



**Statement of community engagement**

# **Loddon Garden Village** University of Reading

September 2025

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## 1. Introduction

This Statement of Community Engagement (SCE) sets out the consultation and engagement that the University of Reading, along with partners Hatch Farm Land Ltd and Gleeson Land, has undertaken with local residents and other stakeholders on plans for Loddon Garden Village (LGV) - a new sustainable community in Wokingham. LGV is identified in Wokingham Borough Council's draft Local Plan Update as the policy SS13.

Policy SS13 in Wokingham's draft Local Plan Update states that LGV *"is allocated for a beautifully and imaginatively designed community including housing, employment, social and physical infrastructure."*

This document demonstrates how the University of Reading, Hatch Farm Land Ltd and Gleeson Land, has met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework and Wokingham Borough Council's Statement of Community Involvement.

This SCE gives an overview of all consultation activity undertaken prior to the submission of the planning application, alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

The University of Reading, Hatch Farm Land Ltd and Gleeson Land, are committed to ongoing engagement. It ensured the community was made aware of the proposals and had multiple avenues to find out more and share their feedback. It will continue to engage throughout the determination process and beyond.

This report has been prepared on behalf of the University of Reading, Hatch Farm Land Ltd and Gleeson Land, by Meeting Place, a specialist in stakeholder engagement in relation to planning and development issues.

## 2. Consultation requirements

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (December 2023).

The revised NPPF highlights that early engagement has "significant potential to improve the efficiency and effectiveness of the planning application system for all parties". It also indicates that good quality pre-application discussion "enables better coordination between public and private resources and improved outcomes for the community".

Wokingham Borough Council's Statement of Community Involvement March 2024 (SCI) outlines the council's expectations on how the local community should be involved during the pre-application process:

*7.14 We encourage anyone proposing development to actively engage the community when preparing their proposals as set out in Table 1 below. The suggested methods vary depending on the scale and type of proposal, with larger proposals expected to use methods that would engage with more people.*

**Table 1: Indicative methods of engagement for proposed planning applications by applicants [relevant sections only]**

Method of engagement	Large scale major applications
Letters, emails or postcards	✓
Website	✓
Advert in local press	✓
Public meetings / forums	✓
Public exhibitions	✓
Social media	✓
Workshops	✓
Leaflets	✓

7.15 *In all instances, the comments and concerns raised through engagement should be considered, and if necessary, changes made to the proposed development before an application is submitted. Information on how engagement has been undertaken, the issues raised and how these have been responded to should be submitted as part of the application.*

## 2.1 Our response to the consultation requirements

The University of Reading, Hatch Farm Land Ltd and Gleeson Land, have sought to engage early so that views of residents and other stakeholders can be taken into account as the proposals for LGV evolve.

They recognised the importance of involving the community and a wide range of other stakeholders so has provided multiple avenues for engagement. In response to national and local guidance as well as the desire to involved the community in genuinely shaping the plans for LGV, activity included:

- Meetings and ongoing engagement with community representatives
- A webinar
- Engagement with local charities, stakeholders and social organisations
- A series of public engagement events
- Newsletter sent to over 10,000 local addresses
- Dedicated website page and feedback form
- An interactive map for comments hosted on the webpage
- Geographically targeted social media campaign
- Engagement with the local media
- Dedicated email address, freephone telephone number and freepost address

These elements and the feedback received are detailed in the following sections.

## 3. What is proposed?

### 3.1 Vision

The University of Reading, Hatch Farm Land Ltd and Gleeson Land are committed to playing a leading role in the shaping of this new community. The University of Reading

believes that LGV offers a chance to create a sustainable, vibrant place that supports its academic mission and reflects its values.

The University has worked closely with Hatch Farm Land Ltd and Gleeson Land since 2021 the proposed allocation of the site was first included in the draft Local Plan Update. The three landowner partners share a common vision of delivering Loddon Garden Village as a high-quality and truly sustainable community.

