6 October 2025
L LGV 25.10.06 DRAFT Cover Letter - Copy

Wokingham Borough Council
Planning Department
Civic Offices
Shute End
Wokingham
RG40 1BN

Phil Brown
E: PBrown@savills.com
DL: +44 (0) 7968550302

One Forbury Square
The Forbury
Reading RG1 3BB
T: +44 (0) 118 952 0500
savills.com

SUBMITTED VIA PLANNING PORTAL

Dear Planning Team

Planning Application for a sustainable new community at Loddon Garden Village
On behalf of University of Reading

Planning Portal Number: PP-14050321 and PP-13991182

Introduction

Savills is instructed by the University of Reading to submit a planning application for a sustainable new Garden Community known as the Loddon Garden Village (LGV). This comprises a residential-led mixed use development on land designated as a Strategic Development Location (SDL) in the emerging Wokingham Borough Local Plan Update.

Application Description

The description of development of the application is as follows:

Application for the phased development of a new community at Loddon Garden Village, comprising, in outline:

- *Up to 2,800 residential units to include up to 100 custom and self-build plots;*
- *2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);*
- *One District Centre, to incorporate up to 11,000m2 of Class E (Commercial, Business and Service, to include a food store of around 2,500m2), and Class F (Local Community and Learning);*
- *One Local Centre, to incorporate up to 2,400m2 of Class E;*
- *A Sports Hub to include sports pitches and pavilion space;*
- *Up to 4,250m2 of further Class E, Class F, and sui generis development to include commercial, health care and public house;*
- *Comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;*
- *20 gypsy and traveller pitches;*
- *Comprehensive drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;*
- *Internal road network including spine road with pedestrian and cycle connections and associated supporting infrastructure;*
- *New and modified public rights of way;*
- *Associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines;*
- *Ground reprofiling to accommodate infrastructure, flood alleviation and development parcels;*
- *Up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery; and*
- *Electricity substation (up to 1.5ha).*

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All matters reserved other than access, incorporating:

- *A new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout;*
- *A new pedestrian, cycle and vehicular bridge over the M4;*
- *A new pedestrian, cycle and vehicular bridge over the River Loddon;*
- *A new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout;*
- *A new pedestrian, cycle and vehicular access to Thames Valley Science Park;*
- *An initial phase of internal roads with associated drainage, landscape and engineering works and ground reprofiling, between the A327 and the south eastern boundary of the site.*

Application includes full permission for the change of use of 40.4 hectares of agricultural land to Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of 20,809m2 of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings on Carter's Hill Lane, and the retention of specified buildings at Hall Farm.

As set out in the description of development, the application includes elements applied for in Outline and Full and therefore full and outline application forms have been submitted through Planning Portal. The documents submitted are relevant to both parts of the application and therefore have been submitted once to avoid duplication.

List of Application documents

The list of application documents accompanying the application is provided in the table below.

Document	Author
Covering Letter	Savills
Application Forms (Full and Outline)	Savills
CIL Forms	Savills
Planning Statement	Savills
Design and Access Statement (in 9 parts – low and high resolution versions submitted)	Savills
Environmental Statement:	
Chapter 00 – Cover and Contents	Savills
Chapter 1 - Introduction	Savills
Chapter 2 - Site and Local Context	Savills
Chapter 3 - Proposed Development	Savills
Chapter 4 – Consultation, Alternatives and Design Evolution	Savills
Chapter 5 - Approach to Assessment	Savills
Chapter 6 - Planning Policy Context	Savills
Chapter 7 - Air Quality	RPS
Chapter 8 - Archaeology	RPS
Chapter 9 - Built Heritage	RPS
Chapter 10 - Climate Change and Greenhouse Gases	Savills
Chapter 11 - Ecology	EPR
Chapter 12 - Human Health	Savills

