2025



Shinfield Area Event 27 March 2025



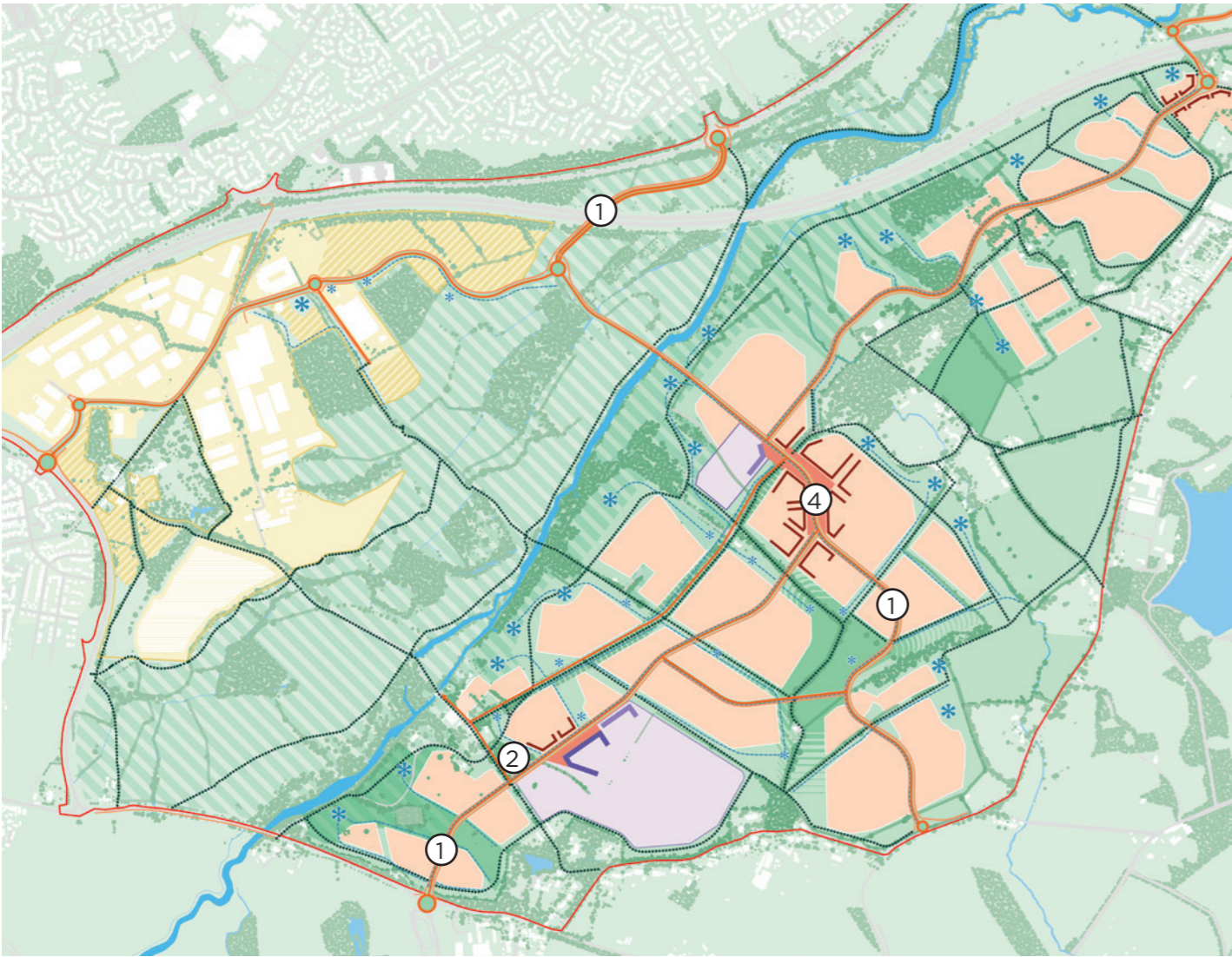
Meadow Suite Public Event 28 March 2025



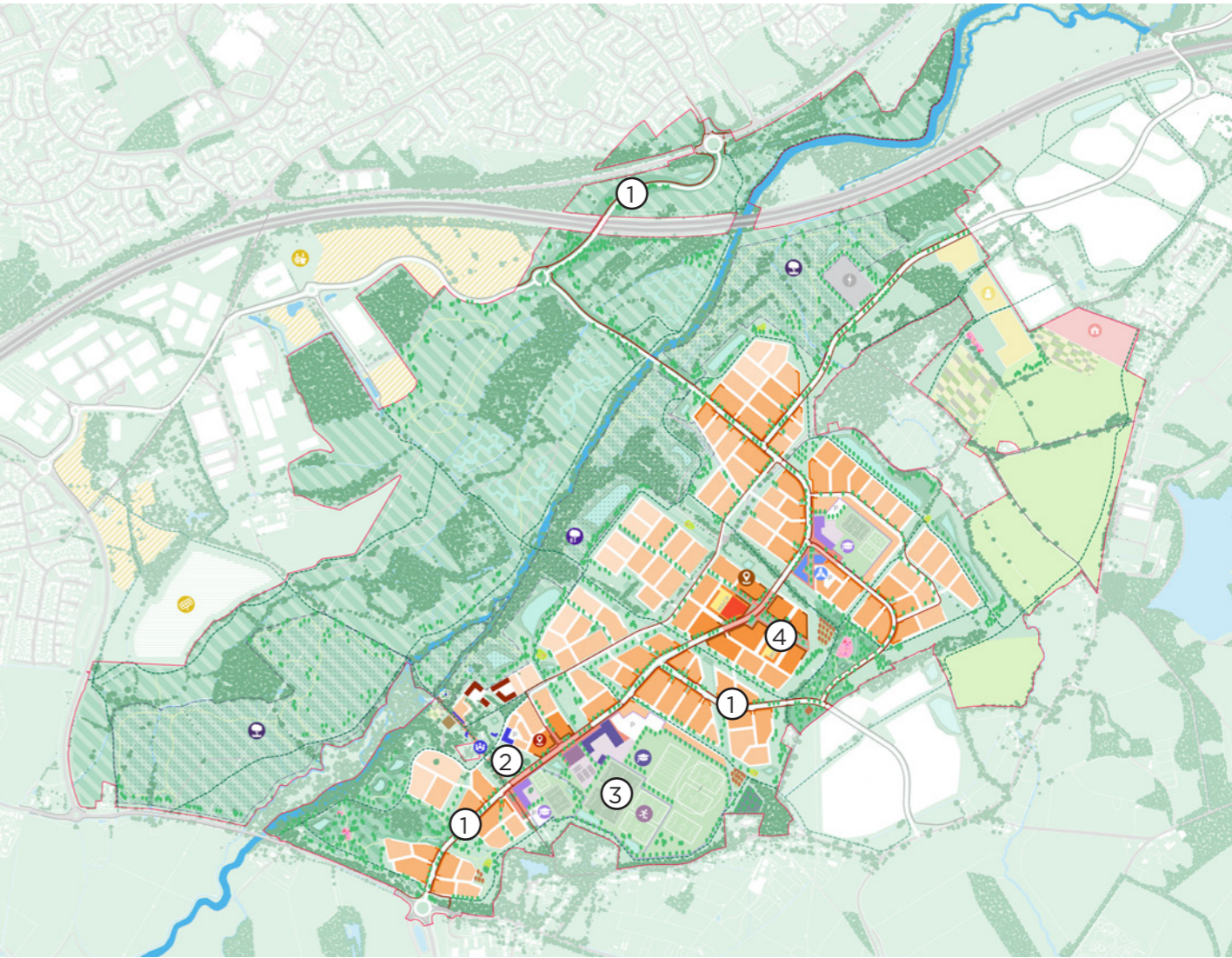
Arborfield Public Event 29 March 2025

# Response to consultation and engagement

Regulation 19 Representation Vision Document Masterplan



Outline Planning Application Masterplan



Building on the feedback gathered at the consultation events, WBC workshops and pre application meetings, the Reg 19 Masterplan has been further updated and refined to address a number of the key comments, concerns and observations recorded through the engagement process. The opposite page shows the Reg 19 Masterplan alongside the further developed Outline Planning Application Masterplan to illustrate the changes made.

