

LODDON GARDEN VILLAGE

A Sustainable Garden Community in Wokingham

Design and Access Statement _ 2025



LODDON GARDEN VILLAGE _ Design & Access Statement

This document was produced by Savills Urban Design Studio on behalf of the University of Reading.

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INTRODUCTION

01

Loddon Garden Village - Vision & Objectives



Loddon Garden Village will be Wokingham’s exemplar sustainable Garden Community. It will promote healthy living and wellbeing by integrating contemporary living, heritage, active travel and community facilities, with landscape and green-blue infrastructure at the heart of this place. It will create opportunities for work, innovation, education and play on the doorstep, to attract investment and provide a thriving local economy for residents and wider communities.



Objective 1

Grow the local economy & develop a healthy community

- Provide appropriate spaces to attract a range of **businesses** for the local **community**.
- Connect well into wider employment beyond **Thames Valley Science Park** (TVSP) and capture growth from science park industries and institutions.
- Deliver **schools, health facilities** and **recreational green spaces** across **Loddon Garden Village** (LGV) ensuring easy access for **all who come to live in the new community** along with all those **living nearby in existing communities**.

Objective 2

Conserve & enhance heritage, landscape & ecology

- Incorporate and celebrate local **heritage** to build a stronger sense of place and identity.
- Develop a **landscape led approach** with nature-based solutions, also focusing on easy access to a new **Country Park**, providing resilient spaces and places for the local community.
- Preserve established **habitats** to enhance biodiversity and maintain healthy landscapes, supporting grow-your-own spaces to foster healthy lifestyles.

Objective 3

Design & develop with sustainable development solutions

- Deliver well designed, high quality, sustainable and affordable **housing** for the needs of a varied community.
- Provide robust **public transport infrastructure** as an integrated network that links new and existing communities.
- Encourage and support **active travel** by providing attractive walking and cycling routes **to promote healthy living and wellbeing**.



Purpose & Structure of this Document

This Design and Access Statement (DAS) has been prepared by **Savills Urban Design Studio** on behalf of the **University of Reading** (UoR) in support of an **Outline Planning Application** (OPA) for the phased development of a new community at Loddon Garden Village (LGV). The OPA for this area comprises:

- up to **2,800 residential dwellings** to include 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 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**
- **Electricity substation** (up to 1.5ha)

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** (TVSP);
- 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 Alternative Natural Greenspace** (SANG), 18.35 hectares of **SANG link**, and provision of **Biodiversity Net Gain** measures, the

demolition and clearance of 20,809 m2 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.

This document also reflects **CABE guidance** ‘Design and Access Statements – how to write, read, and use them’. During the design process, UoR has been in regular discussions with **Wokingham Borough Council** (WBC) to improve the quality of layout and design. At an early stage of the OPA process, the Design South East (DSE) **Design Review Panel** (DRP) has reviewed the initial layout and the strategic masterplan developed by the UoR in collaboration with other land owning partners **Hatch Farm Land Limited** (HFLL) and **Gleeson Land** for the Wokingham **Local Plan Update Regulation 19 (Reg.19) consultation**. The DSE DRP set out key recommendations and approaches to improve the masterplan.

The DAS explains how the proposals have been designed through a methodical process taking following steps:

Planning Application

I) Assessment

The context of the site and its immediate surroundings are taken into consideration such as physical features as well as planning policies and best design practice.

II) Involvement

The DAS explains how the masterplan has evolved through the OPA process and provides outcome of public consultation and involvement with professionals and other stakeholders, and how this has informed the design process.

III) Evaluation

The information received through the process of assessment together with initial design work and consultation with stakeholders and experts informs the design development of the masterplan and proposals.

IV) Design

The proposed masterplan is explained in relation to guiding design and spatial principles, setting out clear aspirations for access & movement, layout, overall density distribution, landscape and character areas across the masterplan area.

This is an outline planning application for a sustainable new Garden Community known as the Loddon Garden Village (LGV). This comprises a **landscape-led mixed use development** on land designated as a **Strategic Development Location** (SDL) in the emerging **Wokingham Borough Local Plan Update** (LPU) via Policy SS13.

The University, acting as Trustee for the National Institute for Research in Dairying (NIRD), is the principal landowner within the planning application site boundary and is working in close co-operation with Hatch Farm Land Limited and Gleeson Land, which control and are promoting other parts of the allocation site.

The application will deliver a **new Garden Community** comprising new housing, a Country Park, a range of services, facilities and employment opportunities in a highly sustainable location that will not only address the housing and employment needs of Wokingham Borough in the next Local Plan period (to 2040), but also contribute significantly towards meeting needs in the period beyond that.

The **new Country Park** will create new habitats and deliver **Biodiversity Net Gain of 20%**; substantially in excess of statutory requirements. It will provide Sustainable Alternative Natural Greenspace and new recreational routes, making large parts of the Loddon Valley publicly accessible for the first time.

The Site lies to the south of and will be linked, via roads and active travel routes, to the University's **TVSP**, which has a proven track record for creating new jobs, with approximately 1,900 people currently employed in that location. Policy SS13 allows for the further expansion of the TVSP, and whilst that expansion is not included as part of this planning application, these proposals have been evolved having very close regard to how the TVSP will grow and develop in the future, and the mutually beneficial relationship between employment and housing growth. The Site is also within a short distance of other major concentrations of employment in the locality, including the **Reading International Business Park** and **Green Park**.

The Applicant & the Consultant Team

About the University of Reading

Purposes and Values

The University of Reading’s (UoR) long-term goal is to be a force for good in the region and across the world through education and research. Founded in 1860 and receiving Royal Charter in 1926, it is ranked 26th in the UK and is world ranked and recognised internationally for its research and expertise in the field of Climate Change. It has a tradition of academic excellence and entrepreneurship, and these characteristics are demonstrated through its ownership and management of the TVSP.

The University has been at the heart of the community for more than a century and its strategy highlights the core values that underpin its mission, these being:

- Community;
- Excellence;
- Sustainability; and
- Engagement.

These same values have shaped the University’s proposals for the LGV.

Ownership of Land

The land proposed for allocation as the LGV includes the TVSP, the Centre for Dairy Research at Hall Farm, and the majority of the section of Loddon Valley between the TVSP and Hall Farm. These areas comprise the majority of the land required to deliver the LGV and fall within the ownership of the University and the NIRD (for which the University acts as Trustee).

Some other smaller areas of land and private properties fall within the site allocation boundary for the LGV but are in separate ownership. The University has worked with Wokingham Borough Council, HFLL and Gleeson to ensure that a comprehensive masterplan for LGV is deliverable.

Previous Successful Delivery

The University has a strong track record in delivering on its commitments through the planning process, which can be seen through many successful developments within Wokingham Borough and more widely. Key examples of this include the following in the immediate vicinity of the LGV.