Document	Author
Chapter 13 - Hydrology (Flood Risk and Drainage) (in 2 parts)	*Abley Letchford*
Chapter 14 - Landscape and Visual Impact	Savills
Chapter 15 - Noise and Vibration	RPS
Chapter 16 - Socio-Economics	Savills
Chapter 17 - Transport and Access	ALP
Chapter 18 – Summary of Mitigation, Residual and Interactive Effects	Savills
Non-Technical Summary	Savills
Appendices to the Environmental Statement:	
Appendix 1.1 Assessor Information	*Savills*
Appendix 1.2 Glossary of Terms	*Savills*
Appendix 2.1 Agricultural Land Study	*RAC*
Appendix 3.1 M4 Motorway Crossing	*RPS*
Appendix 3.2 Indicative River Loddon Crossing – Central High Point	*RPS*
Appendix 3.3 Sustainability Statement	*Savills*
Appendix 3.4 Waste Management Report	*RPS*
Appendix 3.5 Utilities Assessment	*Abley Letchford*
Appendix 3.6 Lighting Strategy	*Abley Letchford*
Appendix 3.7 Construction Environmental Management Plan (CEMP) (in 6 parts)	*Abley Letchford*
Appendix 5.1 Strategic Development Location Environmental Impact Assessment Scoping Report	*Savills*
Appendix 5.2 Response to request for Scoping Opinion	*Savills*
Appendix 6.1 Policy SS13 – Loddon Garden Village	*Savills*
Appendix 7.1 Dust Assessment Methodology	*RPS*
Appendix 7.2 Figures	*RPS*
Appendix 7.3 Model Verification	*RPS*
Appendix 7.4 Diffusion Tube Monitoring Survey Results	*RPS*
Appendix 8.1 Archaeological Desk-Based Assessment	*RPS*
Appendix 8.2a Geophysical Survey Report by Magnitude Surveys	*Magnitude Surveys*
Appendix 8.2b Geophysical Survey Report by SUMO (in 3 parts)	*SUMO*
Appendix 8.3 Aerial Survey Report (in 2 parts)	*Magnitude Surveys*
Appendix 9.1 Built Heritage Statement (in 2 parts)	*RPS*
Appendix 10.1 Details of GHG Emission Calculations and Benchmarks	*Savills*
Appendix 10.2 Details of Climate Projections and Risk Assessment	*Savills*
Appendix 10.3 Details of Inter-Related Climate Change Effects	*Savills*
Appendix 11.1 Relevant Legislation and Planning Policy	*EPR*
Appendix 11.2 Ecological Impact Assessment Methodology	*EPR*
Appendix 11.3 Habitats and Landscape (4 parts)	*EPR*
Appendix 11.4 River Corridor Survey	*EPR*
Appendix 11.5 Flora and Vegetation (5 parts)	*EPR*
Appendix 11.6 Veteran Trees (3 parts)	*EPR*