Key changes made are:

**1. The Spine Road** network will be the primary movement infrastructure route through the wider LGV area. To address the issue around public transport links, traffic congestion and effective bus networks through the area, the primary road network has been further refined to enable a multi-modal corridor through the LGV. Pedestrians, cyclists, buses and cars will be able to use the network with certain segments as bus priority routes only. There is also a secondary supporting network of streets to help ease any congestion on the primary Spine Road network. This primary network within the LGV links into

the surrounding road network and this is critical in creating connected places and communities.

**2.** To facilitate better **community** and **health infrastructure**, these uses have been proposed to be located within 'easy to reach' centres and the dedicated community hub, to be delivered in the early phases of the masterplan. The mixed use centres will create opportunity for community and leisure uses, retail and housing. Additionally health facilities will be integrated into the local centre and the community hub. At this Outline Planning Application stage, these uses have been set out with indicative areas and will be further refined at detailed design stage through continued engagement with the local communities and stakeholders within the area.

**3.** A dedicated **Sports Hub** has been created as part of the education hub within the local centre. A range of pitches, outdoor meeting areas and halls will be integrated into the proposal for the Sports Hall. The cluster of outdoor pitches also ensures they can be purposed for multi-

use through various times of day. As per planning guidance, these have been allocated to generous space standards to encourage easy access and use of these amenities for school going children, youths and adults within the LGV and its immediate neighbourhoods.

**4.** To address concerns about the **impact of development** on the landscape, highest densities have been maintained around the central Spine Road, with densities and heights dropping towards the edges of the LGV area. This ensures that areas interfacing green spaces and other adjoining existing neighbourhoods will not experience the intensity of development. Heights of buildings will also be carefully curated across plots to respond to landscape settings and strategic views towards heritage assets, particularly towards St. Bartholomew's Church.

**5. Flood risk mitigation** was a significant concern for many residents. Historically traditional means of underground infrastructure have been the norm in managing flood risk. However, with a landscape led approach throughout the

masterplan, nature based solutions in the form of raingardens, SuDs (Sustainable Drainage Systems), Bioswales and permanent/ non permanent wet ponds will be effectively used to not only mitigate flood risk but to also enhance local ecology and biodiversity, encouraging new and renewed habitats to form part of ecological green chains across LGV.

**6.** Concerning community engagement and participation, a range of **community stewardship models** are being discussed with WBC to help create genuine social value, 'place management' in future stages of delivery and to ensure the local community and businesses are given the opportunity to grow their local economy through a range of initiatives, support and incentives.





# PLACEMAKING GUIDELINES

05

# PLACEMAKING GUIDELINES

## Design & Spatial Guidelines



Placemaking guidelines set out within the Reg 19 Masterplan form the key pillars for design and delivery of the various masterplan elements at this Outline Planning Application stage. These key

guiding principles are set out here. They align and reflect on the principles set out with WBC’s LPU policy SS13.

1

### Designed for a Sustainable Community

Energy efficient homes with net zero standards, compatible mixed uses within easily accessible local centres and connected neighbourhoods with densities appropriately distributed across the area, will create welcoming, inclusive and socially active places for all.



A mixed use District Centre as a key destination for the LGV community

2

### Landscape-led Approach

A holistic landscape led framework with a distinct identity creating a legible and connected network of streets and spaces, incorporating SUDs, ecological links, enhanced local habitats and biodiversity.



integrated green and blue infrastructure networks within the development connect into the EcoValley

## 3

**A Connected Place**

Movement infrastructure is designed to encourage healthy and active lifestyles and travel through and between destinations.



Primary street infrastructure serves as the central spine of the development, featuring segregated footpaths, cycleways, and bus routes

## 4

**Safe and Liveable Streets**

Streets designed as social, inclusive and active spaces for the community, with integrated green- blue infrastructure, with natural surveillance and human scale in mind.



Well overlooked safe streets defined by green and blue infrastructure, footpaths, social spaces and active frontages

## 5

**Preserve and Enhance Heritage**

Integrating key heritage assets into neighbourhoods by enhancing their use and function for economic and cultural purposes to better serve the local community. Valued landscapes are preserved and key features sensitively integrated as part of placemaking.



Strategic views and appropriate buffers between the development and local heritage, archaeological and valuable landscape features

## 6

**Contemporary Homes and Neighbourhoods**

Working with the local vernacular, also integrating contemporary design approaches, use of locally sourced materials and innovative newer typologies of housing to support modern day needs.



A mix of contemporary and sustainable homes, strategically enclosing green infrastructure corridors and provide easy access to nature on the doorstep.

# Designed for a Sustainable Community

Design and spatial guidelines respond to placeshaping and delivery principles set out in the emerging WBC Local Plan.

- Easy access to local centres - located along the central Spine Road will offer a mix and wide range of local amenities.
- Higher densities are located along the busiest public transport routes and centres.
- Active travel routes and secondary networks will further connect all parts of the LGV to these mixed use centres.

## Health Centre



Medical facility co located with the Local Centre

## Community Hub



to include:  
Retail  
Food & Drink  
Health and Wellbeing

## EcoValley Pavilion



A gateway to the EcoValley co located with the Angling Club

## Policy-SS13

- Two local centres providing day to day retail and other local community uses
  - Locate district and local centres where they are accessible to the planned housing, and are of an appropriate scale to meet the day-to-day needs with a range of retail (including food store of around 2,500m2), leisure, cultural, community, health and service facilities
  - Locate higher development densities around the district and local centres,
- transport nodes, and along public transport routes subject to site specific sensitivities such as landscape, character and heritage
- A strategy for creating a distinctive and sustainable community, embracing the best of town and country and that delivers climate resilience