South of M4 Strategic Development Location (SDL)

A previous Development Plan allocation by WBC. Here, the University’s partnership with WBC and developers has secured around 1,350 homes, a new bridge over the M4, the Shinfield Eastern Relief Road, and an array of new open spaces including Suitable Alternative Green Space. This SDL, known as ‘South of the M4’, was influenced by similar considerations to the LGV in terms of delivering complex infrastructure and achieving high-quality development in a sensitive environment. Through positive partnership working, the SDL has delivered within the timescales required in the previous Local Plan.

Thames Valley Science Park (TVSP)

A highly successful campus-style environment host to around 80 companies in a diverse range of sectors, attracted by the dynamic modern environment, flexible accommodation and connections to world-class institutions including the British Museum. TVSP is continuing to grow and evolve, with recent key projects including:

- Natural History Museum’s Science and Digitalisation Centre (approved May 2024) c. 25,000m2;
- Royal Botanical Gardens (Kew) herbarium, c. 16,000m2;
- Thames Valley Science and Innovation Park Gateway 4 (approved August 2024), c. 5,000m2;
- Shinfield Studios: a world-leading facility which offers nearly 1 million square feet of studio space with an array of stages and associated supporting facilities which are now used by major international film and television producers.

The above examples demonstrate the University’s commitment to excellence and delivery, through partnership working with WBC and the local community. Through the same principles, the LGV will be equally successful.

The Consultant Team

PLANNING, EIA, ECONOMICS, HEALTH

Savills

Appointed by the UoR to submit the outline planning application and produce relevant technical reports.



MASTERPLANNING & LANDSCAPE DESIGN

Savills Urban Design Studio

Appointed by UoR to prepare a Design & Access Statement and relevant technical drawings to support the outline planning application.



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SUSTAINABILITY _ **Savills Earth**

Appointed by UoR to provide a Sustainability Framework underpinning sustainability measures.



TRANSPORT AND DRAINAGE DESIGN

Abley Letchford

Appointed by the UoR to support preliminary transport and drainage design/engineering studies.



LIGHTING STRATEGY _ **Designs for Lighting**

Appointed to provide overarching lighting strategy in cooperation with Abley Letchford.



ECOLOGY _ **EPR**

Appointed by UoR to support studies and surveys associated with ecology, wildlife habitats and arboriculture.



ARCHAEOLOGY, HERITAGE, ACOUSTICS AND GROUND CONDITIONS _ **RPS**

Appointed by the UoR to provide baseline surveys and associated studies with respects to archaeology, heritage, acoustics and ground conditions.



PLANNING FOR SPORT _ **Nortoft**

Appointed by UoR to plan sports facilities for the community



PLANNING FOR EDUCATION _ **EFM**

Appointed by UoR to plan education facilities for the community



TREE SURVEYS _ **FLAC**

Appointed by the UoR to undertake tree survey & woodland surveys, and to prepare tree-related planning submission material.



COMMUNICATIONS AND ENGAGEMENT

Meeting Place









Appointed by the UoR to support the public engagement.





Figure 1: Site Context

The Site - Context

-  Application boundary
-  Watercourse
-  Green belt
-  Strategic Development Location (SDL)
-  Employment areas
-  Thames Valley Science Park
-  Railway line
-  Railway station

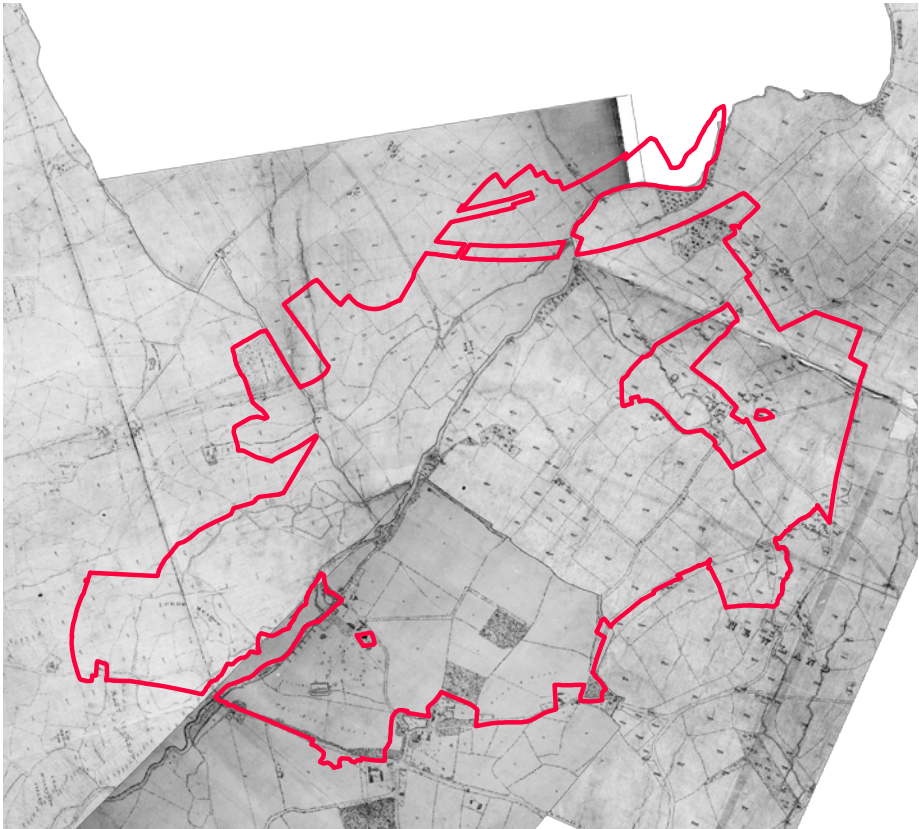
The site is located north of **Arborfield** and west of **Wokingham**. The settlement of **Shinfield** borders the site to the west. The TVSP lies northwest of the site. The site is within short distances to other main centres of employment in the locality, such as **Reading International Business Park** and **Green Park Business Park**.

The site benefits from good connections to the local and strategic highway networks thanks to the M4 motorway that runs to the south of Reading and along the northern portion of the site. Other key highway links nearby which will facilitate access include the **Shinfield Eastern Relief Road** to the west, **Arborfield Relief Road** to the south and **Winnersh Relief Road** to the east.

