

11 November 2025
Newlands Farm Cover Letter



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SUBMITTED VIA PLANNING PORTAL

Dear Planning Team,

Outline Planning Application for up to 430 new homes at Newlands Farm as part of the Loddon Valley Garden Village
On behalf of Gleeson Land

Planning Portal Number: PP-14442676

Introduction

Savills is instructed by Gleeson Land to submit a planning application as part of the sustainable new community, known as the Loddon Valley Garden Village (LVGV). This comprises a residential development on land designated as a Strategic Development Location (SDL) in the emerging Wokingham Borough Local Plan Update.

Application Description

The description of development of the application is as follows:

Outline Planning Application for the comprehensive development of land at Newlands Farm as part of Loddon Valley Garden Village, comprising:

- up to 430 dwellings;
- vehicular, bus, cycle and pedestrian corridor between Mole Road and northern boundary of site, to connect with the proposed Loddon Garden Village spine road;
- new pedestrian and cycle link between Byway ARB03 (Carter’s Hill Lane) and Byway ARB08 (Ellis’s Hill);
- comprehensive strategic landscaping and network of multi-functional green and blue infrastructure;
- biodiversity enhancements to achieve at least a net gain of 10%; and
- associated utilities, infrastructure, and engineering works.

All matters reserved other than details for the approval of the principal access from Mole Road.

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 (Outline)	Savills

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

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Application Fee	Savills
CIL Forms	Savills
Planning Statement	Savills
Design and Access Statement	Thrive
Environmental Statement	
Chapter 00 – Cover and Contents	Savills
Chapter 1 - Introduction	Savills
Chapter 2 - Site and Local Context	Savills
Chapter 3 - Proposed Development	Savills
Chapter 4 – Consultation, Alternatives and Design Evolution	Savills
Chapter 5 - Approach to Assessment	Savills
Chapter 6 - Planning Policy Context	Savills
Chapter 7 - Air Quality	RPS
Chapter 8 - Archaeology	RPS
Chapter 9 - Built Heritage	RPS
Chapter 10 - Climate Change and Greenhouse Gases	Savills
Chapter 11 - Ecology	EPR
Chapter 12 - Human Health	Marrons
Chapter 13 - Hydrology (Flood Risk and Drainage)	Abley Letchford / RPS
Chapter 14 - Landscape and Visual Impact	Savills
Chapter 15 - Noise and Vibration	RPS
Chapter 16 - Socio-Economics	Marrons
Chapter 17 - Transport and Access	iTransport
Chapter 18 – Summary of Mitigation, Residual and Interactive Effects	Savills
Non-Technical Summary	Savills
Appendices to the Environmental Statement	
<i>Appendix 1.1 Assessor Information</i>	Savills
<i>Appendix 1.2 Glossary of Terms</i>	Savills
<i>Appendix 2.1 Agricultural Land Classification</i>	RAC
<i>Appendix 3.1 Sustainability Statement (November 2025)</i>	Savills
<i>Appendix 3.2 Utilities Statement (July 2025)</i>	BTS
<i>Appendix 3.3 Outline Waste Management Strategy (November 2025)</i>	Celadon Consulting Ltd.
<i>Appendix 5.1 Strategic Development Location Environmental Impact Assessment Scoping Report (December 2024)</i>	Savills
<i>Appendix 5.2 Response to request for a Scoping Opinion to determine the content of an EIA for the proposed development prepared by Wokingham Borough Council</i>	Savills
<i>Appendix 6.1 Policy SS13 – Loddon Garden Village</i>	Savills
<i>Appendix 7.1 Detailed Construction Dust Assessment Methodology</i>	RPS
<i>Appendix 7.2 Figures</i>	RPS
<i>Appendix 7.3 Diffusion Tube Monitoring Survey Results</i>	RPS
<i>Appendix 7.4 Model Verification</i>	RPS