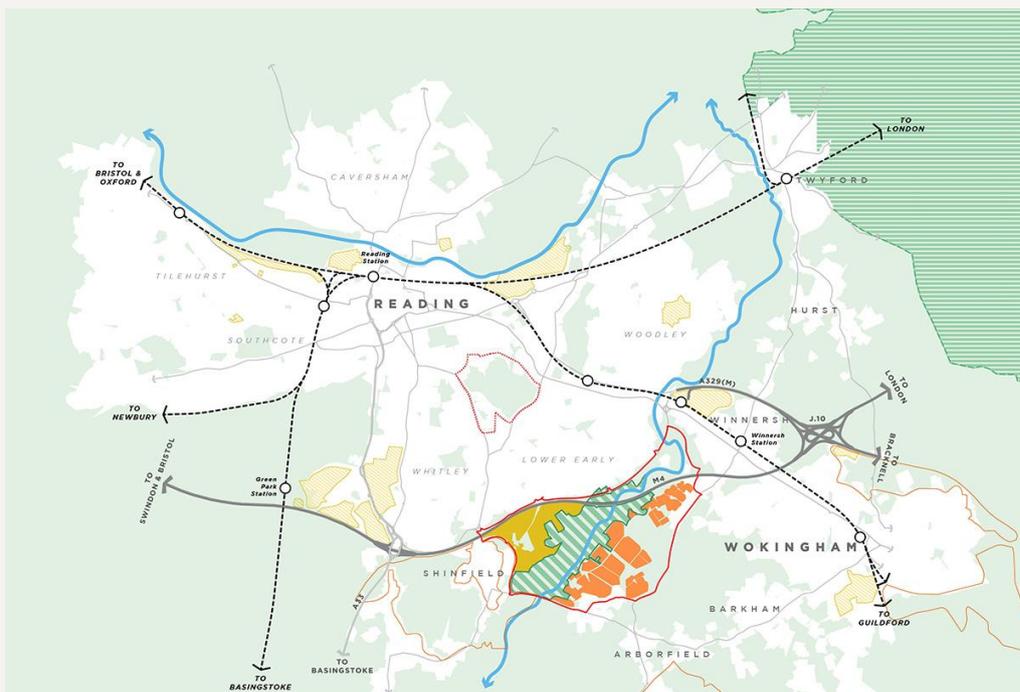
Together they are committed to planning a sustainable, thriving community at Loddon Garden Village, rooted in the shared values of:

- **Community:** Providing diverse housing, jobs, and essential facilities to meet local needs.
- **Excellence:** Leveraging the University's research and partnerships to foster innovation and growth.
- **Sustainability:** Enhancing biodiversity, storing carbon, and advancing agricultural research.
- **Engagement:** Openly collaborating with all stakeholders throughout the planning and development process.

The University of Reading, alongside Barratt David Wilson Homes and Taylor Wimpey, over the years have delivered a new community known as [South of the M4](#) with a range of new homes, infrastructure and open space. In addition the University of Reading has delivered the [Thames Valley Science Park](#).

### 3.2 Site location

The site is south of Lower Earley, east of Shinfield, north of Arborfield and to the west of Sindlesham. The M4 motorway runs along the northern edge of the site.



### 3.3 Proposals

The University of Reading, Hatch Farm Land Ltd and Gleeson Land, have worked hard to bring forward proposals for LGV to create a sustainable, vibrant place that supports the University of Reading's academic mission and values.

**The new community would be supported by:**

- Expansion of the Thames Valley Science Park (TVSP) to provide new employment opportunities.
- Delivery of three neighbourhood centres with retail (including food stores), leisure, indoor and outdoor sports, cultural and healthcare facilities.
- Two new primary schools and one new secondary school.
- A 200 ha (490 acre) public country park around the River Loddon.
- New food-growing, play and sports areas.
- Specialist accommodation, including for older people.
- A new link over the M4 motorway to Lower Earley Way including an additional lane added to Lower Earley Way, a new link to Hatch Farm way, and improvements to other neighbouring roads.
- Delivery of a significant network of new pedestrian and cycleway routes.
- Introduction of new regular bus services to deliver connections to the neighbouring areas.