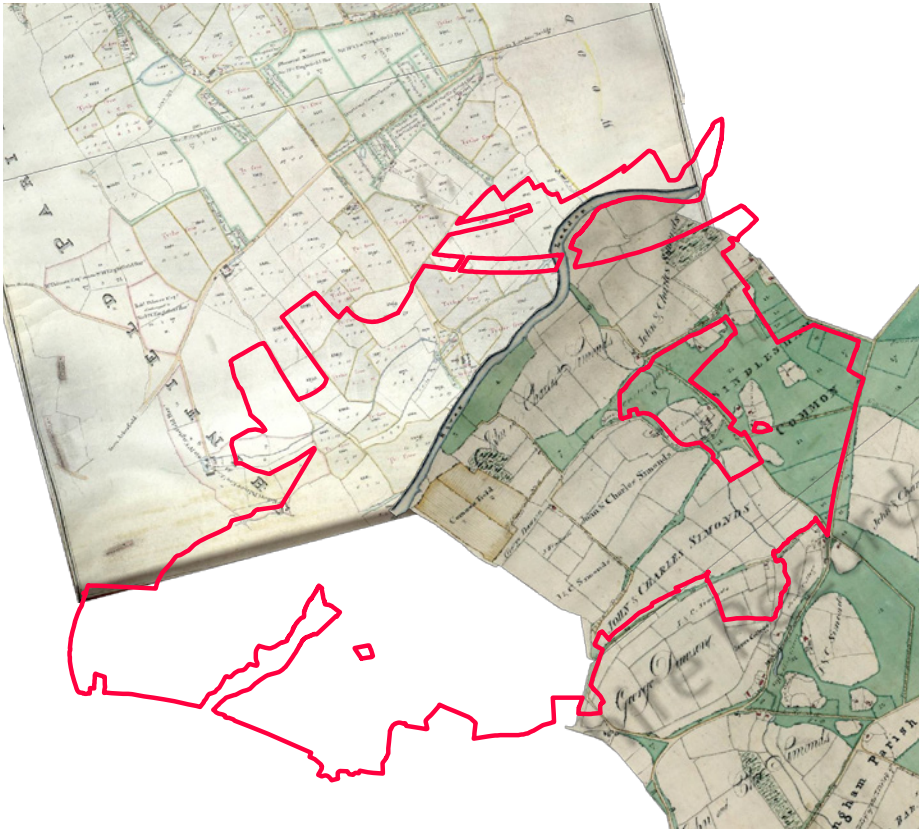
The nearest **rail station** is at **Winnersh**, approximately 3km to the northeast, which provides regular and frequent services operating between Reading and London Waterloo. **Reading station**, which forms an important hub on the national rail network, is circa 7km to the north while **Green Park station** is approximately 6km to the west. The site can be accessed from the south

via the **A327 Reading Road** (forming part of the site’s southern boundary); and the east via **Mole Road** (forming part of the site’s eastern boundary).

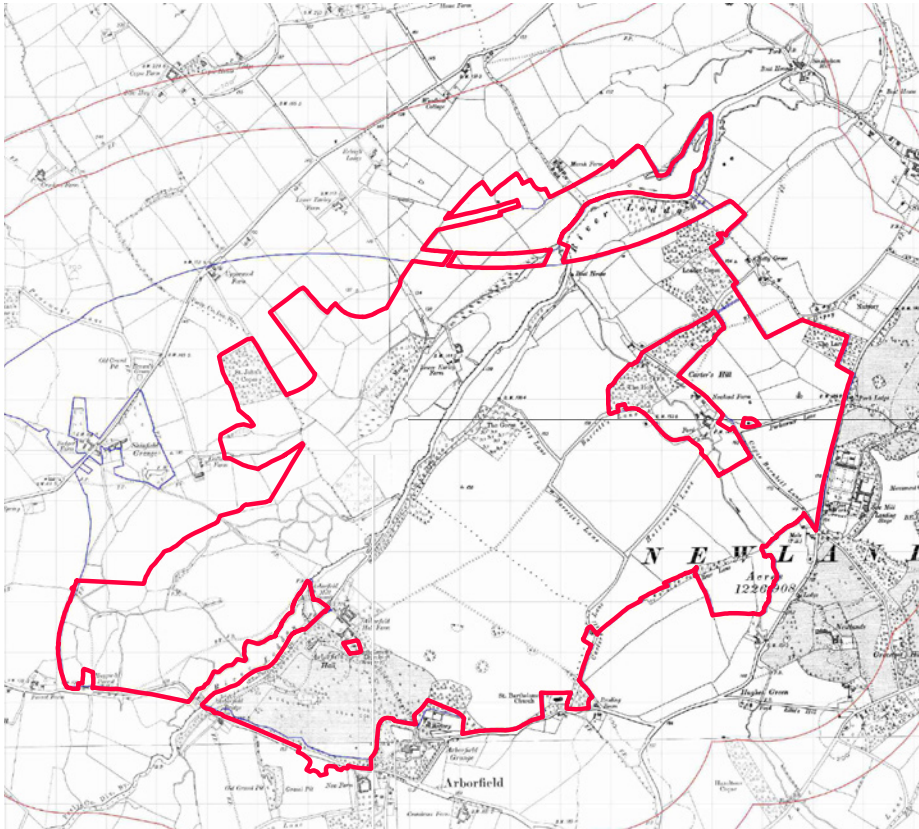
Most of the site’s surrounds are rural or suburban in nature, with the exception of the TVSP area where larger buildings have been developed for a range of Museum and studio related uses.



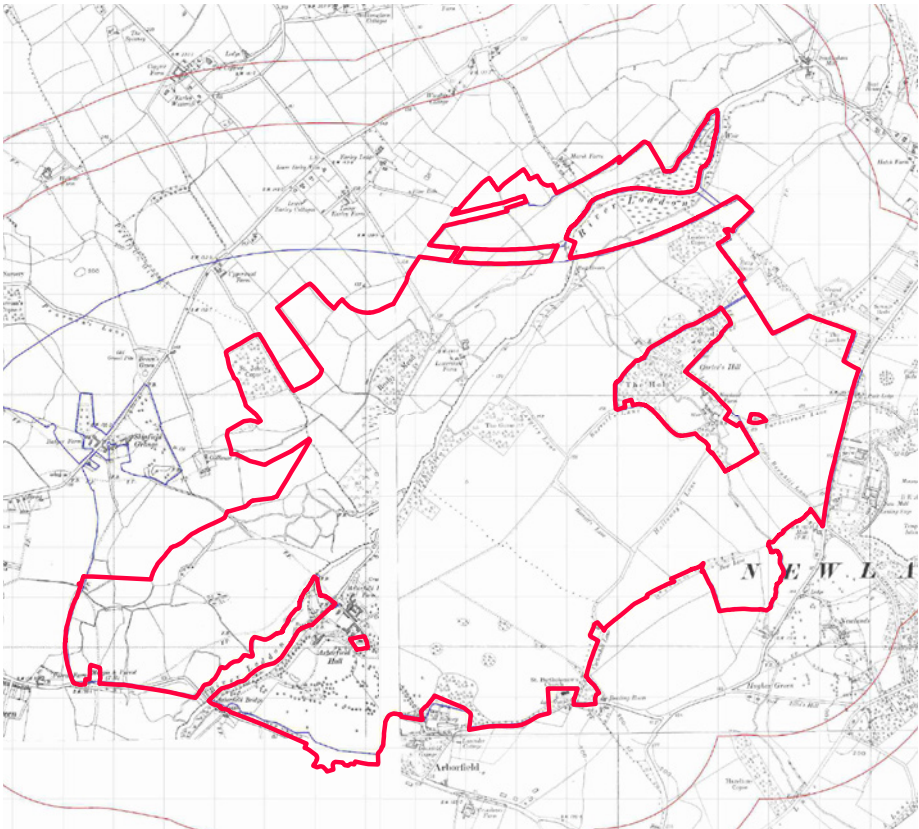
1837-1840 Shinfield, Arborfield, Earley (Sonning) and Hurst Tithe Maps