## Secondary School



1no. x up to 12FE Secondary school

## Sport Hub



to include:  
Sport Hall  
NGPs  
MUGA  
AGPs

## Primary Schools



2no. x 3FE Primary schools

## Community Centre



Co located with the Primary School and District Centre

## Leisure Centre



Co located with the Community Centre

**Provide easily accessible locations for community facilities within convenient walking and cycling distances**



**Co-locate facilities to create viable mixed use destinations for a wide range of users and age groups**



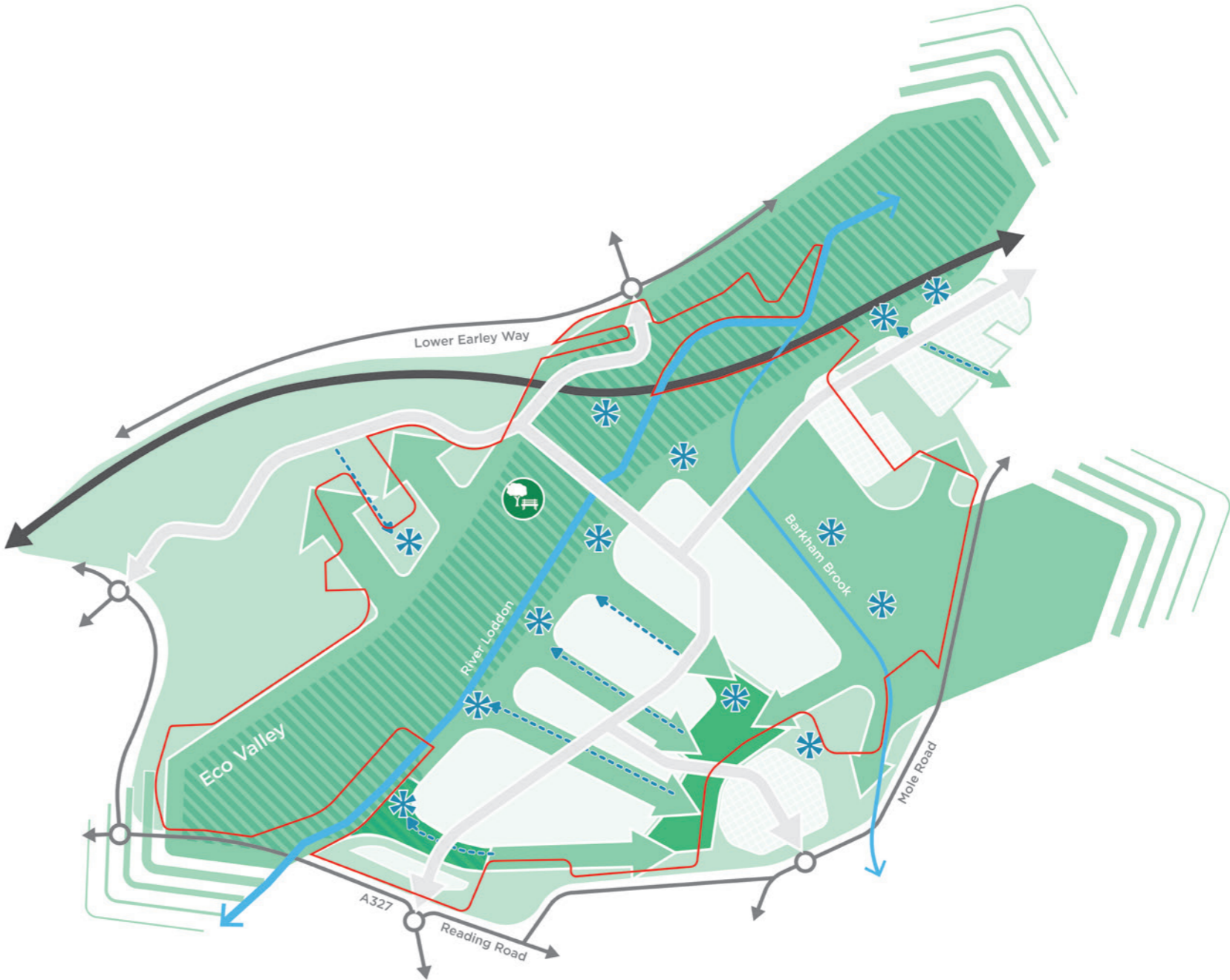
# Landscape-led Approach

Design and spatial guidelines respond to placeshaping and delivery principles set out in the emerging WBC Local Plan.

- An integrated and connected green-blue infrastructure network that links into wider ecological chains and the new EcoValley.
- The EcoValley will incorporate two Suitable Alternative Natural Green Spaces and form part of a wider country park area including existing SANGs at Shinfield.
- Provision of a wide range of open spaces, play amenities and designated food growing areas for the local community and for all age groups.
- Protecting and enhancing the draft Valued Landscape areas, respecting the character of the Loddon Valley, Barkham Brook and adjacent Bearwood College Registered Park and Garden.
- Linking into existing PRoWs to create better connectivity through and beyond the LGV, with enhanced use for active travel and recreational amenity.

## Policy-SS13

- Provides a new country park incorporating the River Loddon and Barkham Brook that contributes to, and enhances, coherent ecological networks and habitats, which are integrated into the wider green and blue infrastructure beyond the garden village
- Provide a network of connected, accessible and high-quality open spaces that include tree lined streets, opportunities for local food growing and natural play, that integrate with the wider green and blue infrastructure network
- Protects and enhances the identified attributes of the River Loddon Valued Landscape and Barkham and Bearwood Valued Landscape
- Provides a network of safe, attractive, landscaped and accessible public rights of way across the site, and where appropriate demonstrate how they connect into the existing rights of way network



## 1 | River Loddon Landscape

The landscape of the new village will embrace the strong character provided by the River Loddon and its existing meadows, tributaries, woodlands and river terraces.



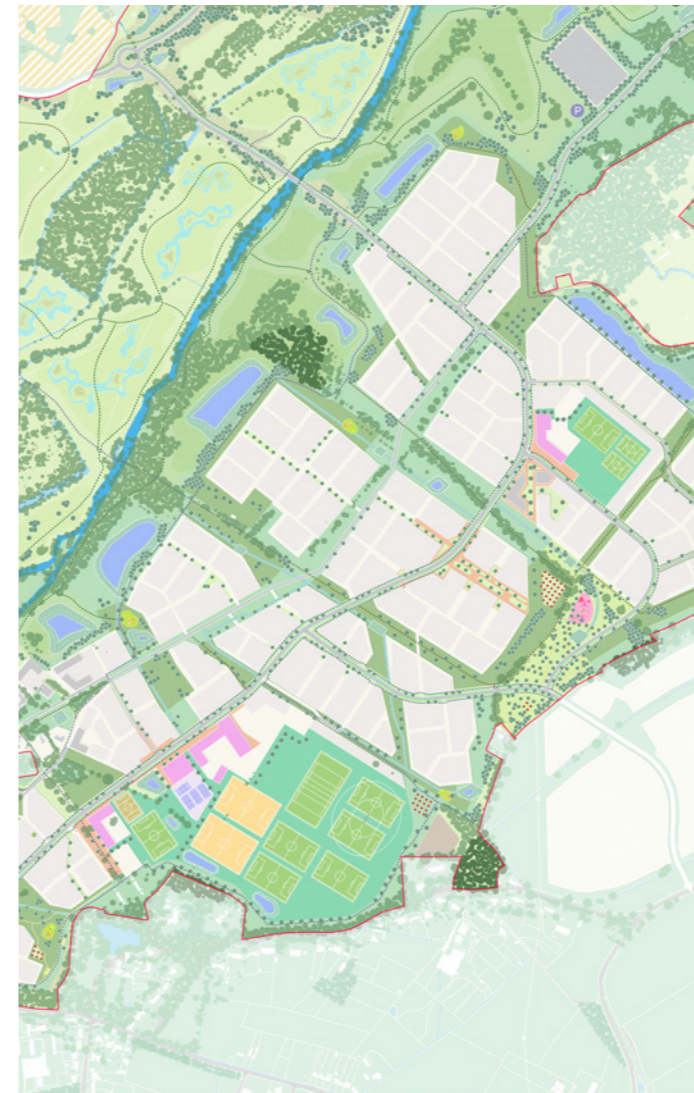
## 2 | Multi-functional Spaces

All areas of the landscape will provide multiple benefits. These will include opportunities for recreational and sporting activities, wildlife/biodiversity enhancement, sustainable drainage, play, and food-growing.



## 3 | Connected GI

The landscape structure will form an interconnected web of spaces, providing areas and corridors for wildlife, sustainable drainage and the community to move through.



## 4 | Visual Setting

The site has a good degree of visual enclosure, through surrounding valley sides and vegetation. Extensive tree planted areas will supplement this, to help conserve the setting of the wider landscape.



# A Connected Place

Design and spatial guidelines respond to placeshaping and delivery principles set out in the emerging WBC Local Plan.

