

6 October 2025

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16 OCT 2025



Wokingham Borough Council
Shute End
Wokingham
RG40 1WN

Philip Brown
E: pbrown@savills.com
DL: +44 (0) 7968550302

One Forbury Square
The Forbury
Reading RG1 3BB
T: +44 (0) 1189 520 500
F: +44 (0) 1189 520 501
savills.com

Dear Sir / Madam,

**Statutory Notification – Outline and Full Planning
Applications (Hybrid Application) – Loddon Garden Village (Easting 475033, Northing 169225)**

In accordance with Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, I am writing to inform you that a Hybrid Planning Application has been submitted on the above site to Wokingham Borough Council on behalf of the University of Reading.

We are sending you a formal Article 13 notice as you are an owner of part of the land, defined in the Town and Country (Development Management Procedure, England) Order 2015, as a person with a freehold or leaseholder interest on the land of more than 7 years. I have included the relevant Notice Certificate with this letter and a site location plan for clarity.

The description of development is as stated below.

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).*

All matters reserved other than access, incorporating:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- 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.

All application documents will be uploaded to Wokingham Borough Council's website in due course and a period of publicity and consultation will be undertaken by the Council.

Should you require any more details regarding the project please do contact me using the details above.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive style.

Savills

Enc Notice Certificate
 Site Location Plan

Appendix: Loddon Garden Village – Description of Development

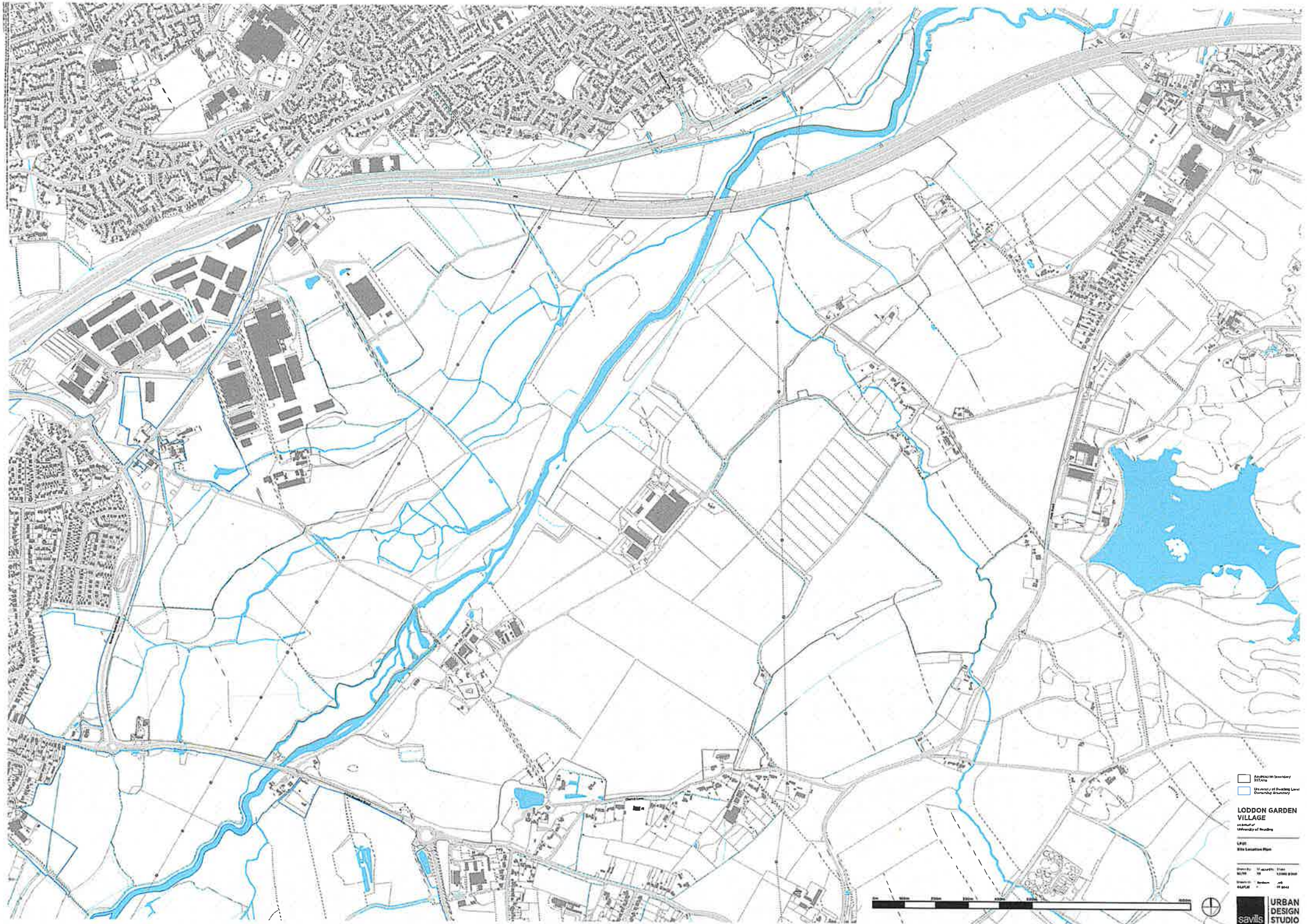
Application for the phased development of a new community at Loddon Garden Village, comprising, in outline:

- 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;
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- 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).