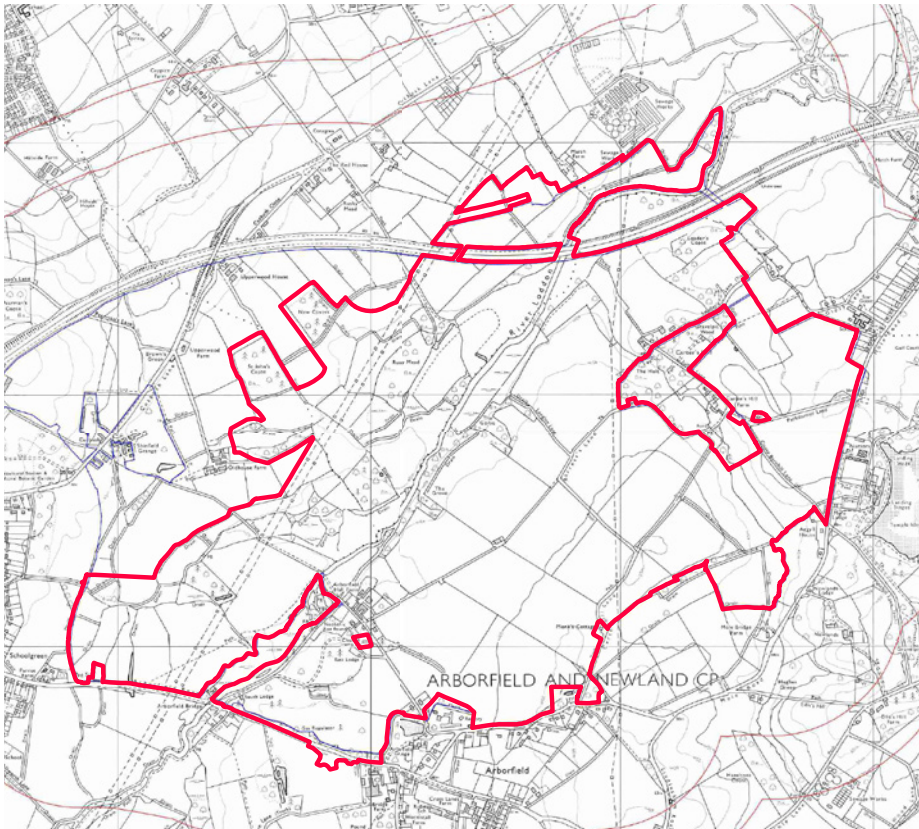
1817 Liberty of Newland and 1820 Early (Sonning) Enclosure Map



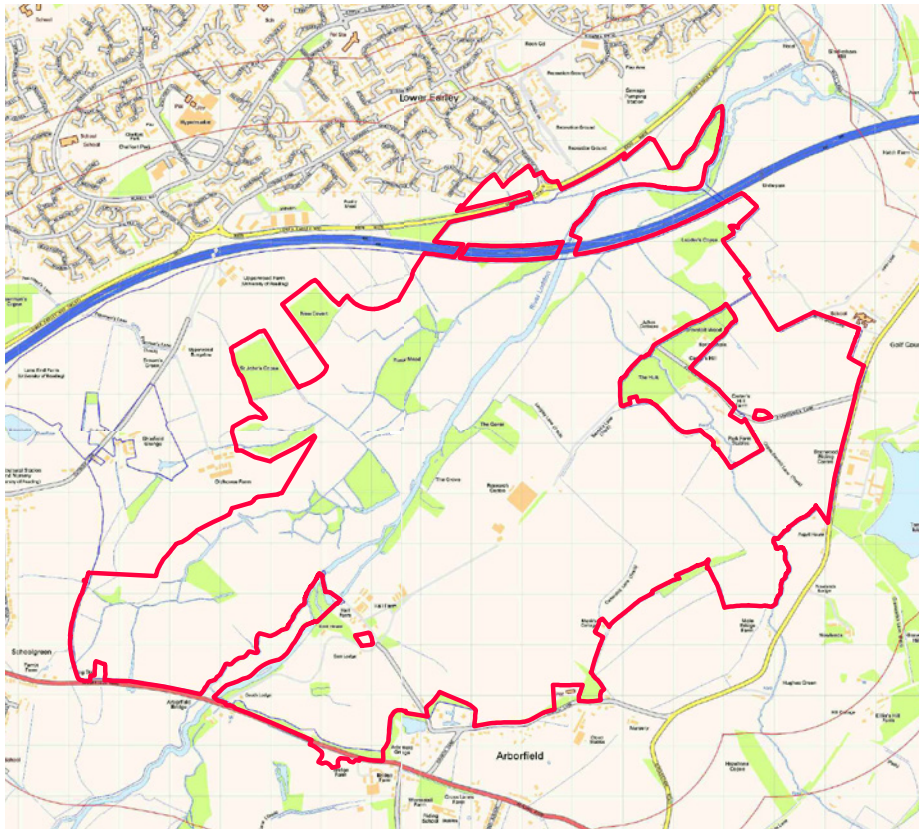
1898-1990 Ordnance Survey Map



1938 Ordnance Survey Map



1979 Ordnance Survey Map



2001 Ordnance Survey Map

The Site - History

Current evidence suggests that some earlier Prehistoric activity from the **Mesolithic, Neolithic** and **Bronze Age** is present in the wider local landscape. Information from the **Historic Environment Record** (HER) records cropmarks within the site that are likely to represent late Prehistoric, such as **Iron Age**, and/or **Roman activity**. The cropmarks suggest the presence of enclosures and other types of land division.

The predominantly agricultural use of the site continued into the **Medieval period** where the land would have been farmed from the Medieval settlement at Arborfield, focussed on the original **St Bartholomew's Church** in the south-western part of the site, which has its origins in the 13th century AD. Historic mapping shows that the site has continued to comprise agricultural land from the Post Medieval period onwards.