Feedback gathered through extensive consultation and engagement with the community has informed in significant changes to the proposals. This includes:

- **District centre** – This has been relocated and moved closer to the centre of the site, subsequently providing improvements to the overall scheme and improved walkability.
- **Gypsy and Traveller pitches** – The previous iteration of the scheme did not have an allocation for the Gypsy and Traveller community. A 20-plot site is now located to the southeast of the site.
- **Self-build plots** – The University of Reading has identified an area suitable for custom-build plots north of the Gypsy and Traveller pitches.
- **Electrical substation** – Discussions are progressing with National Grid and there is greater certainty with SSE over the delivery of a new 33KW electrical substation, shown in the masterplan. National Grid must upgrade the grid regardless of development at Loddon Garden Village due to increased demand.
- **Local centre** – The location of the southern local centre has been changed, informed by archaeological assessments which have discovered a historical path on the site. A green corridor / pathway has been created to connect the local centre to local heritage sites nearby.
- **SANG** – The Suitable Alternative Natural Greenspace (SANG) features have been worked up, with a SANG link created to provide continuity of green space through the development and linking the two SANG features (without it, it loses the opportunity to deliver the riverside walk and to maximise biodiversity net gain).
- **Access** – Road configurations for the early phases to the south have been tweaked to allow the delivery of a bus loop.
- **Primary and secondary school** – While the expected population of Loddon Garden Village only requires five-form entry, the school design has been sized to provide up to

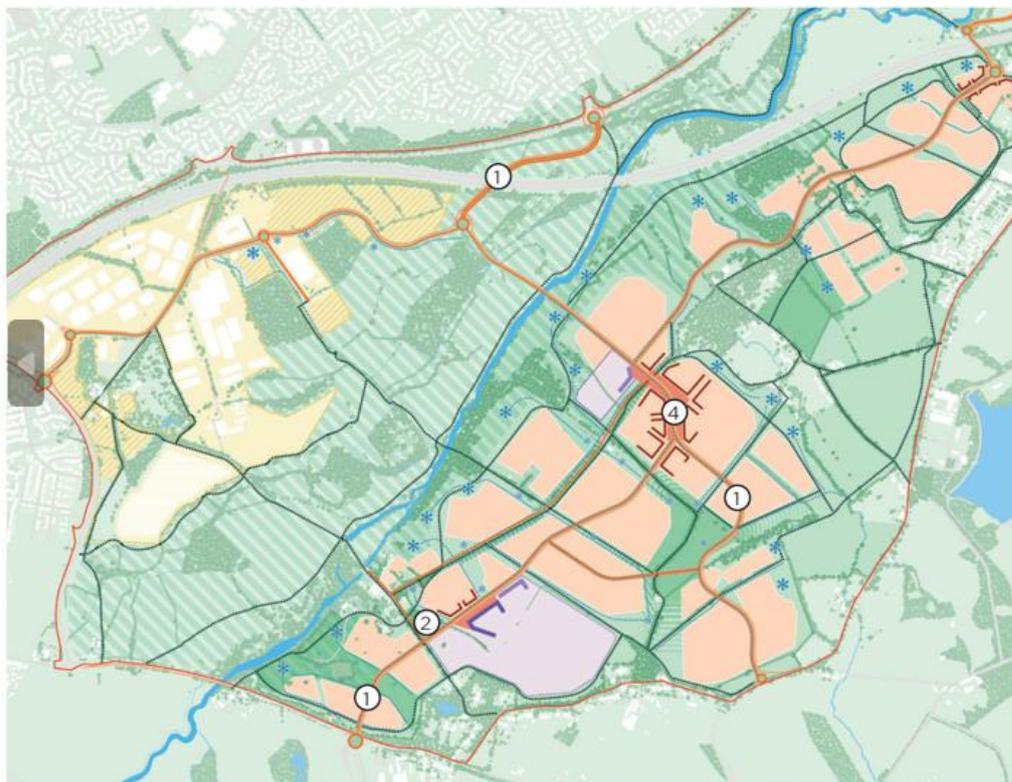
12-form entry, allowing it to evolve over time to respond to demand. Expansion would be phased, delivered as required.