Document	Author
Appendix 11.7 Invertebrates (2 parts)	*EPR*
Appendix 11.8 Freshwater Fish	*EPR*
Appendix 11.9 Great Crested Newt	*EPR*
Appendix 11.10 Breeding Birds	*EPR*
Appendix 11.11 Wintering Birds	*EPR*
Appendix 11.12 Bats (13 parts)	*EPR*
Appendix 11.13 Hazel Dormice	*EPR*
Appendix 11.14 Water Vole and Otter	*EPR*
Appendix 11.15 Confidential Badger Report	*EPR*
Appendix 11.16 Ecological Mitigation and Enhancement Strategy	*EPR*
Appendix 11.17 Information for Habitats Regulations Assessment (in 3 parts)	*EPR*
Appendix 11.18 Suitable Alternative Natural Greenspace Delivery Plan (in 3 parts)	*EPR*
Appendix 11.19 Biodiversity Net Gain (in 5 parts)	*EPR*
Appendix 12.1 Community Baseline	*Savills*
Appendix 13.1 Part 1 WBC Level 1 SFRA 2023 – Appendix A Map D1	*Abley Letchford*
Appendix 13.1 Part 2 WBC Level 1 SFRA 2023 – Appendix A Map D2	*Abley Letchford*
Appendix 13.1 Part 3 WBC Level 1 SFRA 2023 – Appendix QA Map E2	*Abley Letchford*
Appendix 13.2 – Appendix A 01 – PP01 LGV Parameter Plan – Land Use	*Savills*
Appendix 13.2 – Appendix A 02 – Thames Water Asset Plans	*Abley Letchford*
Appendix 13.2 – Appendix A03 – PFRA 2011 – Figure 6-2 Groundwater Proportion Susceptible	*Abley Letchford*
Appendix 13.2 – Appendix A 04 – Groundwater Susceptibility	*Abley Letchford*
Appendix 13.2 – Appendix A 05 – WBC L2 SFRA – LGV Groundwater Emergence Mapping	*Abley Letchford*
Appendix 13.2 – Appendix A 06 – Figure 5 – 1 Historical Local Flooding	*Abley Letchford*
Appendix 13.2 – Appendix B Site Walkovers	*Abley Letchford*
Appendix 13.2 – Appendix C Ground Investigation and Groundwater Level Monitoring	*Abley Letchford*
Appendix 13.2 Appendix D 01 – River Loddon Model Report	*Abley Letchford*
Appendix 13.2 – Appendix D 02 – Western Watercourses – Part 1	*Abley Letchford*
Appendix 13.2 – Appendix D 03 – Western Watercourses – Part 2	*Abley Letchford*
Appendix 13.2 – Appendix D 04 – Western Watercourses – Part 3	*Abley Letchford*
Appendix 13.2 – Appendix D 05 – Western Watercourses – Part 4	*Abley Letchford*
Appendix 13.2 – Appendix D 06 – Barkham Brook Fluvial – Part 1	*Abley Letchford*
Appendix 13.2 – Appendix D 07 – Barkham Brook Fluvial – Part 2	*Abley Letchford*
Appendix 13.2 – Appendix D 08 – Barkham Brook Fluvial – Part 3	*Abley Letchford*
Appendix 13.2 – Appendix D 09 – Barkham Brook Direct Rainfall Model – Part 1	*Abley Letchford*
Appendix 13.2 – Appendix D 10 – Barkham Brook Direct Rainfall Model – Part 2	*Abley Letchford*
Appendix 13.2 – Appendix D 11 – Barkham Brook Direct Rainfall Model – Part 3	*Abley Letchford*
Appendix 13.2 – Appendix D 12 – Arborfield Cut	*Abley Letchford*
Appendix 13.2 Flood Risk Assessment Rev. D (in 2 parts)	*Abely Letchford*

Document	Author
Appendix 13.3 A392 – R058C Drainage Strategy	*Abely Letchford*
Appendix 13.4 Hydrogeological Conceptual Model	*RPS*
Appendix 13.5 Water Framework Directive Assessment	*RPS*
Appendix 14.1 Landscape and Visual Impact (in 5 parts)	*Savills*
Appendix 15.1 Legislation and Guidance	*RPS*
Appendix 15.2 Site Suitability Assessment 2025	*RPS*
Appendix 15.3 Baseline Survey	*RPS*
Appendix 15.4 Traffic Data and Assessment	*Abley Letchford*
Appendix 15.5 Construction Traffic Data and Assessment	*Abley Letchford*
Appendix 17.2 Framework Travel Plan	*Abley Letchford*
Appendix 18.1 Summary of Effects	*Savills*
Appendix 18.2 Summary of mitigation measures	*Savills*
Road Safety Audit and Designers Response: LGV North (in 13 parts)	*Abley Letchford*
Road Safety Audit and Designers Response: LGV South (in 12 parts)	*Abley Letchford*
Road Safety Audit and Designers Response: LGV Observer Way (in 4 parts)	*Abley Letchford*
Figures to ES	
Figure 1.1 Red line boundary for the Wider SDL	*Savills*
Figure 1.2 Site Location Plan	*Savills*
Figure 3.1 PP01 Land Use Plan *Figure 3.1A PP01A Land Use Plan (Community Hub Detailed Plan)* *Figure 3.2 PP02 Landscape* *Figure 3.2A LA138 Illustrative Open Space Strategy* *Figure 3.2B LA139 Illustrative Play Strategy* *Figure 3.3 PP03 Movement* *Figure 3.4 PP04 Density* *Figure 3.5 PP05 Building Heights* *Figure 3.5A PP05A Building Heights (Community Hub Detailed Plan)* *Figure 3.6 PP06 Combined Parameter Plan* *Figure 3.7 IM01 Illustrative Masterplan* *Figure 3.8 DP01 Demolition Overview*	*Savills*
Figure 5.1 Cumulative Sites	*Savills*
Figure 8.1 Map of Archaeological Receptors	*RPS*
Figure 9.1 Map of Built Heritage Receptors	*RPS*
Figure 11.1 Site Location & Nature Conservation Designations *Figure 11.2 Local Sites* *Figure 11.3 Baseline Habitats* *Figure 11.4 Baseline Linear Habitats* *Figure 11.5 UK Habitat Classification: Watercourses* *Figure 11.6 Flora of Conservation Interest* *Figure 11.7 Invertebrate Habitats* *Figure 11.8 White-clawed Crayfish eDNA Locations* *Figure 11.9 GCN Ponds* *Figure 11.10a Relative Bat Activity of Common Pipistrelle* *Figure 11.10b Relative Bat Activity of Soprano Pipistrelle* *Figure 11.10c Relative Bat Activity of Pipistrelle Species* *Figure 11.10d Relative Bat Activity of Long-eared Species*	*EPR*