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.



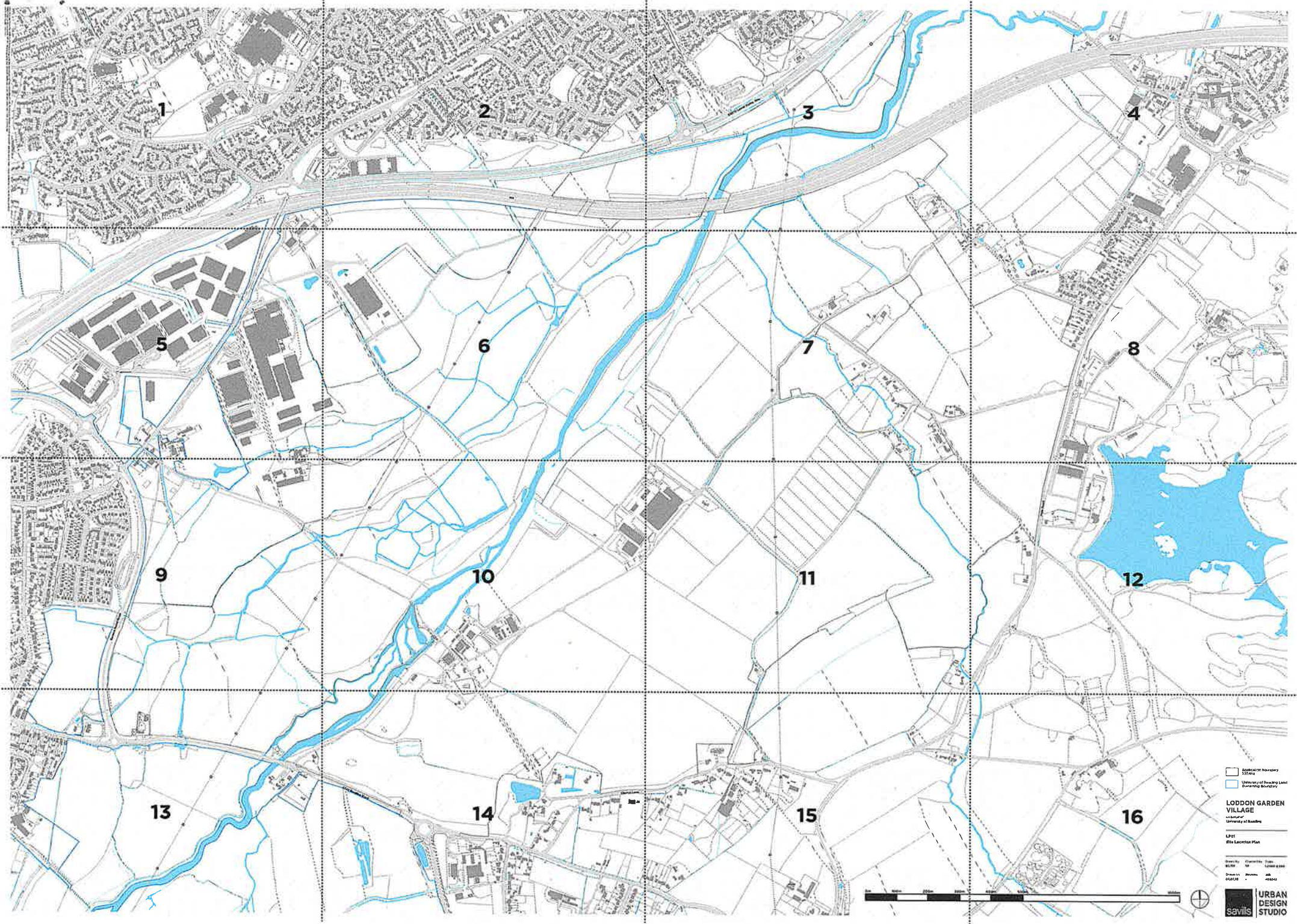
- Agricultural Boundary
- University of Reading Level Community Boundary

LODDON GARDEN VILLAGE
a part of
University of Reading

SP21
Site Location Plan

Scale: 1:10,000
Date: 10/10/10
Author: [illegible]
Editor: [illegible]