- **Sports hub** – This facility will include 3G sports pitches and pavilion space, which will provide shared uses between the school and sports clubs.
- **St Bartholemew's Arborfield Church** – The layout has been changed to maintain the character of the church. This follows feedback from a local history society.

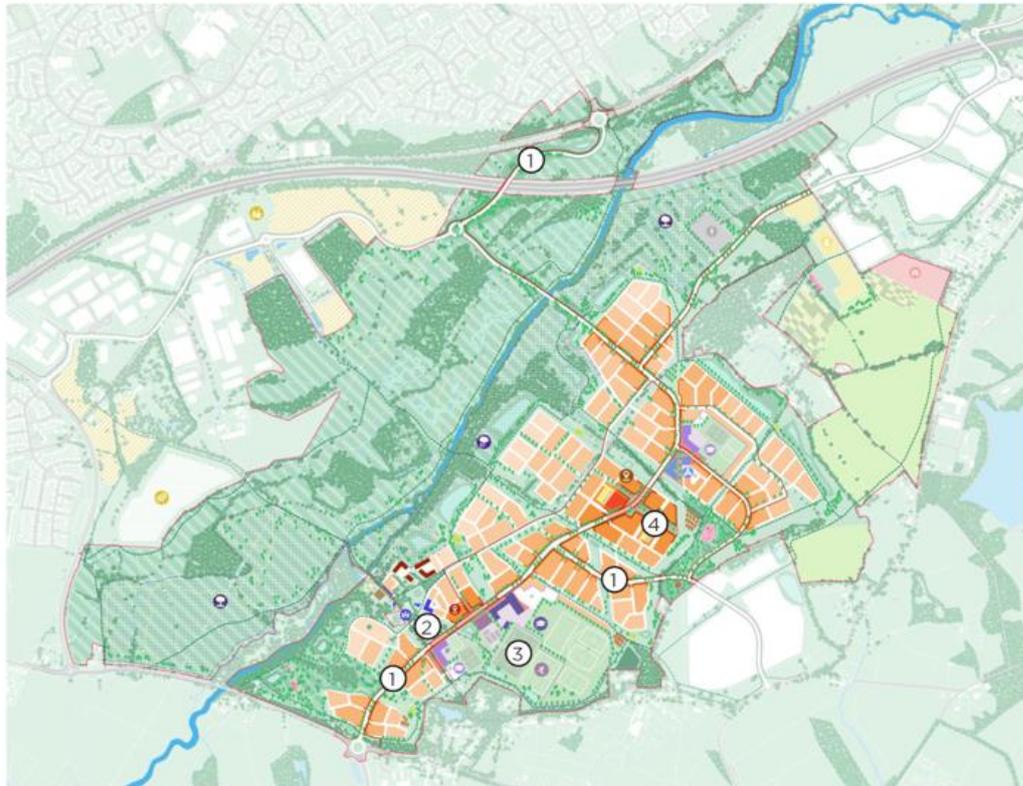
Developments and improvements have also been made to the Infrastructure Delivery Plan.

The original Regulation 19 Representation Vision Document Masterplan and the Outline Application Masterplan can be seen below for comparison.

### Regulation 19 Representation Vision Document Masterplan



## Outline Planning Application Masterplan



## 4. Engagement

This section details the University of Reading's programme of engagement. The programme was discussed with Wokingham Borough Council officers to ensure robustness.