Document	Author
Figure 11.10e Relative Bat Activity of Brown Long-eared Species *Figure 11.10f Relative Bat Activity of Myotis Species* *Figure 11.10g Relative Bat Activity of Noctule* *Figure 11.10h Relative Bat Activity of Serotine* *Figure 11.10i Relative Bat Activity of Unidentified Bats* *Figure 11.10j Relative Bat Activity of Barbastelle* *Figure 11.11a Relative Bat Activity of Common Pipistrelle 2024* *Figure 11.11b Relative Bat Activity of Long-eared Species 2024* *Figure 11.11c Relative Bat Activity of Myotis Species 2024* *Figure 11.11d Relative Bat Activity of Noctule 2024* *Figure 11.11e Relative Bat Activity of Pipistrelle Species 2024* *Figure 11.11f Relative Bat Activity of Serotine 2024* *Figure 11.11g Relative Bat Activity of Soprano Pipistrelle 2024* *Figure 11.11h Relative Bat Activity of Unidentified Bats 2024* *Figure 11.12 Buildings Suitable to Support Roosting Bats* *Figure 11.13 Dormouse Survey Tube/Box Locations* *Figure 11.14 Otter Survey Results* *Figure 11.15 Proposed Coastal Floodplain Grazing Marsh Habitat Loss*	
Figure 17.1 Transport and Access Study Area *Figure 17.2 Highways Links ID Reference Numbers*	Abley Letchford
Ground Investigation Report	RPS
Mineral Resource Assessment	RPS
Baseline Tree Survey, Arboricultural Impact Assessment, Proposed Tree Retention & Removal and Tree Protection Plan & Arboricultural Method Statement (in 3 parts)	FLAC
Sports Justification Report	Nortoft
Statement of Community Engagement	Meeting Place
Affordable Housing Statement	Pioneer

List of Application Drawings

The list of drawings accompanying the application is provided in the table below. These have a variety of different functions within the application and include parameter plans that formally define the development as a whole; certain more detailed larger scale drawings associated with key infrastructure and landscape proposals; and other supporting material are provided illustratively to explain and describe the development further. In the table below, items denoted by an asterisk are those which it is proposed would be formally approved by Wokingham Borough Council via this application.

Document / Drawing	Drawing Reference	Author
Location Plan*	LGV_LP01 Rev G	Savills
Location Plan Pack*	LGV_LP01 (16 Sheets)	Savills
Demolition Overview*	LGV_DP01 Rev F	Savills
Parameter Plans - Land Use*	PP01 Rev F	Savills
Parameter Plans - Land Use (Community Hub Detailed Plan) *	PP01A Rev F	Savills
Parameter Plans – Landscape*	PP02 Rev C	Savills
Parameter Plans – Movement*	PP03 Rev H	Savills
Parameter Plans – Density*	PP04 Rev G	Savills