- A legible movement framework of primary, secondary and tertiary streets creates a well connected place, offering multi modal routes, pedestrian and cyclist routes and linkages to wider existing networks, including PRowWs etc.
- Access points and infrastructure have been carefully planned through traffic modelling to reduce impact on surrounding highway infrastructure
- Street hierarchies will be carefully managed, ensuring the integration of segregated and shared cycle-pedestrian pathways, parking, tree planting and swales/raingardens

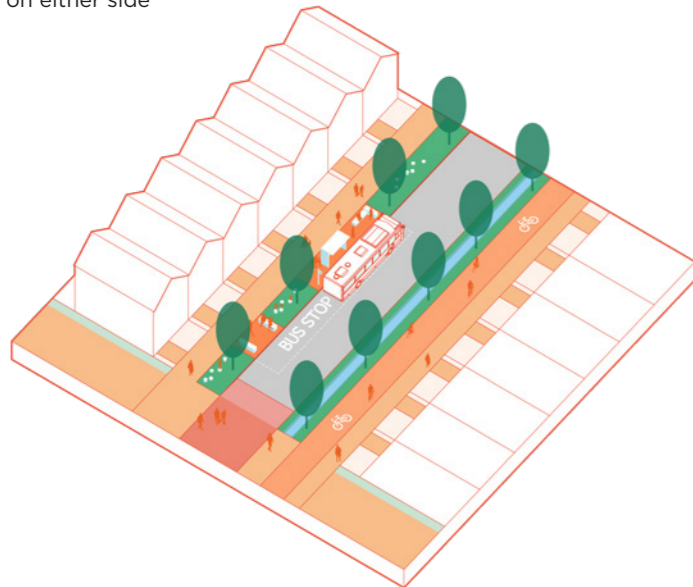


## Policy-SS13

- Establish a comprehensive and integrated network of high-quality and attractive active travel routes, greenways and bus services within the garden village and to destinations in the wider area
- Be designed around a series of walkable neighbourhoods, each providing a range of accessible services and facilities. Where important local facilities are necessarily located beyond the neighbourhood, these should be linked by accessible and attractive routes which support and encourage active travel.
- Ensures that development will not have a severe adverse impact on the local and strategic highway networks, nor an unacceptable impact upon highway safety, following the inclusion of suitable measures to mitigate the impact