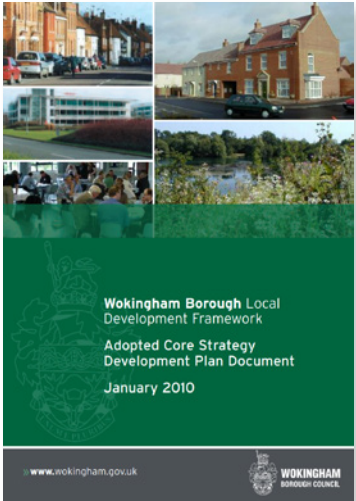
The long-term agricultural use of the site is likely to have had a level of physical impact on any below-ground archaeological remains where present. Therefore, beyond known designated archaeological assets, archaeological remains within the site are not likely to be of the highest significance.

The context of the site in the wider landscape has changed over the years, with the construction of the **M4 motorway** and the modern expansion of settlements.

National Planning Context

National Policy Context

Loddon Garden Village is being proposed for allocation by WBC in response to a national requirement to provide a positive vision for the future of the area, meet housing needs, and address other economic, social and environmental priorities (National Planning Policy Framework, December 2023, paragraphs 15-16). In particular, WBC are seeking to deliver nearly 13,000 homes based on the Standard Method. By progressing with the Local Plan Update and allocating sites such as Loddon Garden Village, WBC can achieve an effective planning framework to reflect national policy and guidance, guide development into the longer term and ensure sustainable delivery.

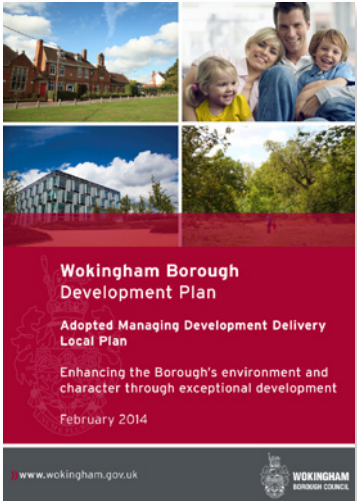


Wokingham Borough Core Strategy DPD

The Wokingham Borough Core Strategy DPD (adopted January 2010) set out a vision for how the Borough would develop in the period to 2026. The approach of the Core Strategy included delivering housing in locations that meet the needs of the community and supporting new mixed use development locations based primarily on larger scale (Strategic Development Locations) consisting of accessible, high quality, well designed development.

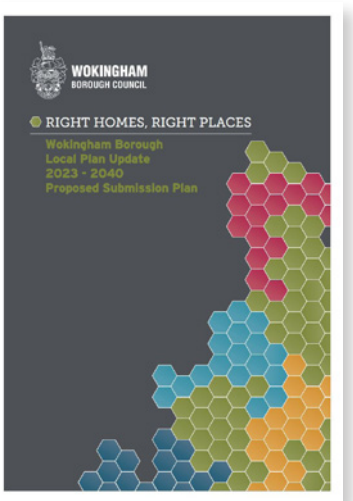
The four SDLs allocated in the Core Strategy were as follows:

- Arborfield Garrison (3,500 dwellings);
- South of the M4 (2,500 dwellings);
- North Wokingham (1,500 dwellings); and
- South Wokingham (2,500 dwellings).



Wokingham Borough Managing Development Delivery Document (MDD)

The Wokingham Borough MDD (adopted February 2014) took forward and developed the objectives laid down in the Core Strategy. This includes providing additional detailed policies to use when considering development proposals.



Wokingham Local Plan Update

The Council’s overall vision is to achieve a Borough that:

- Focuses on the needs of local communities;
- Will be sustainable for generations to come;
- Is a place where people choose to live, learn and work because both the places built and the places protected are valued and enriching.

Sustainability is therefore the main focus. In simple terms, this means meeting social, economic and environmental needs whilst providing a high quality of life for existing and future generations. Through overarching **Policy SS1** (Sustainable development principles), the LPU will enhance the distinctive quality of the Borough, create strong communities, and respond to challenges such as climate change.

Complementing this, the spatial strategy and settlement hierarchy (**Policy SS2**) distribute growth to locations that are already, or are capable of becoming

sustainable locations for development and most able to support a high quality of life. The LGV has been selected to play an important role in the settlement hierarchy, as it will evolve into one of the Borough's key settlements, with an array of opportunities to access jobs, services and facilities.

As the largest site allocation, the LGV is important to the delivery of the LPU in relation to employment and housing, as expressed in three key policies:

Policy SS8: Meeting employment needs. This policy responds to the key strategic location of Wokingham Borough within the wider Thames Valley, which is one of the most economically successful parts of the country. It seeks to harness this opportunity by enabling further growth and development - including through the allocation of a further 100,000m² of floorspace (in addition to existing commitments) at the Thames Valley Science Park, for research and development within Class E(g), B2 and B8 uses (or equivalent trip-generating activity). This is the largest employment-

related proposal in the draft Local Plan, and is central to its economic strategy. Loddon Valley Garden Village will be fully integrated with this future growth, and provides the ideal opportunity for a new residential community to be located to high quality jobs.

Policy SS10: Meeting our housing needs. Under this policy, provision is made for a minimum of 12,763 dwellings between 1 April 2023 and 31 March 2040, at an average of 751 per annum. By delivering at least 2,700 dwellings by 2040, Loddon Valley Garden Village will account for over 20% of the housing growth within the plan period, and is therefore a key part of the overall strategy.

Policy SS13: Loddon Valley Garden Village provides a clear set of aims and objectives for the development in terms of delivering around 3,930 dwellings, 100,000m² of employment floorspace, schools, local centres, infrastructure and a large country park. Of equal importance, however, are the place-shaping and delivery principles contained within Policy SS13, which describe and define how this development

should take place. These relate to many key topics including:

- siting, layout and form of development and landscaping - requiring a sensitive approach which responds to and integrates with the locality;
- ensuring that a comprehensive package of infrastructure is delivered;
- bringing development forward under a single agreed vision and masterplan;
- comprehensive strategies for landscape and blue and green infrastructure, drainage and flood alleviation, and biodiversity;
- providing a mix of housing types and tenures to reflect up-to-date evidence on housing need;
- contributing towards a wide range and mix of employment;
- ensuring sustainable design and construction through an energy and sustainability strategy;
- implementing a comprehensive sustainable transport strategy which promotes active and public transport measures in particular;
- delivering comprehensive utility and digital infrastructure strategy;

- proceeding under an agreed strategy for governance and stewardship of community assets including the country park

Policy SS13 is also supported by an illustrative concept plan (Figure 8 to the LPU) which our Proposed Spatial Framework (in chapter 7 of this document) aligns closely with.

Appendix C to the Local Plan update provides further explanation and detail on these and other topics affecting the delivery of LGV, complementing and amplifying Policy SS13, particularly in relation to place-making, access and movement, SANG and open space, utilities and community matters.