URBAN DESIGN STUDIO
savills



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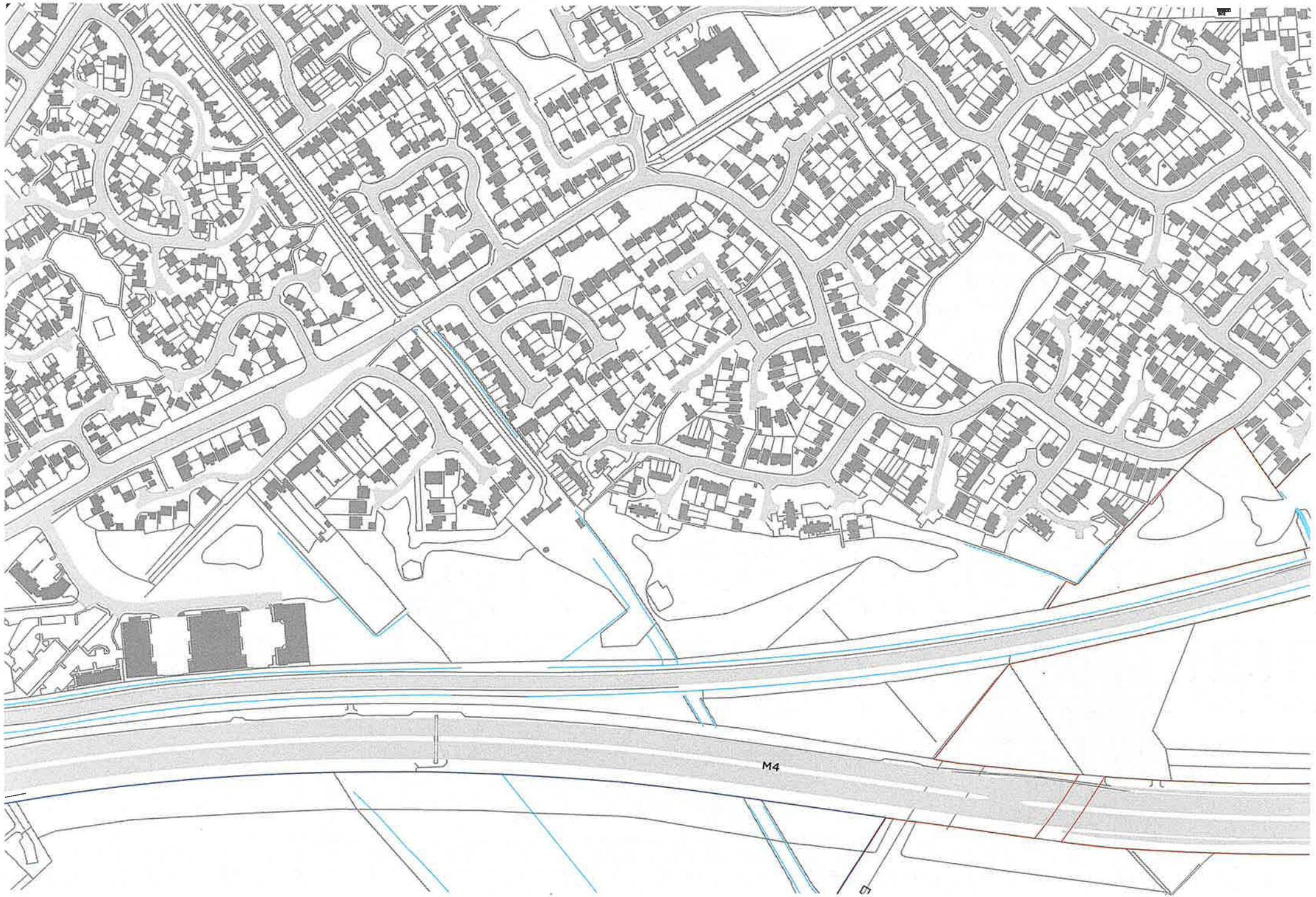
Legend:
- Separation Boundary
- University of Reading Land Ownership Boundary

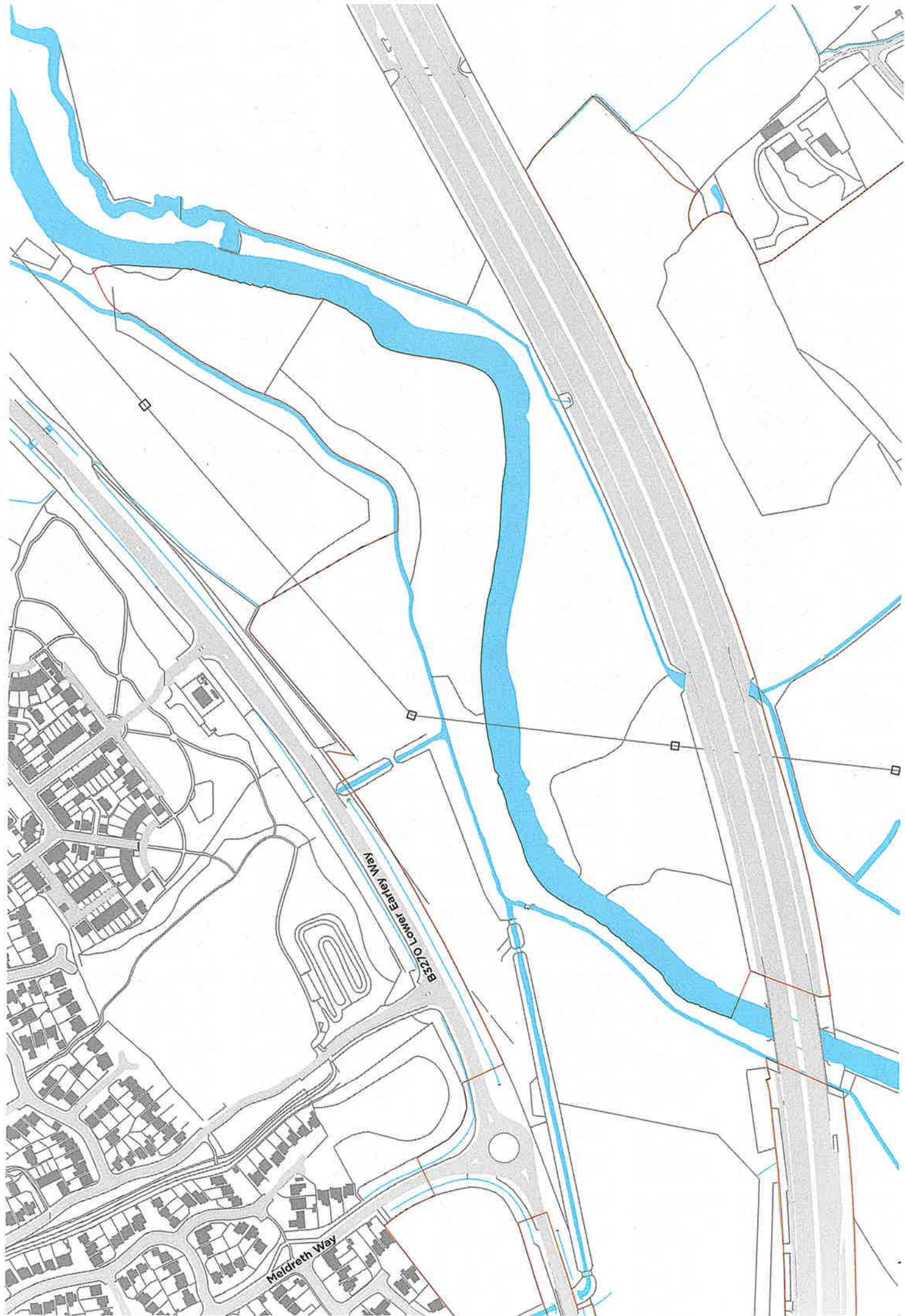
LODDON GARDEN VILLAGE
University of Reading
Site Location Plan