The consultation was launched on 11 March 2025. Over 376 feedback forms were received through the various channels available, as well as a number of emails and questions before the deadline of 21 April 2025.

### 4.1 Stakeholder engagement

Meetings were sought with local stakeholders to provide an update and understand their initial feedback ahead of and during the consultation. We sought to engage with the following:

- Wokingham Borough ward councillors representing LGV, including Arborfield, Earley, Shinfield, Sindlesham and Winnersh wards.
- Parish councillors representing portions of LGV's site, namely for Arborfield and Newland, Shinfield, Earley Town, Winnersh, and Barkham parish councils.
- Local Members of Parliament

Meetings and discussions also took place with local organisations including

- Wokingham Borough Council officers
- SOLVE

- St Bartholomew's Church
- Earley Environmental Group

## 4.2 Webinar for local representatives

A webinar was held on 17 March where 13 project team members gave an online presentation to a total of 34 councillors from Wokingham Borough Council, Earley Town Council, Shinfield Parish Council and Arborfield & Newlands Parish Councils.

The webinar, which lasted for around 2 hours, included an initial presentation led by members of the project team followed by a Question-and-Answer session.

## 4.3 Community newsletter

A community newsletter was posted via Royal Mail to 10,433 addresses across the area (pictured below) on 11 March 2025. The newsletter provided information on the proposals for LGV including its location, the University of Reading's vision and values, the creation of green spaces, a place to live and work, a connected village, as well as how to send feedback and what happens next. Feedback was encouraged online with a deadline of Monday 21 April 2025.

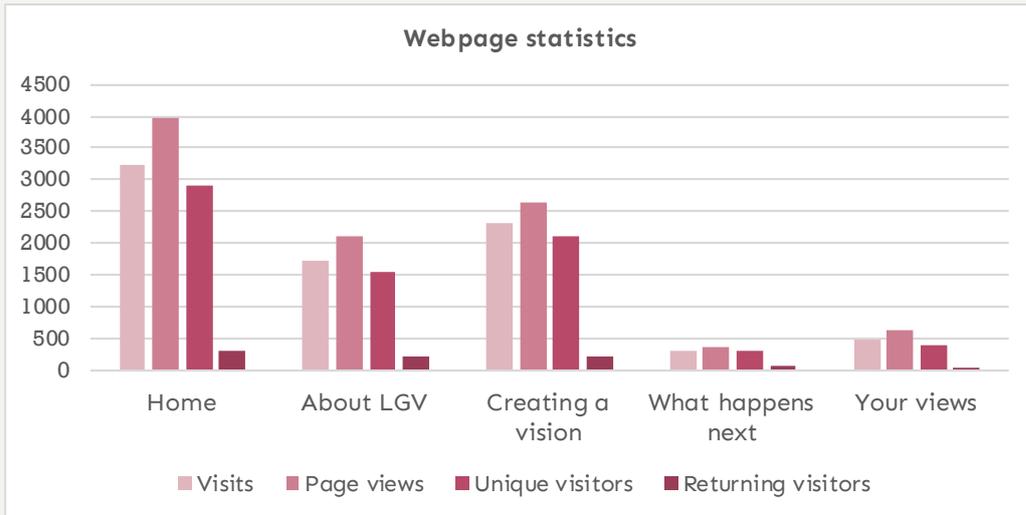
The newsletter pointed recipients to an online version of the feedback form and provided a freephone number and Freepost address for contacting the team. A copy of the newsletter is available at **Appendix 2**.