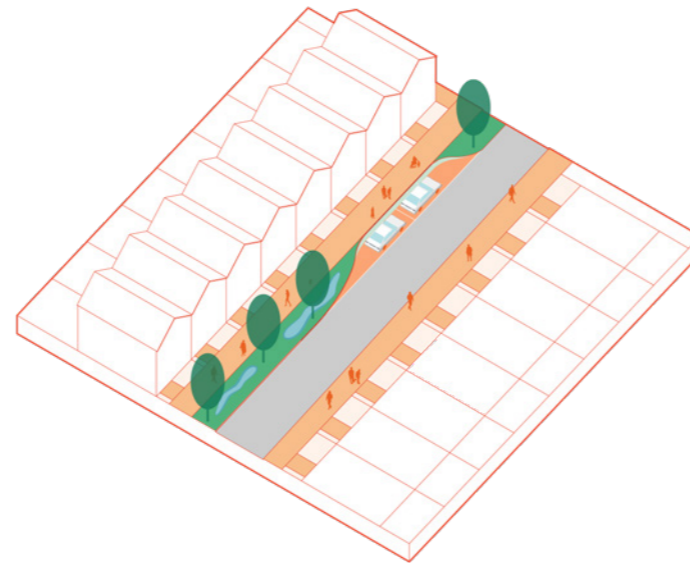
## 1 | Primary Road

Carriageway with segregated cycle/footways, and verges on either side



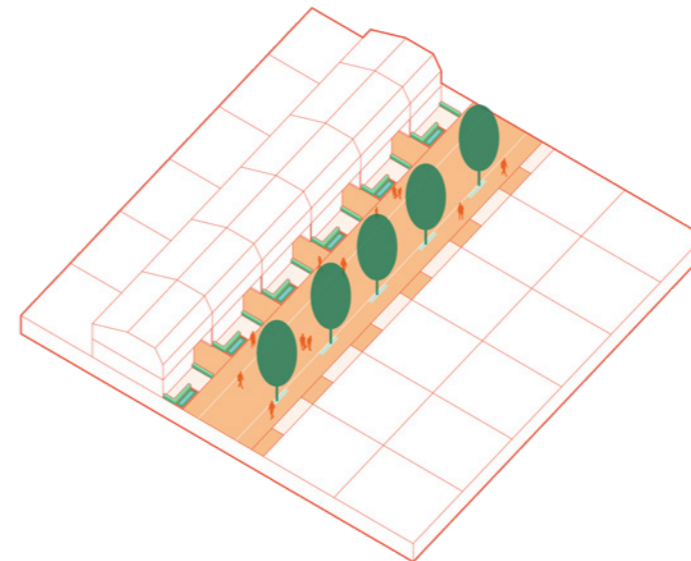
## 3 | Key Secondary Road

Carriageway with segregated cycle/footways, and verges on one side



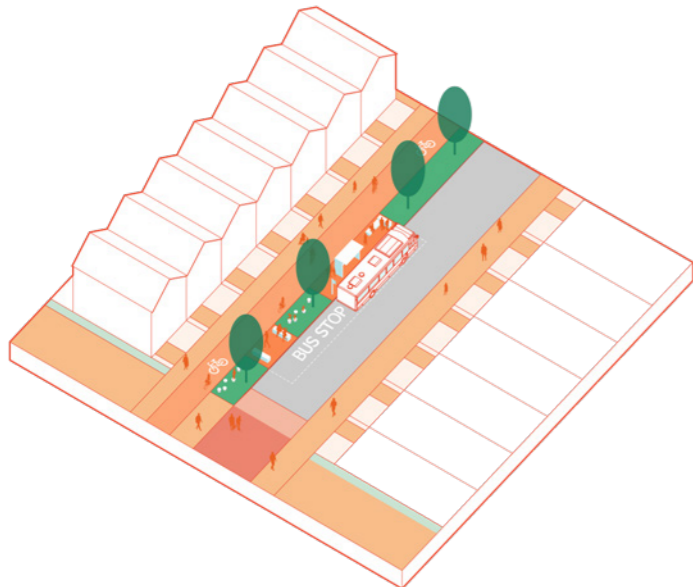
## 5 | Minor Road

Shared surface carriageway



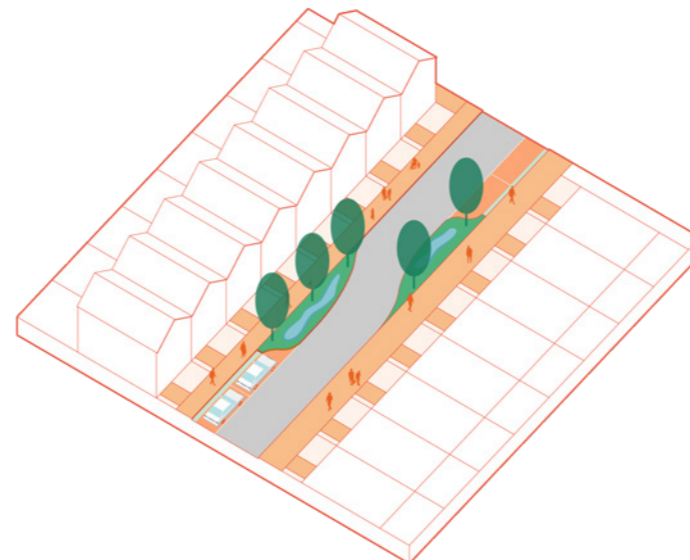
## 2 | Bus Priority

Carriageway with segregated cycle/footways, and verges on one side



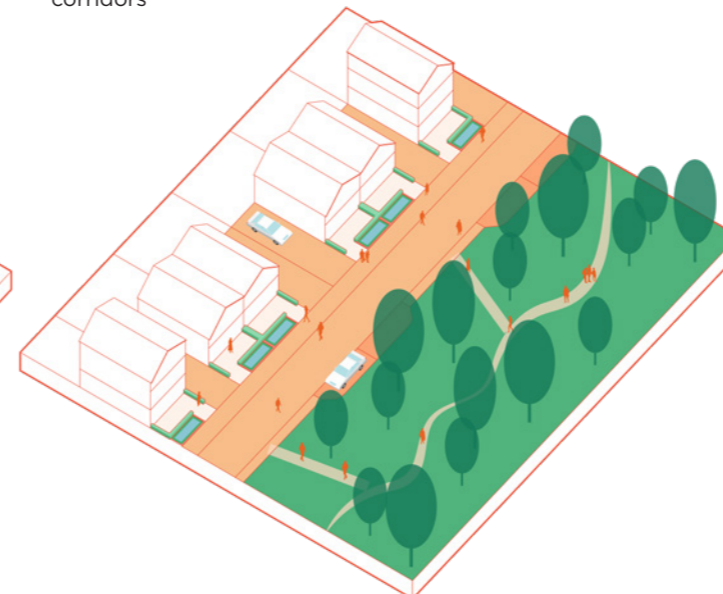
## 4 | Secondary/Tertiary Road

Carriageway with footways and on-street parking with landscape buffers



## 6 | Private Drive

Shared surface carriageway edging green - blue corridors



## Active Travel Routes Hoggin Route



## Recreational Walk



## Segregated foot/cycleway



## Shared use foot/cycleway



Policy-SS13

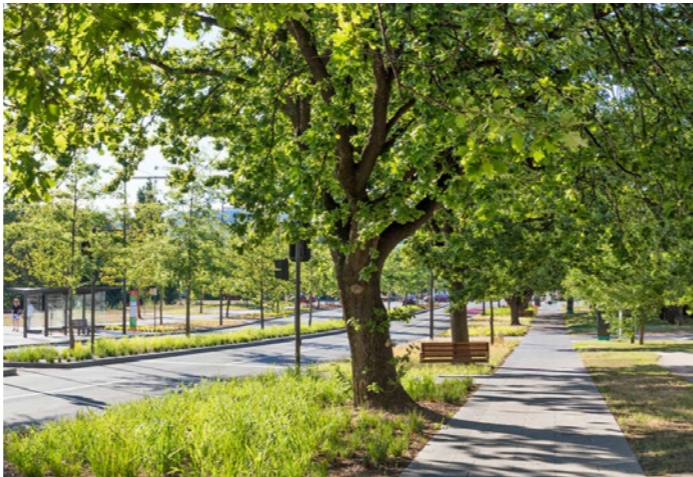
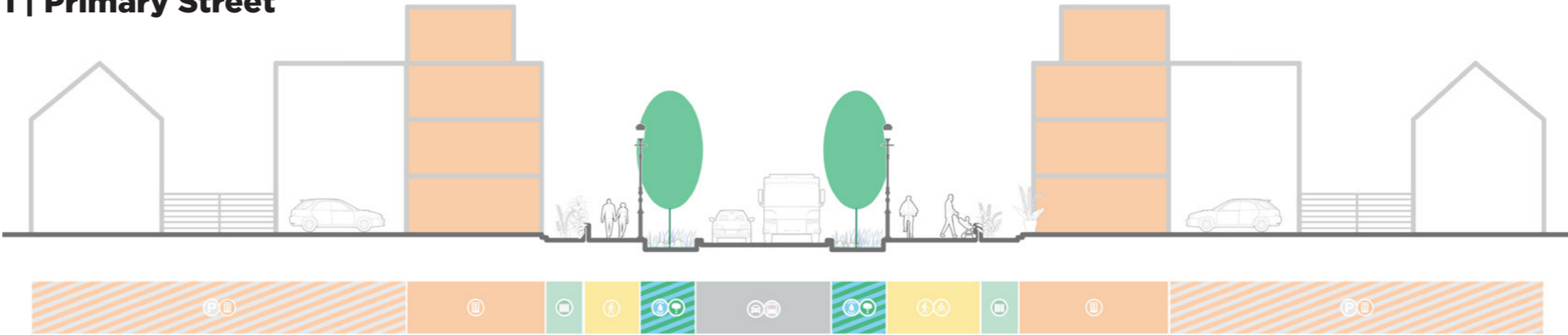
- The provision of new and improved off-site connections for pedestrians and cyclists, providing safe, suitable and convenient access to the surrounding communities, facilities, services and employment opportunities
- Provides a network of safe, attractive, landscaped and accessible public rights of way across the site, and where appropriate demonstrates how they connect into the existing rights of way network
- An on-site dedicated network of segregated facilities for pedestrians and cyclists that integrate with active travel networks, including the Public Rights of Way network

Safe and Liveable Streets

Design and spatial guidelines respond to placeshaping and delivery principles set out in the emerging WBC Local Plan.

- The street hierarchies demonstrate how various street typologies can be managed, by integrating green - blue infrastructure, lighting and pedestrian/ cycle pathways to create safe and healthy streets
- Streets will be designed to have active frontages with entrances and front gardens, and passive surveillance from homes and development
- The human scale and comfort are critical measures when designating street widths, also ensuring good daylight into these spaces between buildings

1 | Primary Street



Greening along movement corridors



Segregated cycleway along movement infrastructure



Accessible public transport

## 2 | Secondary Street



## 3 | Minor Street



Defining corners and gateways into streets



Play-along-the-way and play on the doorstep



Greening to break up on-plot parking



Good comfort with human scale as a measure

# Preserve and Enhance Heritage

Design and spatial guidelines respond to placeshaping and delivery principles set out in the emerging WBC Local Plan.

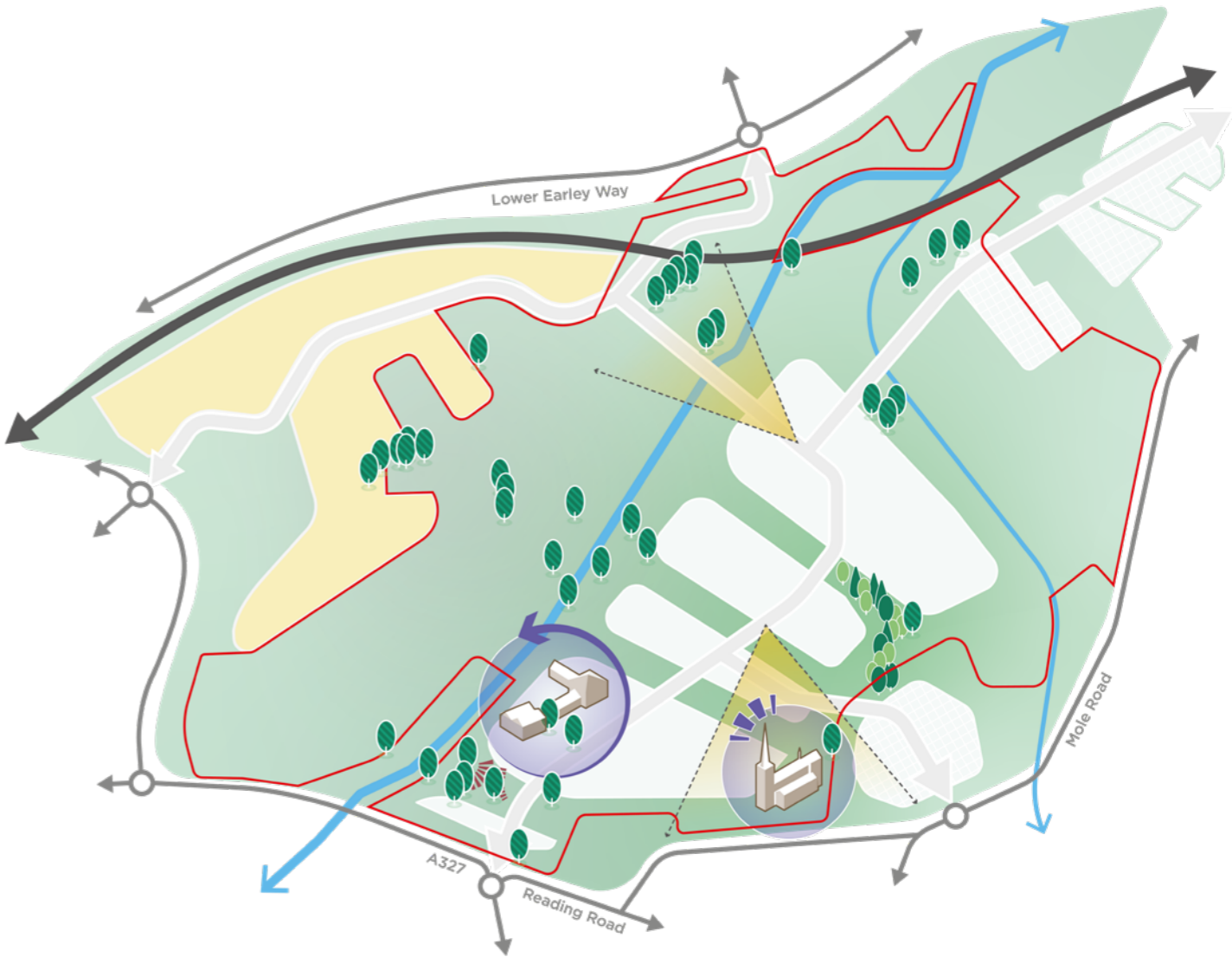
- Key strategic views towards historic buildings have been carefully planned within the layout
- Historic assets and buildings will be retained, enhanced and integrated into a new mixed use community hub
- Valued landscapes and key features will be retained and integrated into wider green - blue infrastructure around and within built up areas



