



- Application Boundary 397.4ha
- Woodland Areas and Historic Tree Lanes
- River Loddon and Tributaries
- Building retained with current use
- Building to be refurbished for change in intended use
Building heights shown on plan PP05A
- Proposed Electrical Substation
- Proposed Gypsy and Traveller Pitches
- Retained Agricultural Land
- Open Land
- Proposed Primary Street Infrastructure (Detailed)
- Proposed Primary Street Infrastructure (Outline)
- Proposed Bus Only Primary Street Infrastructure (Outline)
- Proposed Key Secondary Street
- Proposed site accesses part of planning application
- Proposed site accesses (subject to separate application)
- Proposed bridge
- Proposed active travel route
- Active travel routes (subject to separate applications)
- Proposed attenuation basin
- +/-10m Deviation Corridor for Road Infrastructure

Total Development Area: 64.4ha
Indicative Residential Area: 62.1ha

- Residential Area
- Mixed Use Centre
To include Class E, F
- Self-build Plot

Indicative Non-Residential Area: 2.3ha

- Community Facilities
To include Class E(e-f), F1, F2
- Retail Class E(a)
- Food & Drink E(b)
- Class E(c), E(g)
- Retained Cocoa Quarantine Centre (Sui Generis)

Indicative Education Area: 19.3ha

- Primary School (2.8ha)
- Education Area (16.5ha)
to include: Primary School, Secondary School & Sports Hub

Indicative Open Space Area: 15.5ha

- Allotment / Orchard
- Park & Garden
- Burial Ground

LODDON GARDEN VILLAGE

on behalf of
University of Reading

PP06
LGV - Parameter Plans
Combined Parameter Plan

Drawn by BC/TP Checked by TP/VD Scale 1:5000@A1

Drawn on 15.07.25 Revision G Job 498048