Scale: 1:10,000
Date: 10/01/2018
Drawn by: [Name]
Checked by: [Name]

SAVILLS **URBAN DESIGN STUDIO**

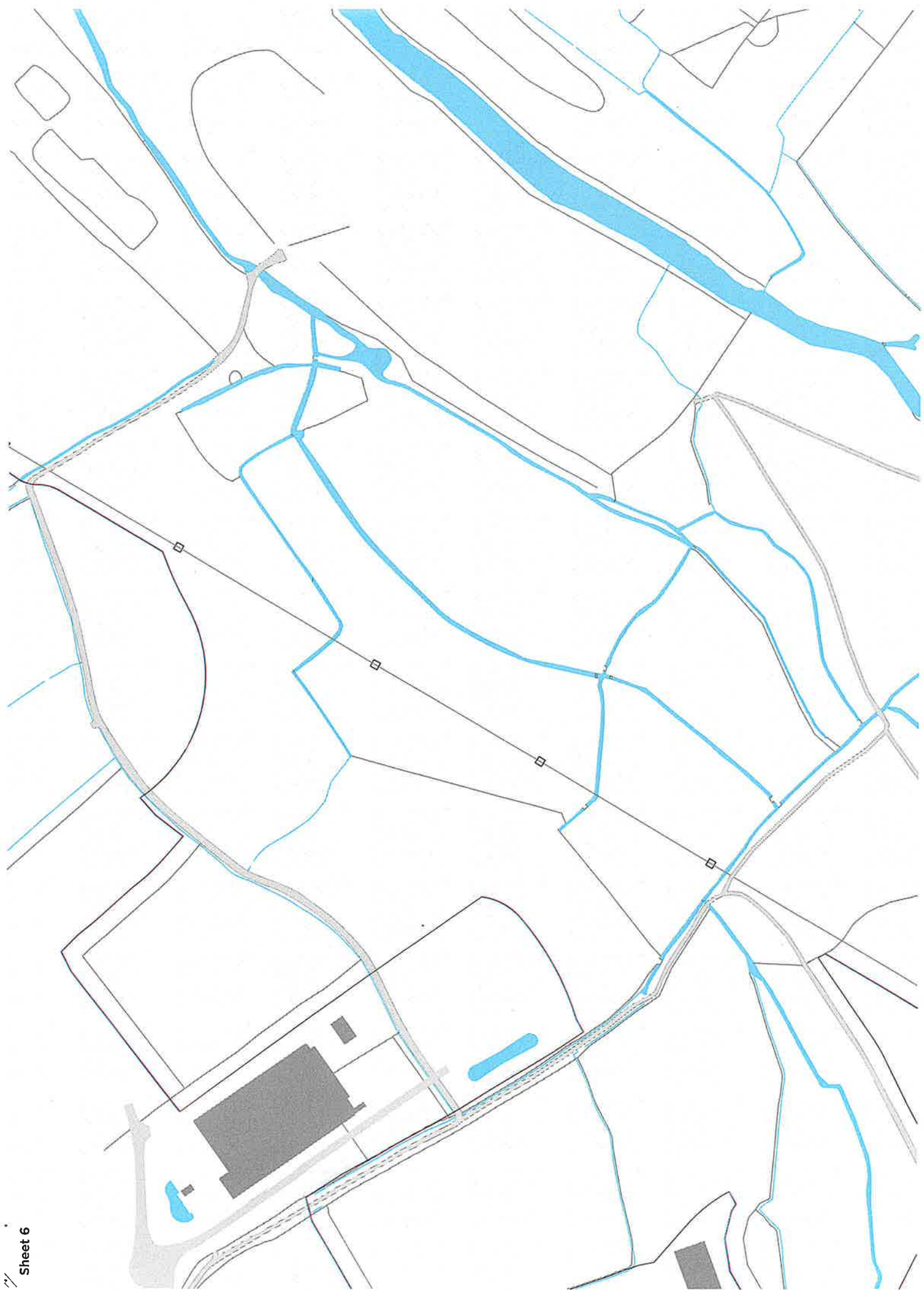








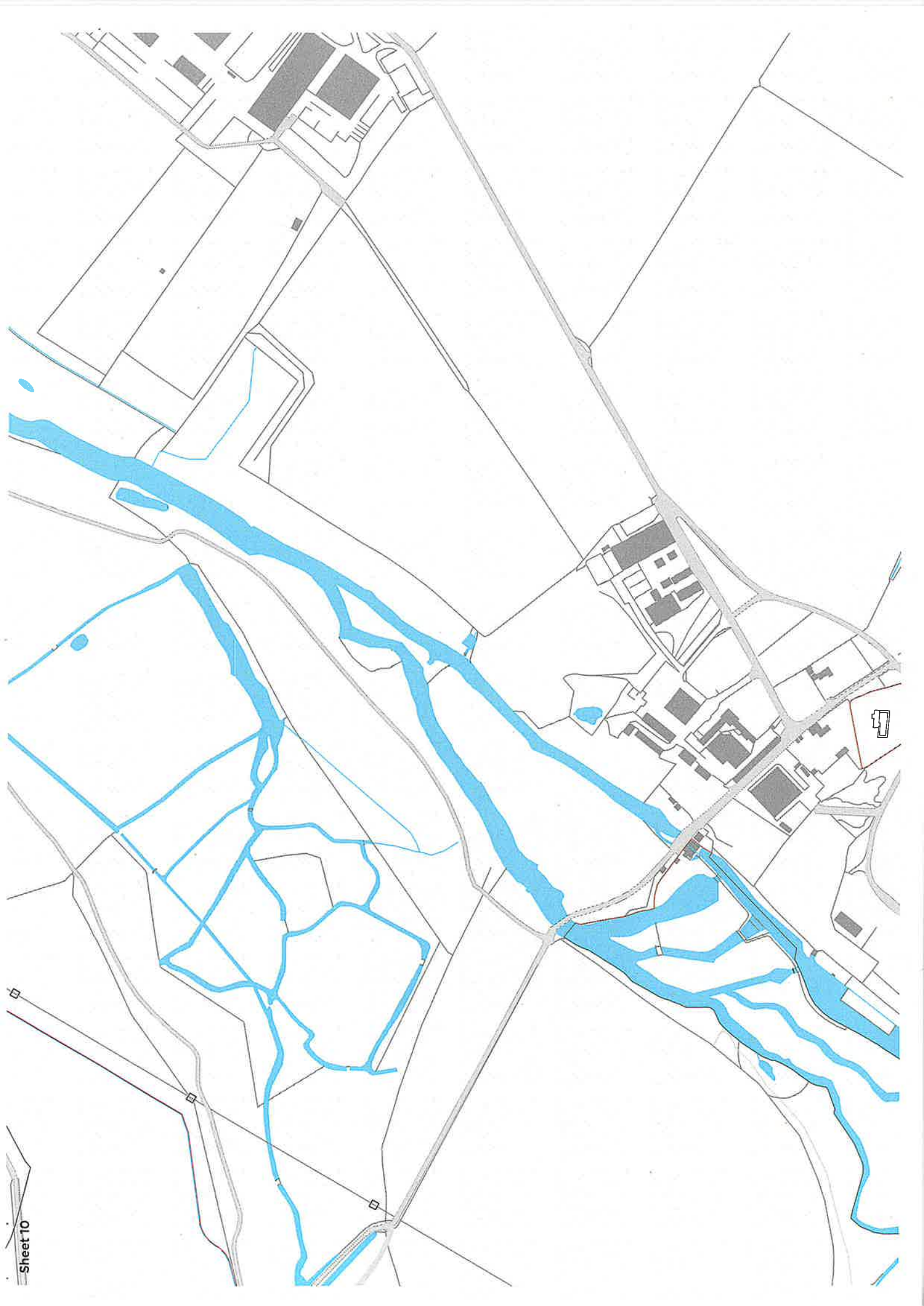




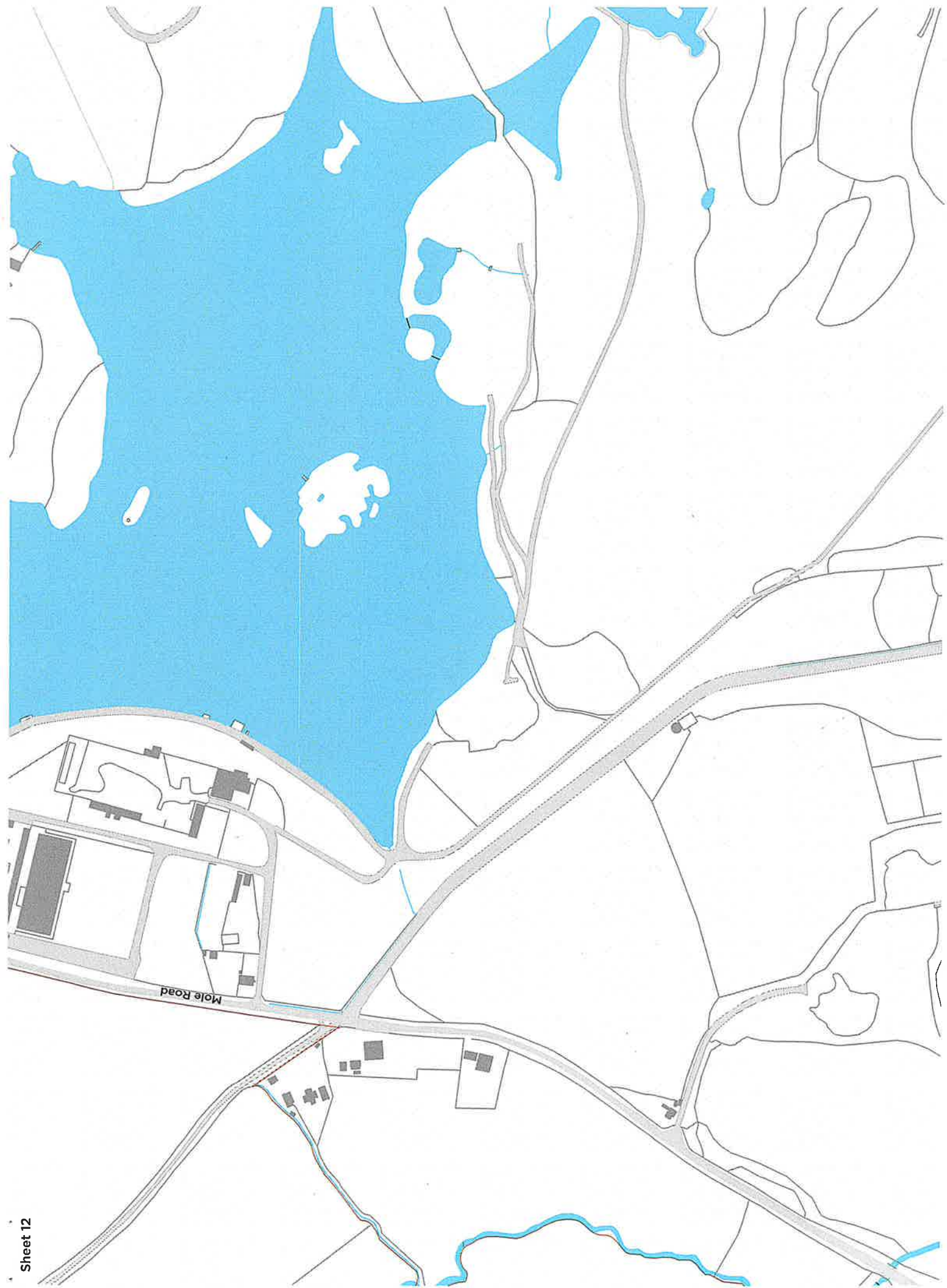


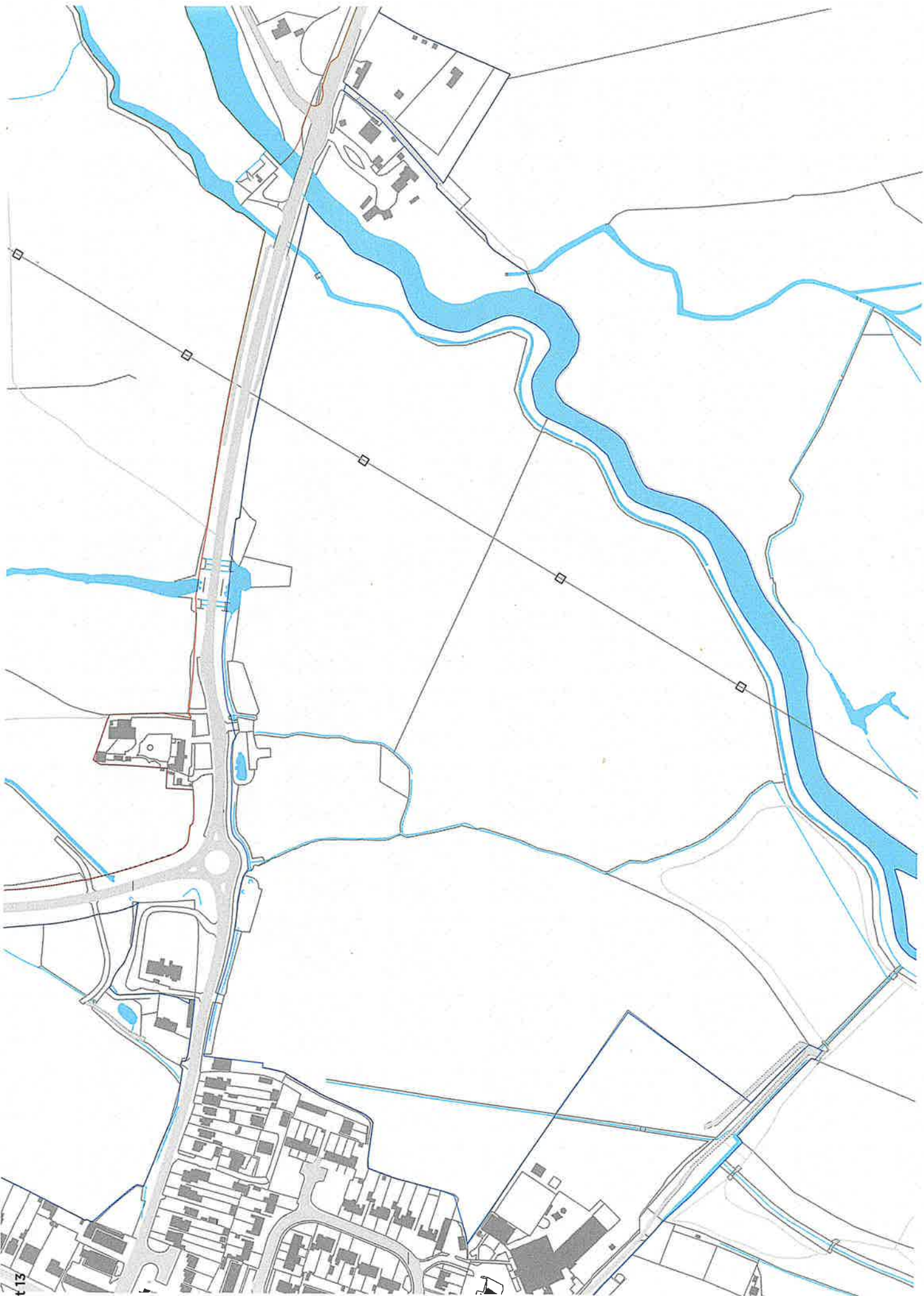


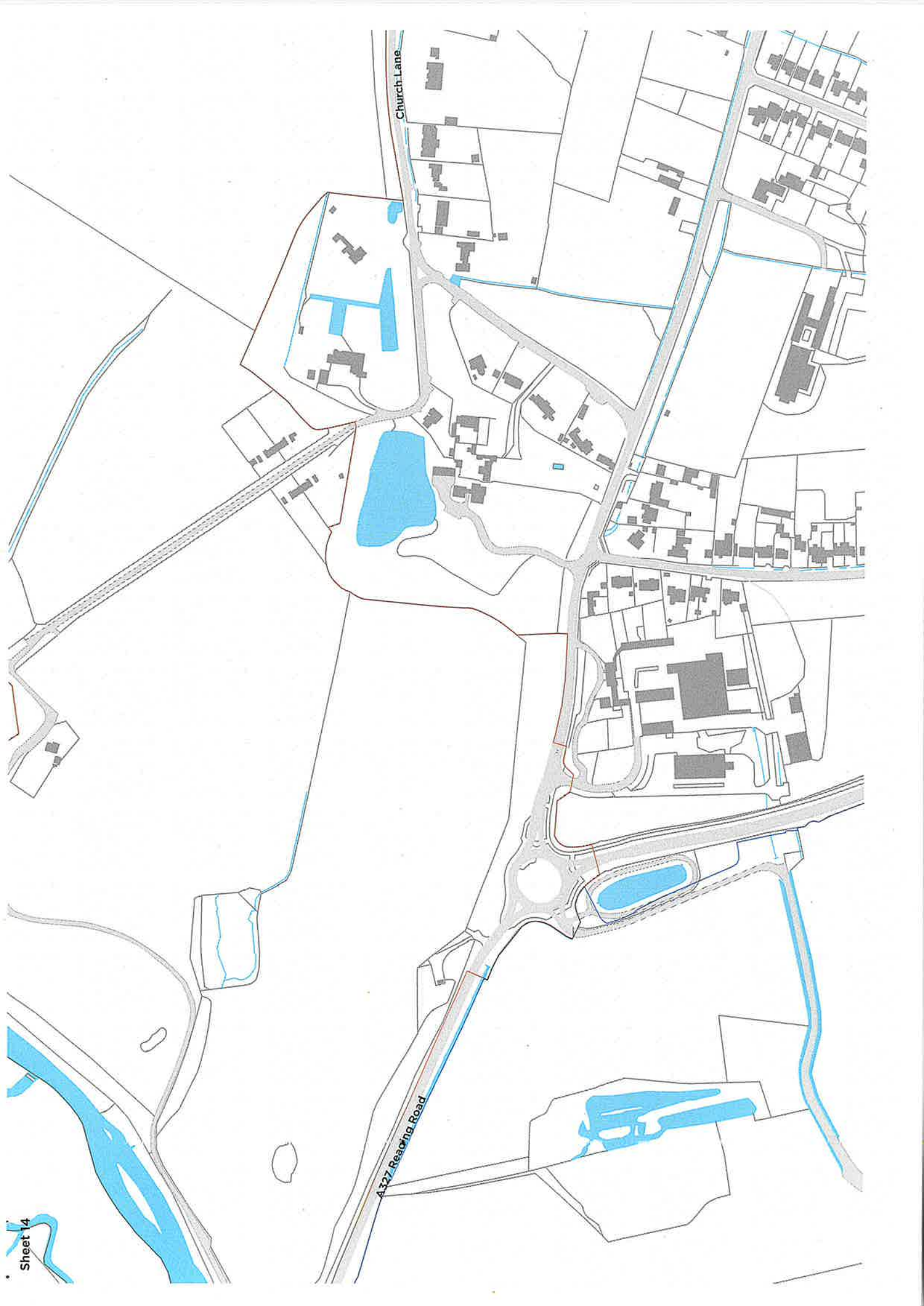