Document / Drawing	Drawing Reference	Author
Parameter Plans - Building Heights*	PP05 Rev G	Savills
Parameter Plans - Building Heights (Community Hub Detailed Plan) *	PP05A Rev F	Savills
Parameter Plans - Combined Parameter Plan*	PP06 Rev G	Savills
Illustrative Open Space Strategy	LA138 Rev E	Savills
Illustrative Play Strategy	LA139 Rev D	Savills
Illustrative Masterplan (low and high resolution versions submitted)	IM001 Rev D	IL01Savills
Illustrative SANG and EcoValley Location	IL01	Savills
General Arrangement Sheet 1*	A392-OPA-0101C	Abley Letchford
General Arrangement Sheet 2*	A392-OPA-0102B	Abley Letchford
General Arrangement Sheet 3*	A392-OPA-0103B	Abley Letchford
General Arrangement Sheet 4*	A392-OPA-0104B	Abley Letchford
General Arrangement Sheet 5*	A392-OPA-0105B	Abley Letchford
General Arrangement Sheet 6*	A392-OPA-0106B	Abley Letchford
General Arrangement Sheet 7*	A392-OPA-0107B	Abley Letchford
General Arrangement Sheet 8*	A392-OPA-0108B	Abley Letchford
General Arrangement Sheet 9*	A392-OPA-0109B	Abley Letchford
M4 Motorway Crossing Plan and Profile*	A392-OPA-0120B	Abley Letchford
River Loddon Crossing Plan and Profile*	A392-OPA-0121B	Abley Letchford
Longitudinal Section Sheet 1*	A392-OPA-0130A	Abley Letchford
Longitudinal Section Sheet 2*	A392-OPA-0131A	Abley Letchford
Tracking Refuse Vehicle and Fire Tender Swept Path Sheet 1*	A392-OPA-0140B	Abley Letchford
Tracking Refuse Vehicle and Fire Tender Swept Path Sheet 2*	A392-OPA-0141B	Abley Letchford
Tracking Refuse Vehicle and Fire Tender Swept Path Sheet 3*	A392-OPA-0142B	Abley Letchford
Tracking Refuse Vehicle and Fire Tender Swept Path Sheet 4*	A392-OPA-0143B	Abley Letchford
Tracking Refuse Vehicle and Fire Tender Swept Path Sheet 5*	A392-OPA-0144A	Abley Letchford
Tracking Refuse Vehicle and Fire Tender Swept Path Sheet 6*	A392-OPA-0145A	Abley Letchford
Tracking Bus Swept Paths Sheet 1*	A392-OPA-0146B	Abley Letchford
Tracking Bus Swept Paths Sheet 2*	A392-OPA-0147B	Abley Letchford
Tracking Bus Swept Paths Sheet 3*	A392-OPA-0148B	Abley Letchford
Tracking Bus Swept Paths Sheet 4*	A392-OPA-0149B	Abley Letchford
Drainage & Levels Layout Sheet 1*	A392-OPA-0501B	Abley Letchford
Drainage & Levels Layout Sheet 2*	A392-OPA-0502B	Abley Letchford
Drainage & Levels Layout Sheet 3*	A392-OPA-0503B	Abley Letchford
Drainage & Levels Layout Sheet 4*	A392-OPA-0504B	Abley Letchford
Drainage & Levels Layout Sheet 5*	A392-OPA-0505B	Abley Letchford
Drainage & Levels Layout Sheet 6*	A392-OPA-0506B	Abley Letchford
Drainage & Levels Layout Sheet 7*	A392-OPA-0507B	Abley Letchford

