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4th Jan 2026

18, Caraway Road,
Earley,
Reading,
Berkshire RG6 5XR

Dear Sir/Madam

LODGE VALLEY GARDEN VILLAGE DEVELOPMENT

I am sorry that I have not had time to view the planning application but have done a "brain dump" on different aspects of the proposed development which I hope may be helpful.

Kind regards

[REDACTED] BSc (Civil Eng) Hons, FICE,
C. Eng -

Loddon Valley Garden Village Development

Site and Access

- A) I believe the site of the proposed development at Hall Farm is in the flood plain of the River Loddon and therefore site preparation is of paramount importance. The land will require raising to a height where flooding cannot happen.
- B) Trees will require removal and replanting at the higher level
- C) The proposed development will need to take account of the rainfall runoff from the developed area which will be approximately 90% as opposed to runoff from the current fields which will be 10 to 15%. This will require a washland/flood park downstream of the development to ensure any flooding downstream is not made worse.
- D) The storm water drainage has to be designed to manage the more frequent and more severe/extreme rainfall due to climate change
- E) Currently developments are being constructed to the immediate south of the M4 which will also require stormwater drainage, potable water, traffic access to M4, Reading etc this cannot be ignored when designing the LVGVD.
- F) Access – the current roads into reading are usually grid locked in the morning with traffic from the south of the M4. A proposed new bridge over the M4 will just move more traffic into an area already grid locked. A major redesign of the whole traffic system around the area will be required.

Utilities

- A) Potable water – using 150 litres per head per day and assuming 3 people to each household for 2800 houses 1260 cubic metres per day of treated water will be required. However, this is only the first phase of the development and only includes the people in the houses. Is a new water treatment plant necessary? Where would it be sited.
- B) Sewage and Sewerage – Sizing of sewers including stormwater and allowing for future development. Also allowing for climate change which will mean that higher and more frequency of storms.
- C) Where will the sewage be treated ?
- D) Gas or no gas. This will depend on timing as gas is due to be phased out over time
- E) Electricity – houses and other buildings should all be fitted with solar panels when constructed and not retro fitted.
- F) Telephones – generally people at home are not having land lines and are moving to just using mobiles. Internet connections- currently 5G maybe 6G by the time this development is built.
- G) Solid waste collection- houses need a proper place for domestic rubbish, recycling, food waste etc as so many developments end up with bins all over the place looking unsightly. Will the solid waste collection come under Wokingham or Reading?

Transport

- A) Adequate parking for cars, many households have three cars now, and will need charging for electric powered vehicles.
- B) Multistorey car parks near shops
- C) Bus routes to link to Wokingham, Reading, Bracknell etc and to train stations, shopping areas, schools.
- D) Petrol/ diesel filling station requirement.
- E) Cycle routes not on roads
- F) Pedestrian routes to shops etc not on roads
- G) Taxi Ranks

Facilities

- A) Religious venues – maybe having facilities for use by several denominations bringing people together.
- B) Sports fields – for football, rugby, cricket, hockey
- C) Tennis court, Swimming pool, gymnasium
- D) Supermarket, Public house
- E) Shopping centre – chemists, post office, opticians etc
- F) Drs surgery present Drs surgeries are not coping now.
- G) RBH to be moved to south of M4 in future take into account
- H) Community centre?
- I) Note schools are already planned