



IMPLEMENTATION

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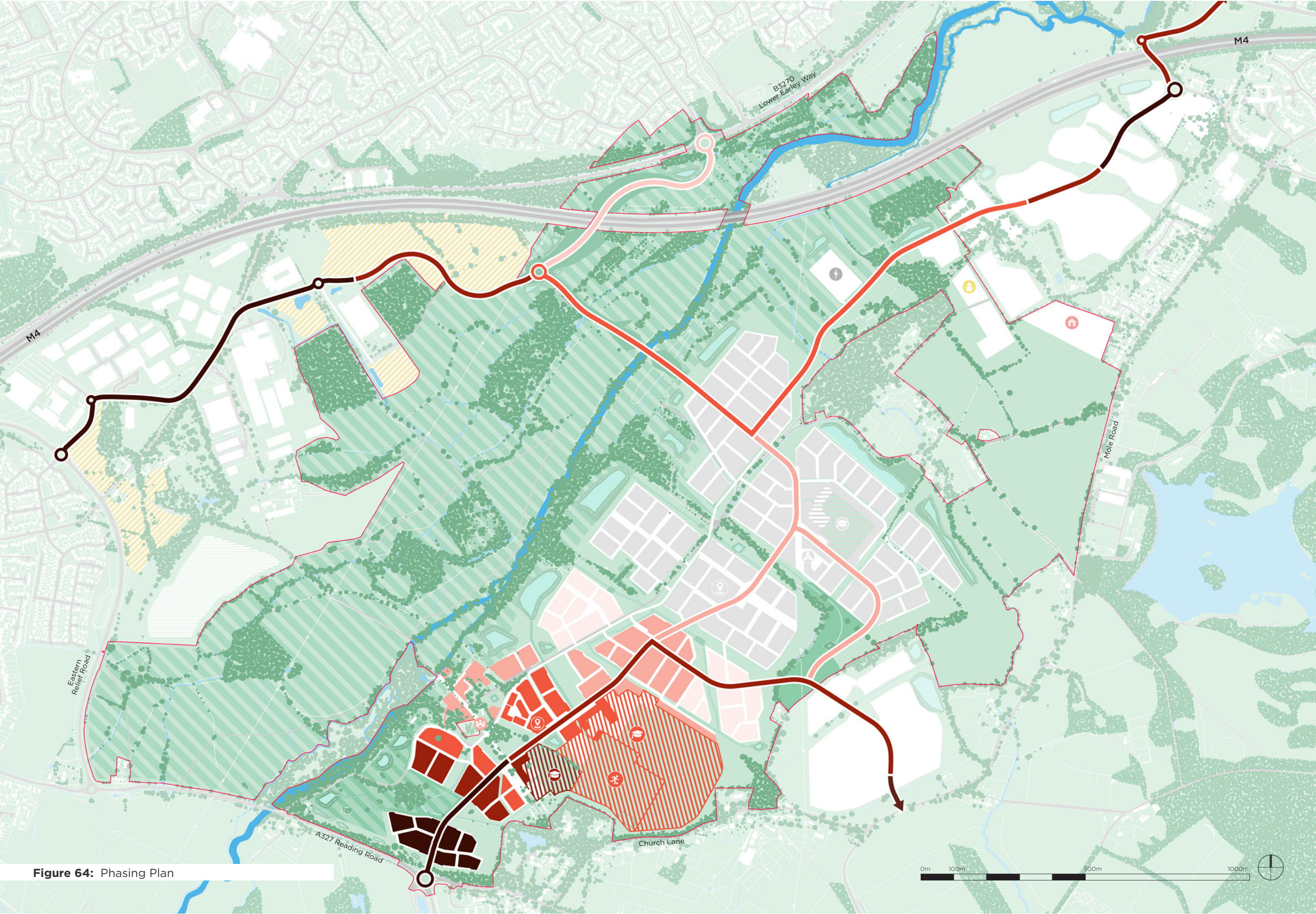

















Figure 64: Phasing Plan

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Phasing Plan

Stewardship & Governance

-  Application boundary
-  Year 3 (2029/2030)
-  Year 4 (2030/2031)
-  Year 4 - Primary School
-  Year 5 (2031/2032)
-  Year 5 - Sport Hub and Secondary School
-  Year 6 (2032/2033)
-  Year 7 (2033/2034)
-  Beyond 2033/2034
-  Beyond 2033/2034 - Primary School
-  Self-build plots
-  Gypsy and Traveller pitches
-  Electrical substation
-  EcoValley
-  TVSP - Future employment parcels

Phasing is a matter that will be considered in further detail in the Design Code, and will be subject for discussion with WBC and statutory providers to ensure that infrastructure is provided when required during the construction period. An indicative phasing schedule is set out opposite. It shows how infrastructure delivery could potentially be provided in conjunction with housing numbers, including early delivery of a primary school and local centre and odour mitigation measures.

Year	Projected homes completions within UoR land
2028/29	25
2029/30	50
2030/31	100
2031/32	150
2032/33	155
2033/34	200
2034/35	300
2035/36	300
2036/37	300
2037/38	300
2038/39	300
2039/40	250
Residual	370
TOT	2,800

Appropriate ongoing stewardship of the LVGV will be critical in maintaining the quality of environment and place expected of a garden village.

A strategy will be agreed with the Council following discussions and engagement with Parish Council’s and stakeholders prior to implementation.

Key elements of the strategy are likely to be focussed on EcoValley (under the ownership of the University), Public Highways, community facilities, public open space and play areas.

Once established the strategy will be monitored annually and adapted to take account of the phased delivery of the LVGV.

Next Steps

This Planning Application will be subject to further public consultation conducted by WBC in accordance with the statutory requirements.

Alongside this there will be further engagement and discussions with the Council, statutory consultees and other stakeholders during the determination period for the application. This will involve agreeing the phasing of the delivery of the key elements of the **Infrastructure Delivery Plan**.

It is anticipated that the planning application will be determined in conjunction with the Adoption of the Local Plan Update, but this may be sooner.

The University will provide regular updates on the progress of the planning application via newsletters and its website:
<https://www.reading.ac.uk/shinfield-community/loddon-garden-village>

Summary

The University’s ambition is for the LGV to be a fully integrated and sustainable new community. Given the extent of this application, delivering on the majority of the Loddon Garden Village site allocation, it will have a crucial role to play in meeting the development needs of Wokingham as a whole in the period to 2040 and beyond.

As described throughout this Design and Access Statement, supported by the Planning Statement, Environmental Statement and other reports, the Loddon Garden Village is a highly appropriate and deliverable proposal.

The University has worked closely with the WBC, stakeholders and the community in relation to the application proposals through the pre-application process, and will continue to do so through the Strategic Design Process (led by WBC) as this emerges through 2025.

Year	Quarter	Item
2025/26	Q1	PPA Agreed
	Q2	PA Advice
	Q3	OPA Submitted
	Q4	
2026/27	Q1	
	Q2	
	Q3	PP Granted
	Q4	
2027/28	Q1	RM Permission
	Q2	
	Q3	PCC Approval
	Q4	Construction starts

**“Nature is not a place
to visit, it is home.”**



Savills (UK) Ltd
33 Margaret Street
London
W1G 0JD
www.savills.com



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