Document / Drawing	Drawing Reference	Author
Drainage & Levels Layout Sheet 8*	A392-OPA-0508B	Abley Letchford
Drainage & Levels Layout Sheet 9	A392-OPA-0509B	Abley Letchford
Storm Water Catchment Plan Sheet 1*	A392-OPA-0520B	Abley Letchford
Storm Water Catchment Plan Sheet 2*	A392-OPA-0521B	Abley Letchford
Storm Water Catchment Plan Sheet 3*	A392-OPA-0522B	Abley Letchford
Storm Water Catchment Plan Sheet 4*	A392-OPA-0523B	Abley Letchford
Drainage Details Sheet 1 *	A392-OPA-0530A	Abley Letchford
Drainage Details Sheet 2*	A392-OPA-0531A	Abley Letchford
Basin Sections Basin 1,2,3&4 *	A392-OPA-0540B	Abley Letchford
Basin Sections Basin 5,6&7*	A392-OPA-0541B	Abley Letchford
Typical Foul Pump Station General Arrangement*	A392-OPA-0550A	Abley Letchford
Highways Materials Plan Sheet 1*	A392-OPA-0701B	Abley Letchford
Highways Materials Plan Sheet 2*	A392-OPA-0702B	Abley Letchford
Highways Materials Plan Sheet 3*	A392-OPA-0703B	Abley Letchford
Highways Materials Plan Sheet 4*	A392-OPA-0704B	Abley Letchford
Highways Materials Plan Sheet 5*	A392-OPA-0705B	Abley Letchford
Highways Materials Plan Sheet 6*	A392-OPA-0706B	Abley Letchford
Highways Materials Plan Sheet 7*	A392-OPA-0707B	Abley Letchford
Highways Materials Plan Sheet 8*	A392-OPA-0708B	Abley Letchford
Highways Standard Details*	A392-OPA-0720A	Abley Letchford
Lighting Strategy*	3807-DFL-ELG-XX-RP-EO-13001-S3-P04	Abley Letchford
Drainage Strategy*	A392-R058B	Abley Letchford
Preliminary Surface Water Drainage Strategy*	A392-024 P14	Abley Letchford
Foul Water Drainage Strategy*	A392-123 P3	Abley Letchford
Loddon Bridge Drawing - SKETCH-LODDON-001*	001-P03-Layout 1	RPS
M4 Bridge Drawing - SKETCH-M4CROSSING-001*	SKETCH-M4CROSSING-001	RPS
M4 Bridge Drawing - SKETCH-M4CROSSING-002*	SKETCH-M4CROSSING-002	RPS
Figure 14.23 Illustrative Landscape Strategy		
Illustrative Landscape Masterplan	498048 - OPA 2025	Savills
Lourdes Meadow SANG Strategy Plan*	LA200G	Savills
Northern SANG Strategy Plan*	LA201D	Savills
SANG Link Strategy Plan*	LA204	Savills
Lourdes Meadow SANG planting plan - 1 of 5*	LA300A	Savills
Lourdes Meadow SANG planting plan - 2 of 5*	LA301A	Savills
Lourdes Meadow SANG planting plan - 3 of 5*	LA318A	Savills
Lourdes Meadow SANG planting plan - 4 of 5*	LA319A	Savills
Lourdes Meadow SANG planting plan - 5 of 5*	LA320	Savills
SANG Link Planting Plan*	LA305	Savills
Northern SANG planting plan - 1 of 4*	LA306	Savills

Document / Drawing	Drawing Reference	Author
Northern SANG planting plan - 2 of 4*	LA307	Savills
Northern SANG planting plan - 3 of 4*	LA308	Savills
Northern SANG planting plan - 4 of 4*	LA309	Savills
Spine Road Planting Plan - Sheet 1 of 4*	LA310C	Savills
Spine Road Planting Plan - Sheet 2 of 4*	LA311C	Savills
Spine Road Planting Plan - Sheet 3 of 4*	LA312C	Savills
Spine Road Planting Plan - Sheet 4 of 4*	LA313C	Savills
M4 Link Road Planting Plan - Sheet 1 of 2*	LA314C	Savills
M4 Link Road Planting Plan - Sheet 2 of 2*	LA315C	Savills
Attenuation Basin Planting Plan - Sheet 1 of 6*	LA316A	Savills
Attenuation Basin Planting Plan - Sheet 2 of 6*	LA317A	Savills
Attenuation Basin Planting Plan - Sheet 3 of 6*	LA318A	Savills
Attenuation Basin Planting Plan - Sheet 4 of 6*	LA319A	Savills
Attenuation Basin Planting Plan - Sheet 5 of 6*	LA320	Savills
Attenuation Basin Planting Plan - Sheet 6 of 6*	LA321	Savills
Landscape Management Plan to Primary Road (3 parts – low and high resolution versions submitted)	498048 Rev A	Savills
Landscape Design Strategy Document (3 parts – low and high resolution versions submitted)	498048	Savills

Planning Application Fee

The planning application fee of £206,028.00 for the outline of the proposed development has been paid separately.

Conclusion

We trust the information provided will allow for the validation of the application and we look forward to discussing the proposals in due course.

Yours faithfully

Savills

Savills