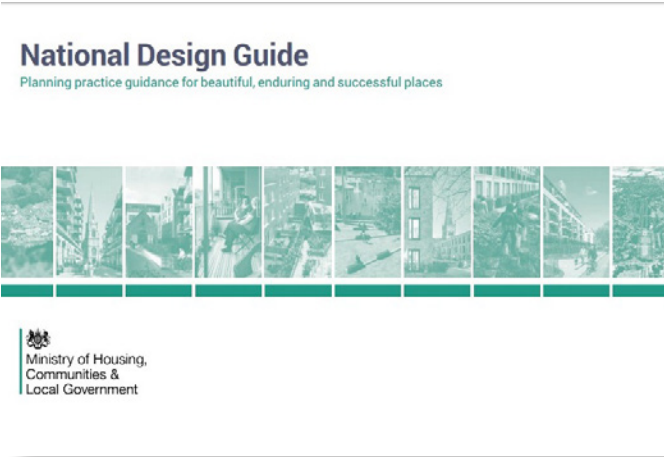
Design Policy Context

Relevant Design Guidance

The development proposals reflect current government guidance and Wokingham Borough Council’s policies on creating high quality development and improving design quality of the urban environment. The proposed layout and design proposals draw upon guidance within the following documents:

- National Design Guide (NDG)
- WBC Local Plan Updates 2023-2040 - (Appendix C)
- WBC Borough Design Guide SPD
- WBC Highways design guide for developers
- TCPA Garden Village Principles
- Secured by Design Guidance
- Building for a Healthy Life
- Manual for Streets 1 and 2
- Streets for a Healthy Life
- Building for Life Guidelines
- Marmot Principles

National Design Guide



National Design Guide

The National Design Guide (NDG) sets out 10 characteristics of well-designed places, which together deliver the character of the place, nurture and sustain a sense of community and work positively to address environmental issues affecting climate. The 10 characteristics have been used to check that all aspects of the proposals have been considered, and that the proposals represent the best design possible in this location.

WBC Living Streets

This is the Highways Guide for Developers in Wokingham. It should be used in conjunction with the Wokingham Borough Design Guide. In addition to following principles set out in the guide, during the preparation of the layout and the primary and secondary movement infrastructure proposals, specialist inputs from WBC in town planning, landscape, drainage, public rights of way, arboriculture, street lighting, traffic management, and highway structures such as bridges and culverts have also been captured through workshops with WBC.

WBC Borough Design Guide



WBC Borough Design Guide

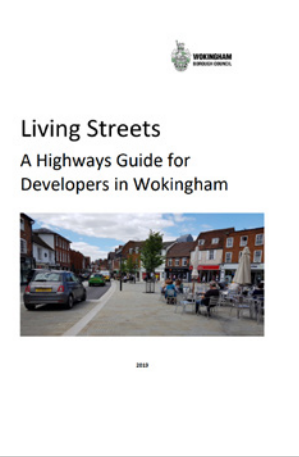
The guide replaces the Borough’s Residential Guide. It is set out to encourage developers to bring forward well designed developments which complement and build upon the character of the immediate area. The guide uses good examples in the Borough. However examples of good practice in other places have also been used. The guide has been particularly essential in the initial stages of design/ layout development. Character areas further demonstrate how design aspirations set out in the guide have influenced key placemaking approaches for proposed development.

TCPA Garden Village Principles

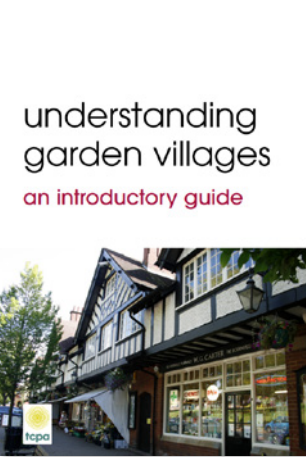
The following principles set out by the TCPA pertaining to garden villages have been used as a basic framework underpinning the design principles for proposals.

- Strong vision, leadership and community engagement.

WBC Living Streets



TCPA Understanding Garden Villages



- Long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining then best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

Building for a Healthy Life



Building for a Healthy Life

Building for a Healthy Life (BHL) was published in July 2020 and is the industry standard tool kit for well-designed places. It is widely used by Local Planning Authorities and developers to inform the design process and ensure the creation of good places to live.

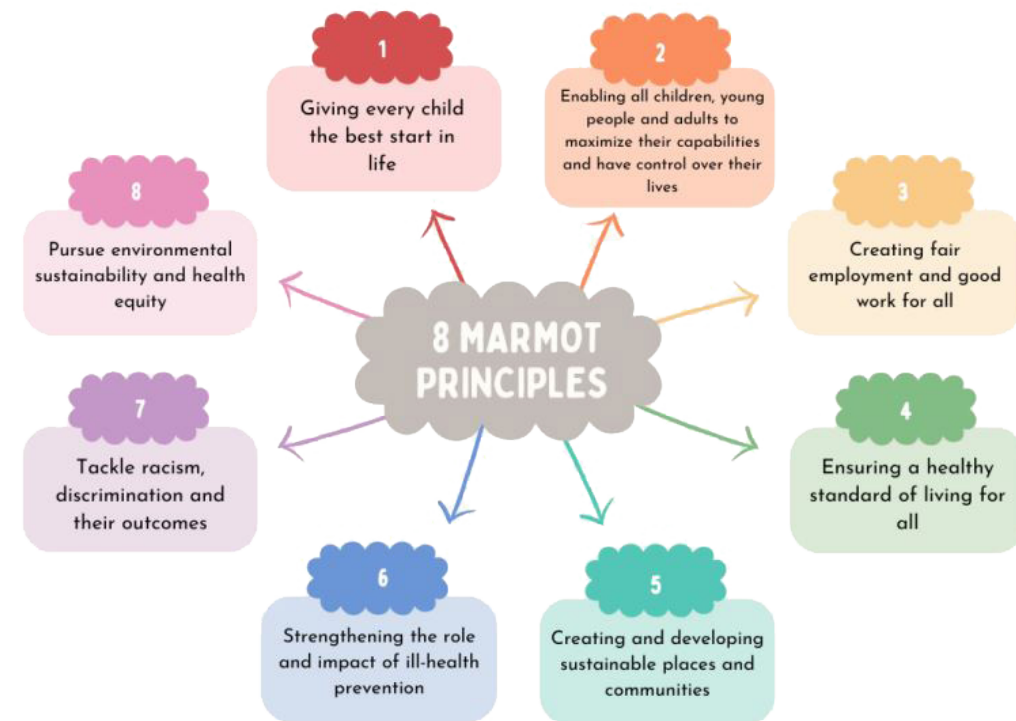
Twelve considerations are set out within Building for a Healthy Life relating to the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context. BHL has been used throughout the design process as a tool to ensure the proposals deliver high quality design.

Marmot Principles

Key to the success of LGV as a sustainable new settlement will be the integration of health considerations, and facilitating healthy lifestyles.