## Policy-SS13

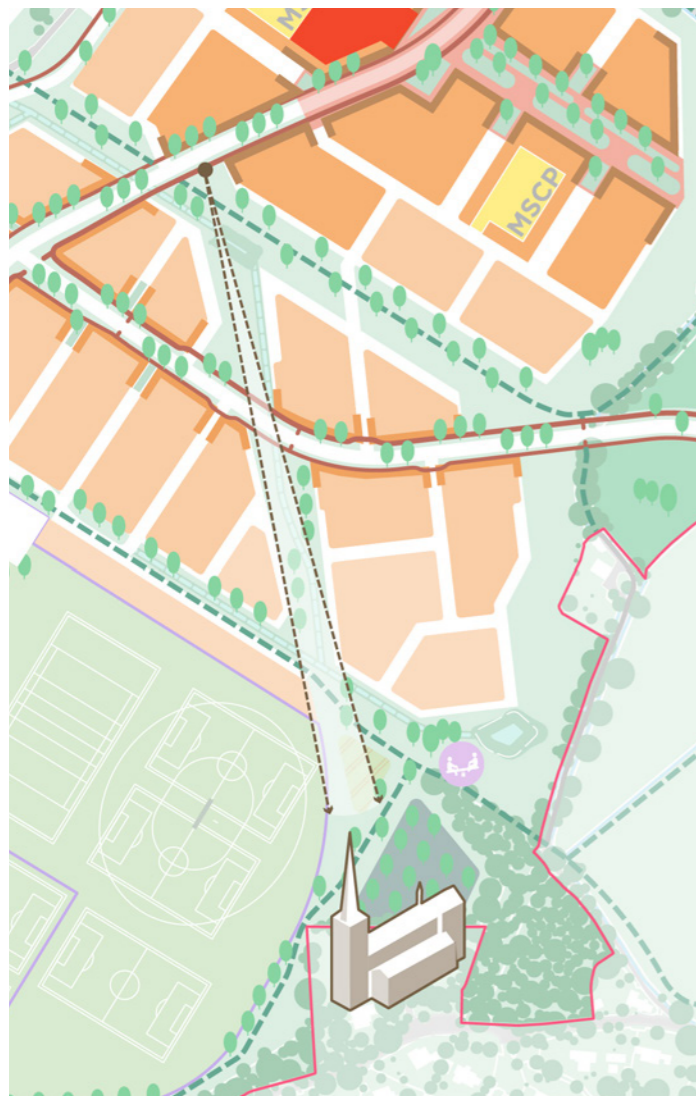
- Incorporate measures to conservation and enhancement of heritage assets, including listed buildings, through appropriate design and the provision of sufficient space
- A strategy for integrating and implementing arts and cultural activities including public art
- Locate higher development densities around the district and local centres, transport nodes, and along public

transport routes subject to site specific sensitivities such as landscape, character and heritage



## 1 | Strategic views

Retain and enhance long strategic views towards heritage assets



## 2 | Archaeological features

Integrate features such as retained church ruins, respecting their status within new development areas



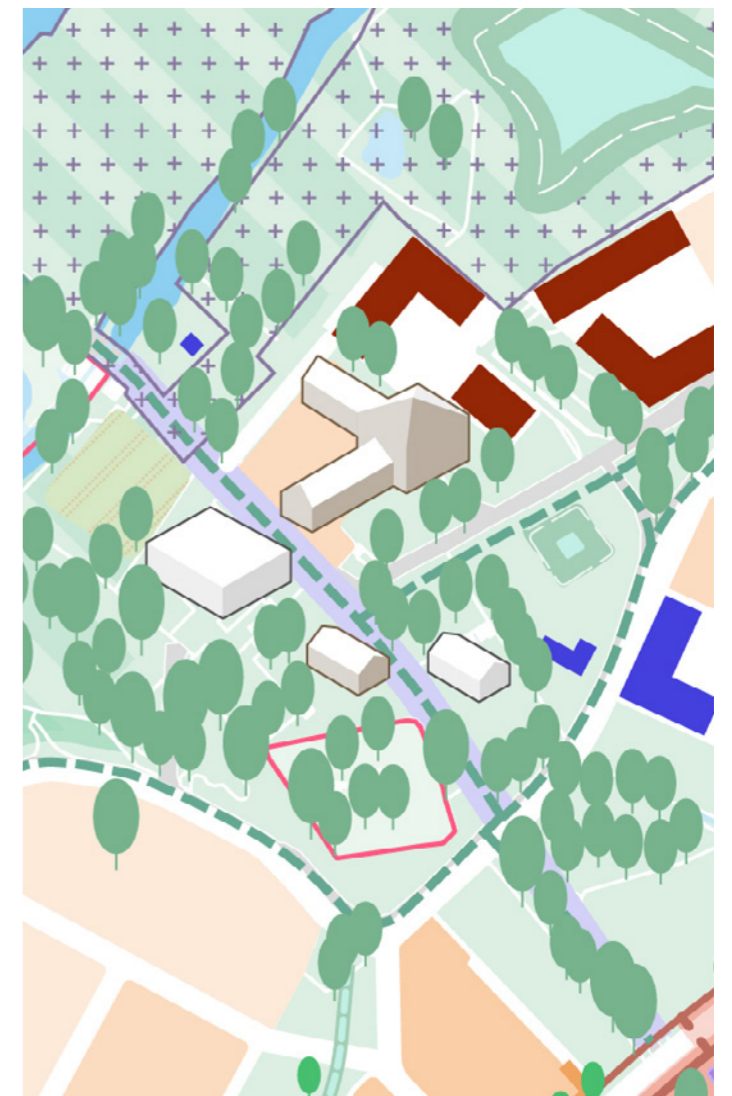
## 3 | Green features

Respond to unique landscape settings and integrate these sensitively into landscape design of new spaces



## 4 | Existing buildings

Retain, enhance and repurpose historic buildings of merit to celebrate the unique history and character of these precincts



Policy-SS13

- Provides a mix of housing types, sizes (including those suitable for extended family living), and tenures that reflect the identified housing needs and demands as set out in the council's most up to date evidence of housing need
- Applies passive design principles to ensure that form, orientation, building typologies, development densities and green and blue infrastructure are appropriately used to reduce energy demand and deliver climate resilient neighbourhoods
- Applies designs which support spaces suitable for home working; and shows how the mix of housing types, sizes and tenures will be coordinated through each phase of delivery

Contemporary Homes and Neighbourhoods

Design and spatial guidelines respond to placeshaping and delivery principles set out in the emerging WBC Local Plan.

- Development plots provide flexibility to develop a wide range of housing typologies and tenures - eg. traditional plot typologies, plots with shared amenity space or parking courtyards
- Each phase of development will provide a healthy mix of affordable and private sale housing to create genuinely mixed communities
- Through contemporary approaches, shared amenity space within the core of plots can also help to mitigate and manage flood risk across the wider site.