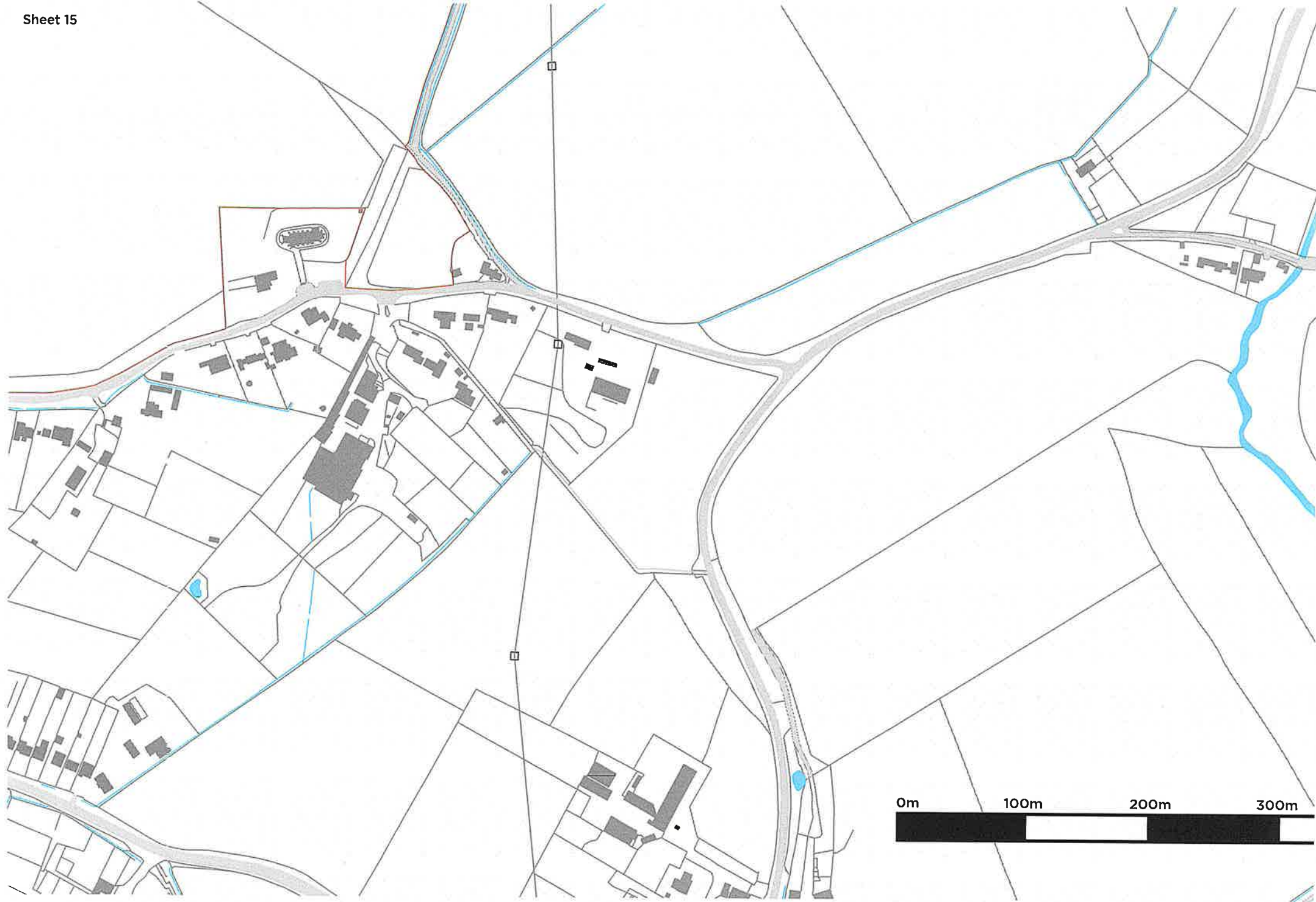






Church Lane

A327 Reading Road





- Application boundary
397.4ha
- University of Reading Land
Ownership Boundary

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LP01 Site Location Plan

Drawn by BC/TP	Checked by TP	Scale 1:2500 @2A0
Drawn on 02.07.25	Revision -	Job 498048

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	Proposed Loddon Garden Village
Property number or name	
Street	Easting: 475033, Northing: 169225
Locality	
Town	
County	
Postal town	
Postcode	RG2 9HX

Take notice that application is being made by:

Organisation name	University of Reading		
Applicant name	Title	Forename	
	Surname		

For planning permission to:

Description of proposed development

Please refer to Appendix for full description of proposed development.

Local Planning Authority to whom the application is being submitted:

Wokingham Borough Council

Local Planning Authority address:

Civic Offices, Shute End, Wokingham RG40 1BN

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Forename	
	Surname		

Signature

Sawills

Acting as agent on behalf of applicant

Date (dd-mm-yyyy)

06-10-2025

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