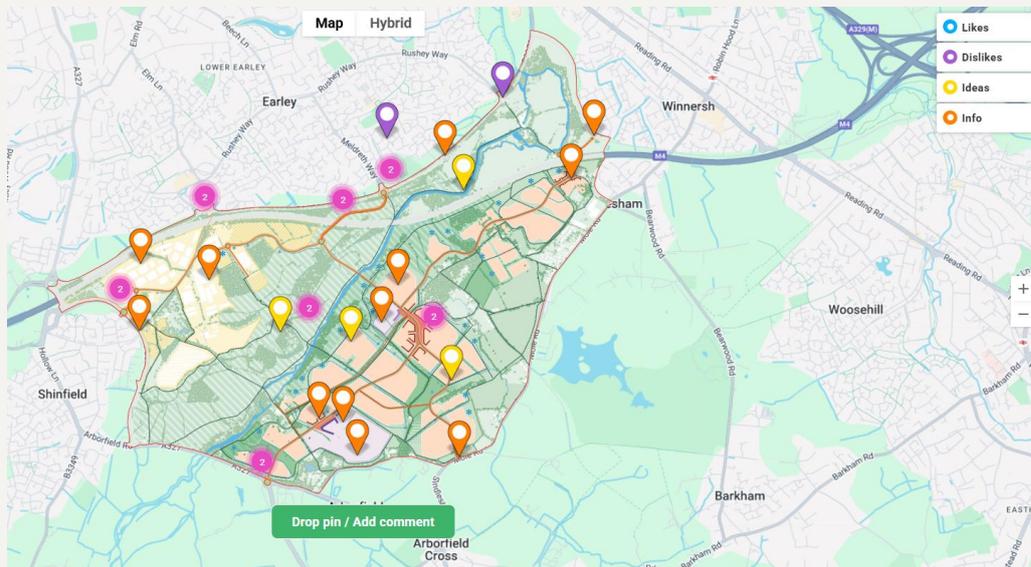
Newsletter distribution area to 10,433 addresses across and around the site

### 4.4 Project website

A dedicated webpage, [www.reading.ac.uk/lgv](http://www.reading.ac.uk/lgv) was launched to act as an online hub of information on the proposals and to provide opportunities for feedback. The table below sets out the visitor statistics.



As shown above, nearly 3,000 people visited the webpage over the six-week consultation period. A total of 14 comments were made on the interactive map and over 376 people filled out the feedback form before the deadline of 21 April 2025.



Screenshot of interactive map

The webpage was launched to coincide with distribution of the community newsletter. It contained information about LGV including the background and location, the vision for this sustainable new development, information about the future scope and timetable, as well as details on how to share thoughts and feedback.

The webpage invited people to the public engagement events. Freephone, email and freepost details were available for people to contact the team.

An online version of the feedback form was available on the website alongside an interactive map which gave people a further way in which to engage. The map created an opportunity to comment on what people thought about the plans but also the surrounding area – what they liked, what they didn't like and ideas to improve the area.

## 4.5 Social media

As an additional way of raising awareness about the consultation, the University of Reading used social media as set out below.

## 4.6 Local media

On 11 March 2025 the University of Reading published a press release on plans for Loddon Garden Village. The release outlined the key features of the development, including 3,930 homes, the creation of a country park, three new schools and more. Dates for consultation events were also revealed.

The press release gained widespread local coverage from print, online and broadcast news outlets.

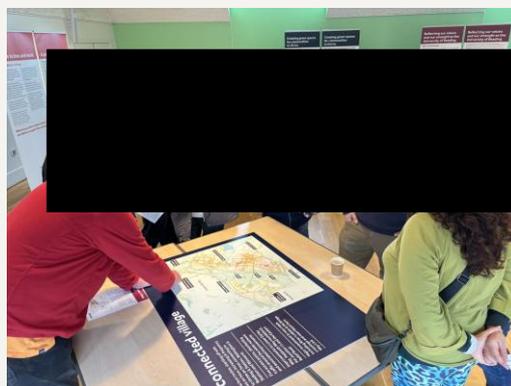
- The Reading Chronicle [reported on the plans](#), before following up with an [article summarising their readers' reactions](#). The Reading Chronicle also made it the focus of their weekly roundup newsletter.
- ITV news and Farming Today covered the announcement and the consultation.
- [BBC Berkshire](#) focussed on the impact the scheme will have on the housing crisis and providing homes for young people.
- Wokingham Today led with an image of campaigners [for their story](#).