1 | Traditional residential plot typology



- Traditional back gardens to individual homes
- On street and on plot parking
- Policy compliant back to back distances between housing typologies



Dora Carr Close, Oxford  
On-street and on-plot parking



The Gables, Crosby  
On-plot parking with front gardens



Goldsmith Street, Norwich  
Incidental shared green amenity space



Abode, Cambridge  
Shared courtyard for parking and greening



St. Chads, Tilbury  
Terraced houses with on-street parking on side streets



Vaudeville Court, London  
Semi-private, communal growing courtyard



Port Loop, Birmingham  
Semi-private, shared green courtyard with integrated play provision

## 2 | Residential plot with parking courtyard



- Traditional back gardens to individual homes
- Communal courtyard parking for homes fronting the primary street infrastructure
- Policy compliant back to back distances between housing typologies

## 3 | Residential plot with semi-private green courtyard



- Contemporary approach with reduced back gardens to individual homes
- Communal courtyard parking and green amenity space within the core of the plot
- Policy compliant back to back distances between housing typologies





# SUSTAINABILITY FRAMEWORK

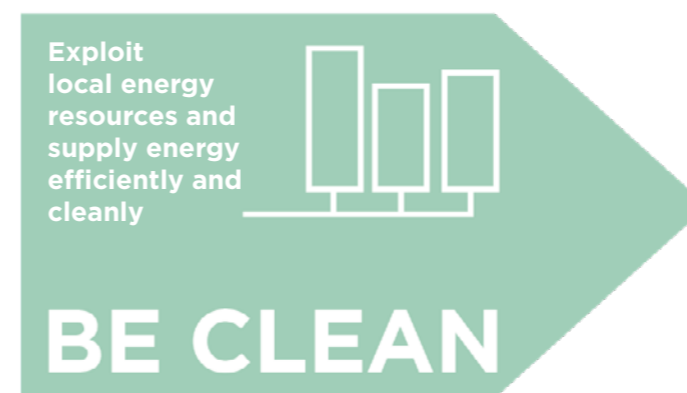
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# SUSTAINABILITY FRAMEWORK

Sustainability, placemaking, and inclusive development form the foundation of resilient, thriving communities. To embed these principles throughout the project, a comprehensive sustainability framework has been established for LGV, ensuring a considered, responsible, and future-focused approach to planning and delivery.

This framework guides every stage of the design and development process, from initial concept through to construction and occupation. Underpinned by measurable and ambitious sustainability targets, it ensures each phase not only meets but exceeds the standards required to generate meaningful, long-term benefits for the local community.





### Energy

The preliminary energy strategy for the LGV development is designed to support the ambition of delivering a net zero carbon community. This strategy follows the energy hierarchy—prioritising demand reduction, energy efficiency, and renewable energy generation—and sets out a clear pathway to minimise operational energy use across the site.

A “fabric first” approach underpins the design, focusing on optimising the thermal performance and airtightness of buildings to reduce the need for heating, cooling, and ventilation. This includes the use of high-quality insulation, energy-efficient windows with low U-values, and airtight construction to minimise energy loss. The development aims to achieve a site-wide average space heating demand of approximately 20 kWh/m<sup>2</sup>/year for both residential and non-residential buildings.

Once energy demand is reduced, efficient systems will be deployed, including all-electric heating solutions such as air-source or ground-source heat pumps, mechanical ventilation with heat recovery

(MVHR), and low-energy LED lighting with smart controls. Building Management Systems (BMS) and smart meters will be incorporated where appropriate to monitor and optimise energy performance.

To further reduce reliance on the grid, on-site renewable energy technologies will be integrated, including photovoltaic (PV) panels and battery energy storage systems. These will help manage peak loads and store excess energy for use during periods of low generation. The feasibility of community-scale energy infrastructure, such as an integrated SmartGrid (microgrid) or local heat networks, is also being explored to enable load sharing and demand-side management.



Energy efficient homes



Photovoltaic panels

**Whole Life Carbon**

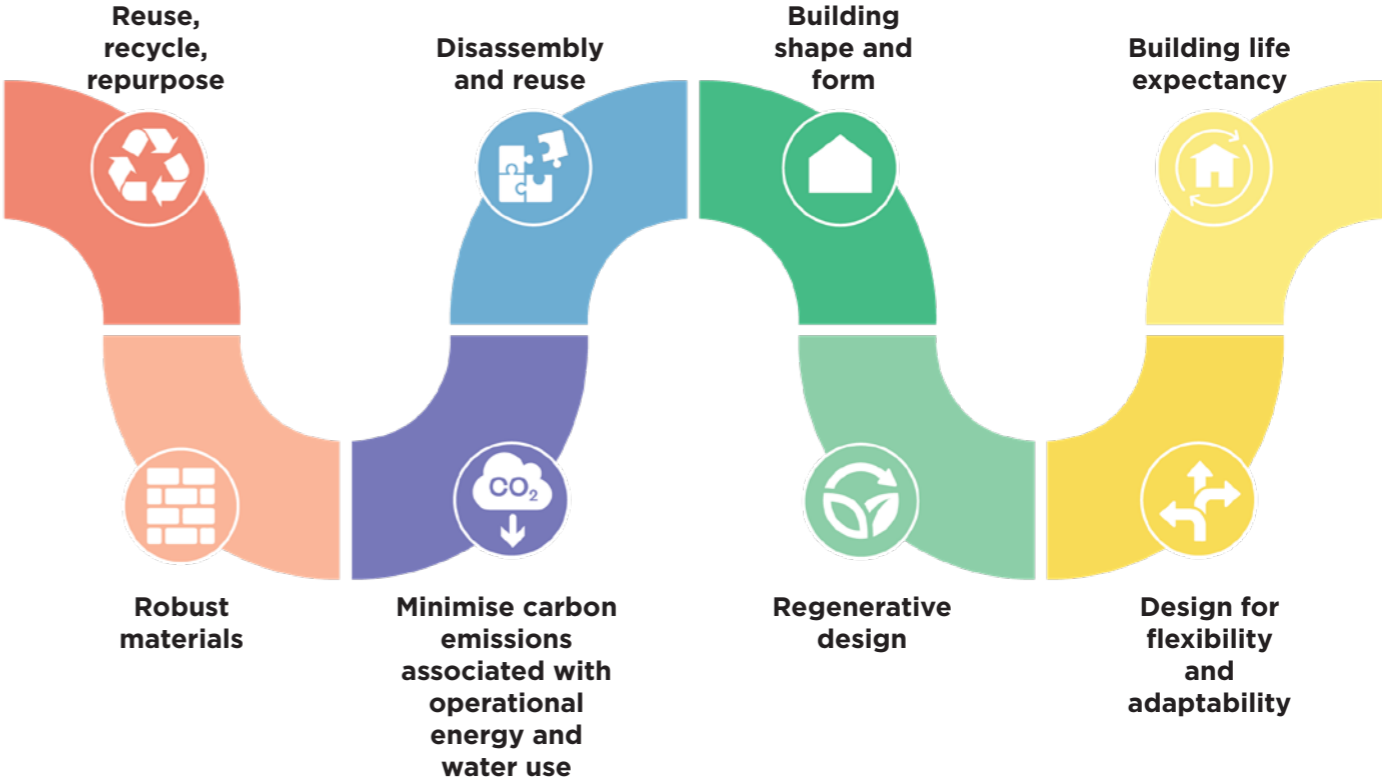
The LGV development adopts a holistic approach to carbon reduction by addressing both operational and embodied carbon emissions through a Whole Life Carbon approach. This ensures that carbon impacts are considered from material extraction through to construction, operation, maintenance, and eventual deconstruction or reuse.

Key strategies to reduce whole life carbon include:

- Design for efficiency and longevity, minimising material use through modular construction and design for manufacturing and assembly (DfMA).
- Use of low-carbon materials, such as cement substitutes and responsibly sourced timber, alongside other materials with verified environmental credentials.
- Prioritisation of local, reclaimed, and salvaged materials to reduce transport emissions and enhance the development’s contextual integration.
- Circular economy principles, enabling material recovery, reuse, and recycling during construction and at end-of-life.