<i>Appendix 8.1 Cultural Heritage Assessment</i>	RPS
<i>Appendix 8.2 Geophysical Survey Report</i>	RPS / SUMO Geosurveys
<i>Appendix 10.1 GHG Emissions Calculations</i>	Savills
<i>Appendix 10.2 Climate Risk Assessment</i>	Savills
<i>Appendix 10.3 Inter-Related Effects of Climate Change</i>	Savills
<i>Appendix 11.1 Relevant Legislation and Planning Policy</i>	EPR
<i>Appendix 11.2 Ecological Impact Assessment Methodology</i>	EPR
<i>Appendix 11.3 Protect Species Survey Report</i>	EPR
<i>Appendix 11.4 Breeding and Wintering Bird Results</i>	EPR
<i>Appendix 11.5 Invertebrate Scoping Report</i>	EPR
<i>Appendix 11.6 Biodiversity Net Gain</i>	EPR
<i>Appendix 13.1 Flood Risk Assessment and Drainage Strategy</i>	Abley Letchford
<i>Appendix 13.2 Water Framework Directive</i>	RPS
<i>Appendix 14.1 Figures</i>	Savills
<i>Appendix 14.2 Illustrative Landscape Strategy</i>	Savills
<i>Appendix 14.3A Planting Plan</i>	Savills
<i>Appendix 14.3B Planting Plan</i>	Savills
<i>Appendix 14.4 Tree Protection Plans</i>	Aspect
<i>Appendix 15.1 Legislation and Guidance</i>	RPS
<i>Appendix 15.2 Site Suitability Assessment</i>	RPS
<i>Appendix 15.3 Baseline Sound Survey</i>	RPS
<i>Appendix 15.4 Traffic Data and Assessment</i>	RPS
<i>Appendix 15.5 Construction Traffic Data and Assessment</i>	RPS
<i>Appendix 17.1 Transport Assessment</i>	iTransport
<i>Appendix 17.2 Framework Travel Plan</i>	iTransport
<i>Appendix 17.3 Transport Scoping Note</i>	iTransport
<i>Appendix 17.4 Committed Development</i>	Savills
<i>Appendix 18.1 Summary of Effects</i>	Savills
<i>Appendix 18.2 Summary for Securing Mitigation</i>	Savills
Figures to Environmental Statement	
<i>Figure 1.1 Red line boundary for the Wider SDL (RL01 LVGV - Land Ownership)</i>	Savills / Thrive
<i>Figure 1.2 Site Location Plan (LP.01 Rev. A)</i>	
<i>Figure 3.1 Route Hierarchy (ref. RHP.01 F)</i>	
<i>Figure 3.2 Framework Plan (ref. FWP.01 G)</i>	
<i>Figure 3.3 Storey Heights Plan (ref. SHP.01 D)</i>	
<i>Figure 3.4 Landscape & Land Use Plan (ref. LLU.01 A)</i>	Thrive
<i>Figure 3.5 Illustrative Masterplan (ref. IMP.01 P1)</i>	
<i>Figure 5.1 Cumulative Sites</i>	Savills
<i>Figure 11.1 Statutory Designations</i>	Savills
<i>Figure 11.2 Sites Relevant to Planning Policy</i>	
<i>Figure 11.3 Bat Tree Inspections</i>	
Statement of Community Engagement	Consortium (Huume)

Affordable Housing Statement	Pioneer
Arboriculture Impact Assessment (including Tree Constraints Plan, Tree Survey Schedule, Tree Protection Plan, PiCUS Investigation and Tree Survey Methodology)	Aspect
Habitats Regulations Assessment (November 2025)	EPR

List of Application Drawings

The list of application drawings accompanying the application is provided in the table below. These have a variety of different functions within the application and include parameter plans that formally define the development as a whole; an illustrative masterplan; access drawings for approval; indicative highways drawings and drainage drawings.

In the table below, items denoted by an asterisk are those which it is proposed would be formally approved by Wokingham Borough Council via this application.

Document / Drawing	Drawing Reference	Revision	Author
Site Location Plan*	LP.01	A	Thrive
Illustrative Masterplan	IMP.01	B	Thrive
Framework Plan*	FWP.01	H	Thrive
Route Hierarchy Plan*	RHP.01	G	Thrive
Storey Heights Plan*	SHP.01	E	Thrive
Landscape and Land Use Plan	LLU.01	C	Thrive
Land Ownership Plan	RL01	A	Savills
Proposed Site Access – Mole Road*	ITB17371-GA-010	D	iTransport
Pedestrian / Cycle / Emergency Vehicle Access – Church Lane*	ITB17371-GA-011	C	iTransport
Proposed Mole Road Crossing Detail*	ITB17371-GA-017	C	iTransport
Potential Spine Road Alignment	ITB17371-GA-024	A	iTransport
Sindlesham Road Traffic Calming	ITB17371-GA-018	B	iTransport
Surface Water Drainage Strategy Plan*	HD165-OUT-500 P1	A	Abley Letchford
Foul Water Drainage Strategy Plan*	HD165-OUT-501 P1	A	Abley Letchford

Planning Application Fee

The planning application fee of £55,281.00 for the Outline Application of the proposed development has been paid directly to Wokingham Borough Council.

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