The University of Reading's press release is available at **Appendix 4**.

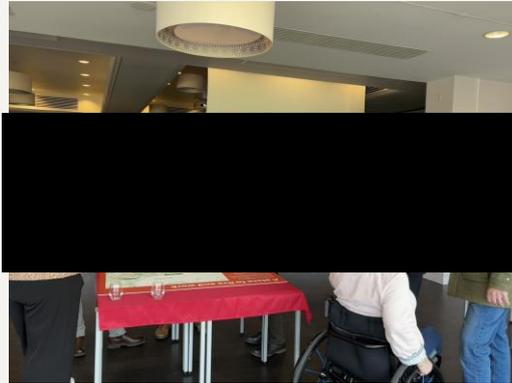
## 4.7 Public community engagement events

A series of three public engagement events were held as follows:

**Shinfield** – Saturday 22 March between 10:00 and 17:00, at Shinfield School Green Centre. Approximately 112 people attended.



**Whiteknights** – Friday 28 March between 10:00 and 17:00 at the Meadow Suite, University of Reading, Whiteknights Campus. Approximately 91 people attended.



**Arborfield** – Saturday 29 March between 11:30 and 17:00 at Arborfield Village Hall. Approximately 67 people attended.



The events included a series of presentation boards with information about the scheme, staffed by members of the project team. A take home leaflet was available with information about the proposals alongside a feedback form. A copy of the feedback form is available at **Appendix 3**.

#### 4.7.1 Public community engagement event – 25 September 2025

Parish councils were keen for continued and ongoing engagement with the University of Reading, particularly around the time of submission and focussing on the impacts in Winnersh and Earley.

As such, a further community engagement was held on Thursday 25 September at Maiden Place Community Centre from 3pm to 7pm. Residents in the local area were invited to attend the event to view the updated proposals and meet the project team, prior to submission. Around 67 people attended the event. Event feedback is being reviewed by the project team and fed into the post submission consultation responses.



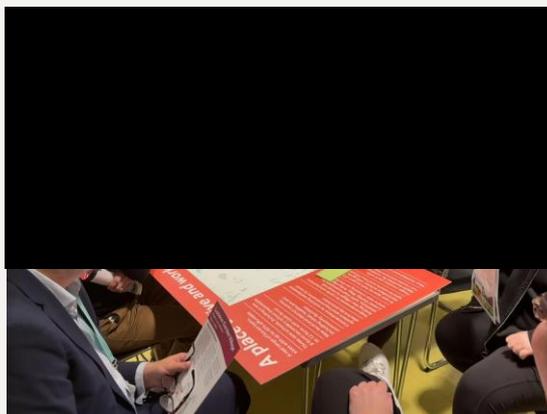
## 4.8 Area stakeholder group meetings

### 4.8.1 March and April 2025

A series of four area stakeholder group meetings were held as follows:

**Shinfield area** stakeholder meeting - 27 March between 6.30 and 8.30 pm.

Thirteen stakeholders attended, plus two representatives from the University of Reading, one on behalf of Halls Farm and one from Meeting Place. The stakeholders included representatives from Flexx Gymnastics Club, Wokingham Borough Council (officers and a councillor), Shinfield Community Church, St Mary's Church, Yuan Yang MP's office, and Shinfield Parish Council.



**Arborfield and Barkham area** stakeholder meeting - 3 April from 11.30 to 1 pm

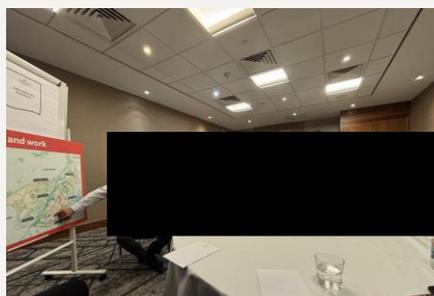
Eleven stakeholders attended, plus two representatives from the University of Reading, and one representative from both Hatch Farm and Meeting Place. The stakeholders included representatives from Arborfield and Newland parish council, Barkham parish council, St Bartholomew's Church and Carters Hill residents.