- Site waste management facilities to reduce construction waste and promote responsible disposal practices.

The development will also be fossil fuel-free, with an all-electric energy strategy supported by air/ground source heat pumps, solar power and the potential for a district heat network around the local and district centre, with an estimated site-wide carbon emission savings potential of up to 95%, compared to a 2024 baseline. With renewables sized to match operational demand, in line with WBC’s Regulation 19 Plan, the development is expected to achieve carbon neutral status - complementing the whole life carbon strategy by eliminating emissions from on-site combustion and reducing reliance on carbon-intensive infrastructure.



## Resources

The proposed masterplan is guided by a commitment to resource efficiency, circular economy principles, and environmental protection throughout the development's lifecycle, from construction to long-term operation.

The development will prioritise the use of sustainable, low-impact materials with strong environmental credentials, including durability, recyclability, and responsible sourcing. Materials will be selected to support disassembly and future reuse, enabling a circular approach to construction. Design strategies will include layering for accessibility, adaptability, and ease of maintenance, ensuring buildings are resilient and resource-efficient over time.

A Site Waste Management Plan (SWMP) will be implemented to reduce construction waste through prevention, minimisation, reuse, and recycling. Waste will be segregated on-site into streams such as timber, metals, packaging, and hardcore, with clearly designated storage and recycling zones. Collaboration with

local recycling centres will further support responsible waste handling. During operation, each dwelling will be equipped with internal storage for recyclable and compostable waste, and external space will be allocated for waste containers in line with WBC requirements.

Water efficiency is another key focus. The development will target a consumption rate of less than 105 litres per person per day, in accordance with the emerging local plan. This will be achieved through the installation of water-saving fixtures and fittings, such as dual-flush WCs, tap aerators, and flow restrictors. In addition, the feasibility of greywater recycling and rainwater harvesting, including the use of water butts for external irrigation, will be explored to further reduce potable water demand, aiming to reduce consumption to 85 litres per person per day, as encouraged by WBC.

To manage surface water sustainably, the masterplan will incorporate natural attenuation features such as swales, rain gardens, and basins. These systems will not only enhance drainage performance

but also support biodiversity, improve landscape quality, and contribute to resident wellbeing. Water monitoring systems will be used to track usage and identify opportunities for further reduction.

Together, these strategies reflect LGV's ambition to minimise environmental impact, conserve natural resources, and create a development that is both efficient and resilient.



Use of local, low-impact materials



Natural attenuation features

**Human-Centric Design**

The LGV masterplan adopts a human-centric approach that places the health, wellbeing, and inclusivity of residents at the heart of its design. The development aims to create a holistic, sustainable living environment that supports physical, mental, and social wellbeing through thoughtful urban design.

Homes will incorporate passive design principles, including high-quality insulation and cross-ventilation, to enhance indoor thermal comfort, air quality, and climate resilience. Overheating risk will be mitigated through features such as openable windows, thermal zoning, and programmable thermostats, with overheating assessments to be carried out during detailed design stages. Primary living spaces will be oriented to maximise winter solar gain while being protected from excessive summer sun, and strategies such as night purging will be considered to manage internal temperatures.

The design will follow universal design principles, ensuring accessibility and adaptability for people of all ages

and abilities. This includes well-lit, safe pedestrian pathways, inclusive public spaces, and homes designed to accommodate changing needs over time. Community engagement should be embedded in any future design process, with feedback mechanisms integrated wherever possible to ensure the development reflects the needs and aspirations of existing local stakeholders and future residents.

To foster a vibrant and socially connected neighbourhood, the masterplan integrates residential, commercial, and recreational spaces, offering a mix of housing types—including affordable and multigenerational homes—to promote socio-economic diversity. Public spaces will be designed to encourage interaction and activity, with homes located within walking distance of key amenities such as schools, healthcare, retail, and community facilities, all accessible via a connected network of pedestrian and cycling routes.

Significant green infrastructure will be incorporated, including the linear park along the River Loddon, community

orchards, gardens, and allotments. These spaces will support biodiversity, provide opportunities for sustainable food production through edible landscaping, and enhance resident wellbeing. Formal and informal play areas will use natural materials and planting to create engaging, inclusive environments for all age groups.

To further support health and environmental quality, vehicular access will be restricted near schools and communal areas to reduce emissions and improve air quality. Vegetation and tree planting will help filter pollutants and provide shade, while an air quality assessment will ensure compliance with relevant standards.

Together, these strategies aim to create a safe, inclusive, and resilient community that supports healthy, sustainable living for all.



**Landscape & Ecology**

Designed to deliver multifunctional green infrastructure that enhances biodiversity, manages flood risk, and supports community wellbeing, the landscape strategy makes extensive use of Sustainable Drainage Systems (SuDS) to manage surface water and promote natural flood resilience.

SuDS features will include attenuation basins, permeable paving, swales, filter drains, bioretention systems, and natural ditches, all designed to mimic natural hydrological processes. These systems will capture and slow stormwater runoff, releasing it at a controlled rate to reduce flood risk and improve water quality. The primary attenuation basins will be designed to store excess water during periods of heavy rainfall, gradually discharging it into the drainage network to prevent downstream flooding.

The natural floodplains along the River Loddon and Barkham Brook will be preserved and enhanced to support flood mitigation and ecological value. Development will be concentrated in areas

within Flood Zone 1, with less vulnerable uses located in areas of higher flood risk. The floodplain itself will be transformed into a multifunctional landscape that enhances biodiversity, provides amenity value, and improves access to the river corridor. Although the landscaping around the flood plain will be improved as stated above, the river will continue to flood in this location in order to provide attenuation for more sensitive up and downstream assets.

The biodiversity strategy for LGV targets a minimum 20% net gain in local ecosystems. A mosaic of habitats, including meadows, wetlands, and woodlands, will be created to support a wide range of flora and fauna. Native and drought-resistant plant species will be prioritised to support local wildlife, reduce irrigation needs, and ensure resilience to climate change. Green corridors will be integrated throughout the site to facilitate species movement and ecological connectivity.

The landscape design will also draw inspiration from local heritage, creating distinct character zones and high-quality

recreational areas. These will include sports fields, community gardens, shared open spaces, and formal and informal play areas using natural materials and planting. The design will promote social interaction, physical activity, and a strong sense of place, while ensuring that public and communal areas are accessible, connected, secure, and easy to maintain.



Habitat creation



Integrated SuDS features

### Connectivity & Sustainable Transport

The sustainable transport strategy will promote active travel, reduce reliance on private vehicles, and support a connected, low-carbon community, in line with WBC's emerging Local Plan and the National Planning Policy Framework, while enhancing the overall quality of life for residents and visitors.

The masterplan will prioritise walkable, mixed-use neighbourhoods, where essential services and amenities are located within a short walk or cycle from homes. Streets will be designed to be human-centric, placing pedestrians and cyclists at the top of the movement hierarchy. A cohesive network of high-quality active travel routes, including greenways and safe public rights of way, will connect homes to schools, shops, parks, and public transport hubs.

To ensure strong connectivity, the strategy includes upgrades to off-site infrastructure along key lines such as Arborfield Road and Lower Earley Way. These improvements will enhance access to surrounding areas and integrate LGV

into the wider transport network.

A comprehensive cycling network will be delivered, supported by secure cycle parking and wayfinding. Public transport will be enhanced through the provision of accessible bus services and mobility hubs, ensuring convenient, low-emission travel options for all residents.

The development will also support the transition to electric mobility. EV charging infrastructure will be integrated across residential, commercial, and communal areas, including fast-charging options to meet future demand. In addition, car sharing schemes will be introduced, with designated parking areas and incentives such as membership discounts to encourage uptake and reduce the need for private car ownership.

By embedding sustainable transport principles into the fabric of the masterplan, LGV will create a well-connected, environmentally conscious community that supports healthy lifestyles, reduces emissions, and fosters social interaction.



Public transport options



Well connected pedestrian routes



Cycling networks



Mobility hubs at key locations

