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SUBMITTED VIA PLANNING PORTAL

Dear Planning Team

Planning Application for a Link Road to connect Thames Valley Science Park to Loddon Garden Village On behalf of University of Reading

Planning Portal Number: PP- 14779122

Introduction

Savills is instructed by the University of Reading to submit a planning application seeking full planning permission for the construction of a road linking the Thames Valley Science Park to the wider infrastructure for Loddon Valley Garden Village, which is currently being considered under separate applications.

Application Description

The description of development of the application is as follows:

Full planning permission for the construction of a Spine Road linking Cutbush Lane East through Thames Valley Science Park (as promoted under Local Plan Update Policy SS13). This would connect to the wider infrastructure for Loddon Valley Garden Village, under consideration for application refs: 232995 and: 252498. The application includes full details of access points into the promoted Science Park land. In addition, full details of a new foul water pumping station together with access to the proposed facility. The application includes landscaping, surface water attenuation and other associated works

List of Application Drawings

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

Drawing Number	Author
HD169-TVSP-0100 Revision A - Site Plan/ Red Line Plan	Abley Letchford
HD169-TVSP-0101 Revision C - General Arrangement Sheet 1	Abley Letchford
HD169-TVSP-0102 Revision C - General Arrangement Sheet 2	Abley Letchford
HD169-TVSP-0103 Revision C - General Arrangement Sheet 3	Abley Letchford
HD169-TVSP-0121 Revision B - Road Longitudinal Sections	Abley Letchford
HD169-TVSP-0151 Revision B - Basin Sections	Abley Letchford
HD169-TVSP-0510 Revision A - Drainage Construction Details	Abley Letchford
HD169-TVSP-0401 Revision C - Levels and Contours Plan Sheet 1	Abley Letchford
HD169-TVSP-0402 Revision C - Levels and Contours Plan Sheet 2	Abley Letchford

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Drawing Number	Author
HD169-TVSP-0403 Revision C - Levels and Contours Plan Sheet 3	Abley Letchford
HD169-TVSP-0105 Revision C - Swept Path Analysis Sheet 1	Abley Letchford
HD169-TVSP-0106 Revision C - Swept Path Analysis Sheet 2	Abley Letchford
HD169-TVSP-0107 Revision C - Swept Path Analysis Sheet 3	Abley Letchford
HD169-TVSP-0108 Revision C - Swept Path Analysis Sheet 4	Abley Letchford
HD169-TVSP-0109 Revision C - Swept Path Analysis Sheet 5	Abley Letchford
HD169-TVSP-0110 Revision C - Swept Path Analysis Sheet 6	Abley Letchford
HD169-TVSP-0111 Revision C - Swept Path Analysis Sheet 7	Abley Letchford
HD169-TVSP-0115 Revision A - Pumping Station Details	Abley Letchford
HD169-TVSP-0501 Revision C - Drainage Strategy Sheet 1	Abley Letchford
HD169-TVSP-0502 Revision C - Drainage Strategy Sheet 2	Abley Letchford
HD169-TVSP-0503 Revision C - Drainage Strategy Sheet 3	Abley Letchford
HD169-TVSP-0504 Revision B - Surface Water Catchment Plan	Abley Letchford
HD169-TVSP-0701 Revision C - Materials Plan Sheet 1	Abley Letchford
HD169-TVSP-0702 Revision C - Materials Plan Sheet 2	Abley Letchford
HD169-TVSP-0703 Revision C - Materials Plan Sheet 3	Abley Letchford
HD169-TVSP-0711 Revision A - Highway Construction Details	Abley Letchford
4500-DFL-ELG-XX-DR-EO-13001-S3-P01 - Lighting Layout for Planning Sheet 1	Abley Letchford
4500-DFL-ELG-XX-DR-EO-13002-S3-P01 - Lighting Layout for Planning Sheet 2	Abley Letchford
498048 - Link Road_Planting plan_LA450 – Planting Plan 1 of 10	Savills
498048 - Link Road_Planting plan_LA451 - Planting Plan 2 of 10	Savills
498048 - Link Road_Planting plan_LA452 Revision A - Planting Plan 3 of 10	Savills
498048 - Link Road_Planting plan_LA453 Revision A - Planting Plan 4 of 10	Savills
498048 - Link Road_Planting plan_LA454 Revision A - Planting Plan 5 of 10	Savills
498048 - Link Road_Planting plan_LA455 Revision A - Planting Plan 6 of 10	Savills
498048 - Link Road_Planting plan_LA456 Revision A - Planting Plan 7 of 10	Savills
498048 - Link Road_Planting plan_LA457 Revision A - Planting Plan 8 of 10	Savills
498048 - Link Road_Planting plan_LA458 Revision A - Planting Plan 9 of 10	Savills
498048 - Link Road_Planting plan_LA459 Revision A - Planting Plan 10 of 10	Savills
498048 - Link Road_Planting plan_LA460 Revision A – Wider Landscape Layout	Savills

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	Savills
CIL Form	Savills
Transport Statement – Ref - HD169-TVSP-R001	Abley Letchford
Flood Risk Assessment & Drainage Strategy - HD169-TVSP-R004	Abley Letchford

Document	Author
Stage 1 Road Safety Audit	Abley Letchford
Construction Environmental Management Plan – Ref: HD169-TVSP-R002	Abley Letchford
Utilities Strategy – Ref: HD169 – R003A	Abley Letchford
Lighting Strategy – Ref: 3807-DFL-ELG-XX-RP-EO-13001	DFL
Agricultural Land Classification and Soil Resources Report	RAC
Ecological Impact Assessment – Ref: 23/42-25A	EPR
Proposed Biodiversity Net Gain Strategy	EPR
Biodiversity Net Gain – Ref: 23/42 -26B	EPR
Statutory Metric - Consented Scheme	EPR
Statutory Metric - New Road	EPR
Statutory Metric - Whole Site	EPR
Statutory Biodiversity Metric Condition Assessment	EPR
Target Condition Assessment	EPR
Noise Impact Assessment – Ref: 794-ENV-GDE-21850-TN-002 Rev. 01	RPS
Arboricultural Impact Assessment & Preliminary Method Statement – Ref :456-RPS-XX-XX-RP-AR-91770	RPS
Built Heritage Statement – Ref: 794-ENV-GDE-21580Z v2	RPS
Archaeological Desk Based Assessment – Ref: 794-ENV-GDE-21580Z v3	RPS
Sustainability Statement	RPS
Air Quality Assessment – Ref: 794-ENV-AIR-22867 v2	RPS
Desk Top Study & Preliminary Risk Assessment – Ref: 794-ENV-GDE-21850	RPS
Landscape and Visual Appraisal – March 2026	Savills
EIA Statement of Conformity – March 2026	Savills
Planning Statement Incorporating Statement of Community Involvement and Design and Access Statement	Savills

Planning Application Fee

The planning application fee of £2,767.00 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