One of WBC's aims in the emerging LPU is not only to improve health in overall terms, but to reduce health inequality (paragraph 2.26 of the LPU). A leading source of guidance on this topic is the 'Marmot principles'. The final report, 'Fair Society, Healthy Lives' (2010) concluded that reducing health inequalities would require action on six policy objectives:

- Giving every child the best start in life
- Enabling all children, young people and adults to maximise their capabilities and have control over their lives
- Creating fair employment and good work for all
- Ensuring healthy standard of living for all
- Creating and develop healthy and sustainable places and communities
- Strengthening the role and impact of ill-health prevention.



These principles are being taken forward by WBC not only through the Local Plan Update, but more generally through its Health and Wellbeing Board in order to become a 'Marmot Borough' across all corporate activities.

Each of the six Marmot considerations has been considered in the preparation of this application. The proposed strategy for the site contributes directly through the provision of extensive community and social infrastructure on the site including health facilities, schools, sport, and public open space, and sustainable access to high-quality employment. As a result, LGV will become an exemplar of Marmot principles, with the principles and analysis set out in the DAS and Environmental Statement providing clear evidence of how they will be delivered.

Other Relevant Guidance

Other guides such as 'Manual for Streets 1 and 2' which provide guidance for the design of residential streets, have informed the proposals along with 'Streets for a Healthy Life' which is a companion document of 'Building for a Healthy Life'. It illustrates and explains what good residential streets should look like and how they should function.

A Strategic Design Code (SDC) for the LVGV is being prepared led by WBC. This will be subject to preparation through late 2025 and is expected to be capable of being adopted by WBC as a material consideration for the determination of future planning applications





STRATEGIC DEVELOPMENT APPROACH

02

STRATEGIC DEVELOPMENT APPROACH

Design & Spatial Principles

The principles are set out to create a functional, sustainable and desirable environment within Loddon Garden Village.

Building on these founding principles for the wider garden village (set out in the Reg. 19 Masterplan Vision) and its development objectives, the masterplan demonstrates how each principle has influenced the strategic design of the primary and secondary infrastructure, the green and blue spaces and key character areas within the proposed layout.

1

Landscape-led Design

A holistic landscape led framework with a distinct identity creating a legible and connected network of streets, spaces and neighbourhoods

2

Biodiversity Gains

Enhancing local ecology and improving biodiversity through new habitats and integrated green infrastructure

3

Integrated Green-Blue Infrastructure

Integrating Green-Blue infrastructure to create a landscape led masterplan framework of resilient neighbourhoods

6

Resilient Communities

Energy efficient homes built to net zero standards, compatible mixed uses and connected neighbourhoods will create welcoming healthy, social and inclusive spaces for all

5

Inclusive Places

Integrating natural play areas and recreational grounds within education hubs close to community facilities, making the space for and encouraging social activities and inclusion for all age groups

4

Active, Distinct Places

Integrating heritage, culture and local food growing within shared open spaces, active and healthy lifestyles and travel between destinations for greater social impact



Evolution of the Framework

The first set of land use and masterplan proposals for LGV were set out by WBC in **November 2021** as part of an early consultation on the Local Plan Update. From that starting point the University and their consultant team, collaborating with HFLL and Gleeson Land, have developed and refined the proposals based on three years of technical studies and design development, culminating in the plans set out in this **Design and Access Statement** and the supporting **Parameter Plans**.

These proposals are consistent with the indicative **Concept Plan** published by WBC in the Regulation 19 LPU to support Policy SS13, but further build on the Reg. 19 Framework Plan through additional technical investigations and a greater level of detail and analysis. This has aided in preparing a masterplan layout and more detail around its key character areas.

November 2021



WBC’s Illustrative Masterplan developed as part of the growth strategy for the borough. Wokingham Strategic Sites Report, 2021

January 2022

Illustrative Masterplan which builds on the principles of the WBC plan, submitted with the UoR’s response to the Wokingham Borough Council Revised Growth Strategy consultation

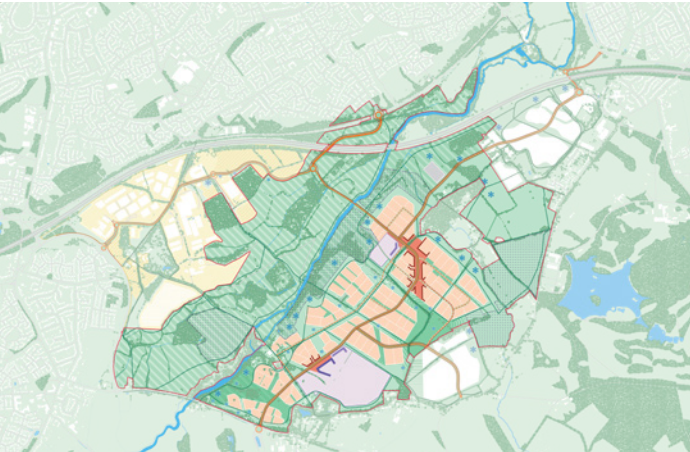


October 2024



Wokingham Borough Council's Concept plan for the Loddon Valley Garden Village published in the Wokingham Borough Council Proposed Submission Plan

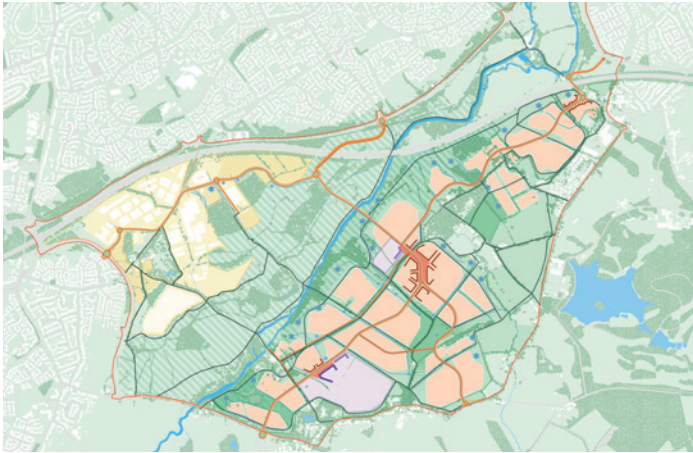
March 2025



The Strategic Masterplan developed by the UoR for pre-application discussions with WBC

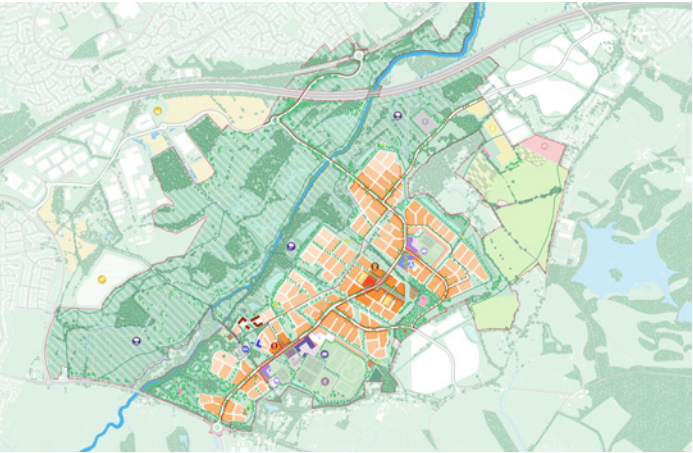
November 2024

The Strategic Masterplan developed by the UoR in collaboration with HFL and Gleeson Land for Reg.19



July 2025

The Illustrative Masterplan developed by the UoR for the Outline Planning Application



Draft Local Plan Regulation 19 Representation

LGV Spatial Framework as a starting point

A spatial framework for LGV has previously prepared in response to WBC Regulation 19 pre-submission consultation on the Local Plan Update. The response was prepared in **October 2024** and it focused on **Policy SS13: Loddon Valley Garden Village**. SS13 is the largest single proposal in the plan, and comprises a new Strategic Development Location (SDL) encompassing housing, employment, local centres, schools and other community facilities, and a large Country Park.

The **spatial framework** highlights the wider vision and need for the delivery of a sensitive and sustainable new Garden Community. This masterplan strategy and initial vision has formed the starting point for further investigations, technical studies and design development of a refined masterplan for this OPA. The Regulation 19 vision sets out the following key opportunities for **high quality placemaking**.

Unique & Positive Identity

The LGV will respond to the local landscape features and create a well-defined and legible place, building on the unique local setting and enhancing **key landscape features**.

Viable & Sustainable Place

This will be a **thriving community**, which contributes to the economic well-being of the Wokingham and Reading area, provides new facilities and opportunities for active travel and new sustainable transport links.

Deliver New Economic Benefits with Employment Uses on the Doorstep

TVSP offers new innovative **workspaces** for research and technology, film and TV industries also create a destination for the **creative arts** industries.

Connected & Safe Walkable Neighbourhoods

A wide range of **linkages** connect adjoining areas to integrate with Shinfield, Arborfield, Sindlesham, Winnersh and Reading, as well as a network of well connected neighbourhoods which are well connected to the wider local countryside.

A Welcoming Place

The LGV will foster a strong sense of **community** and provide for a range of local needs through facilities which serve both, the development and the existing surrounding communities.

Environmentally Sustainable

Energy efficient homes built to net zero standards. Responding to local ecology, connecting and protecting features but also creating opportunities for new **habitats** which contribute to **Biodiversity Net Gain**.

A Landscape-led Approach

Development integrating **Green-Blue infrastructure** to enhance biodiversity, and quality of life for both existing and future residents.

Quality of Life for All

High quality homes and **neighbourhoods** designed for a range of users and all generations, with spaces to live, learn and play with good access to local facilities.

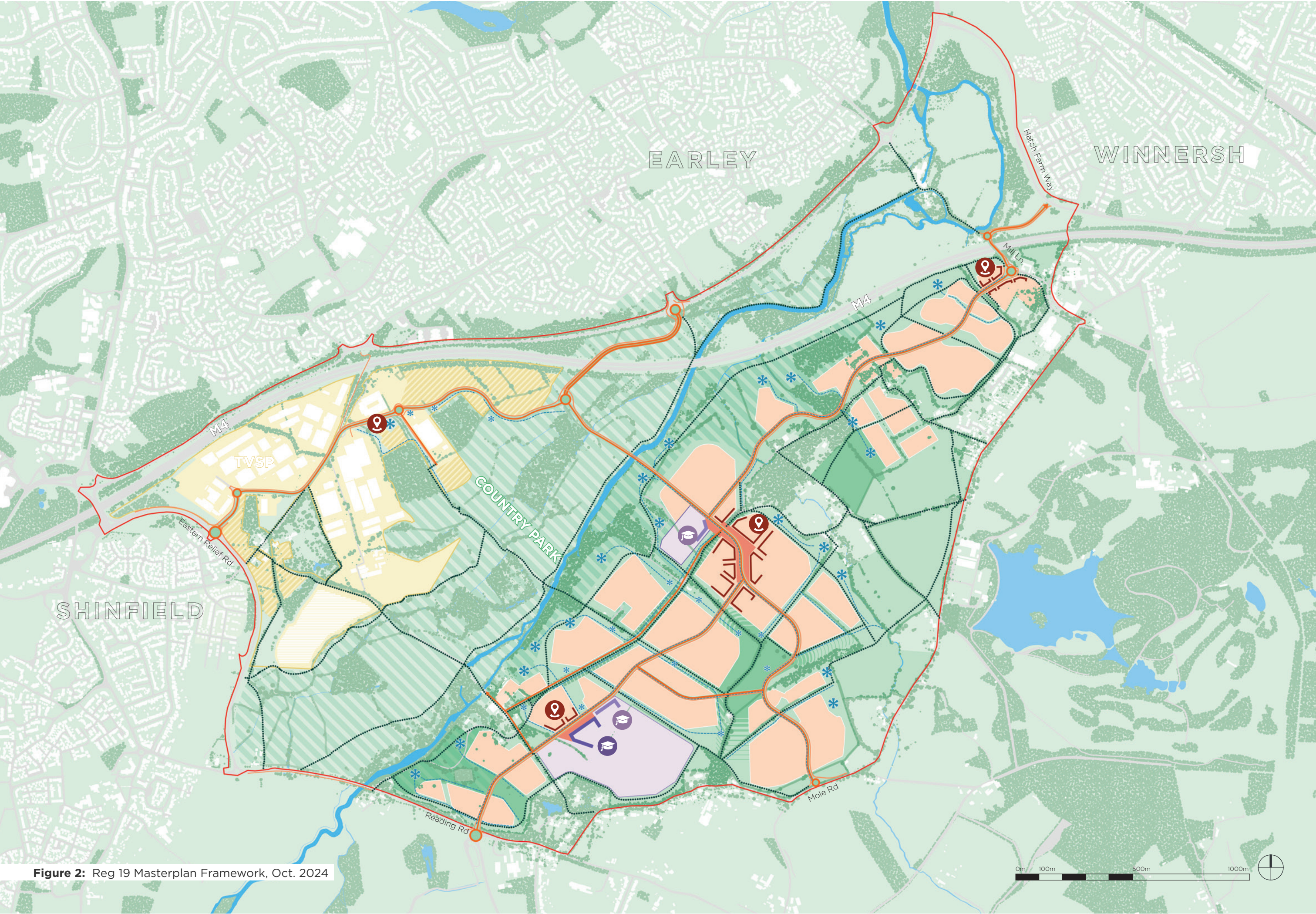


Figure 2: Reg 19 Masterplan Framework, Oct. 2024