**Earley area** stakeholder meeting - 16 April from 7pm until 9 pm.

Fifteen stakeholders attended, plus two representatives from the University of Reading, and one representative from Meeting Place. The stakeholders included representatives from Earley Town Council, Brookside Church, Brookside Group Practice, Earley Environmental Group, Wokingham Borough Council, Maiden Earley Residents Association and the Berks, Bucks and Oxfordshire Wildlife Trust.

**Winnersh area** stakeholder meeting - 23 April from 7 until 9 pm.

Six stakeholders attended plus one representative each from Hatch Farm, Savills (on behalf of the University of Reading) and Meeting Place. The stakeholders included representatives from Wokingham Borough Council and Winnersh Parish Council.



A copy of the letter sent to these stakeholders is available at **Appendix 1**.

#### 4.8.2 July 2025

In July, a second round of area stakeholder groups meetings were held. This was an opportunity to provide an update on the proposals and to explain how the University of Reading has used the feedback received through public consultation to update the masterplan. This was followed by a question and answer session, covering issues and themes relating to traffic modelling, education, homes, medical and retail provision, traffic and access, and phasing. Timescales and next steps were also provided.



**Winnersh and Earley area** stakeholder meeting – 16 July from 7pm until 9pm.

Sixteen stakeholders attended, plus two representatives from the University of Reading, one on behalf of Halls Farm and one from Meeting Place. The stakeholders included representatives from Earley Town Council, Earley Environmental Group Wokingham Borough Council (Winnersh ward members and Executive Member for Children' Services) and Maiden Earley Residents Association.

**Shinfield, Arborfield and Barkham area** stakeholder meeting – 17 July from 7pm until 9pm.

Seventeen stakeholders attended, plus two representatives from the University of Reading, and one representative from Meeting Place. The stakeholders included representatives from Barkham Town Council, Arborfield and Newland Parish Council, SOLVE, Fields NAG, Wokingham Borough Council (Shinfield ward member and Conservative group leader), Shinfield St Mary's Church, Shinfield Rangers, Thames Valley Police (PCSO for Field area) and representatives from Carters Hill and Matt Rodda MP's office.

#### 4.8.3 Post-submission Area stakeholder group meetings – October 2025

Following submissions of the outline planning applications at the end of September, a series of further Area Stakeholder Meetings are planned for October.

Dates for these meetings are yet to be scheduled but will follow a similar format to those held previously.

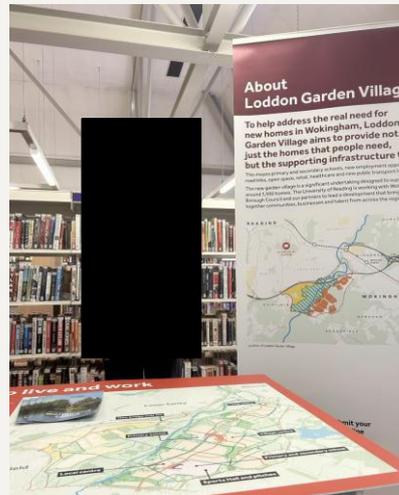
## 4.9 Market stall drop-ins

The University of Reading also manned three community pop up events in local venues, to capture those who might not usually attend a public consultation event. These drop in events were held at:

**Winnersh Library**, Sat 3 May between 10am and 1pm

**Lower Earley Library**, Tuesday 20 May between 10am and 4pm

**Whiteknights Campus Food Market**, Thursday 22 May between 12 noon and 2pm



## 4.10 Contact details

Ensuring people were able to get in touch with the team to ask any questions and make any comments was vital. The freephone telephone number and freepost address, also provided an important opportunity for people unable to access the online channels to engage.

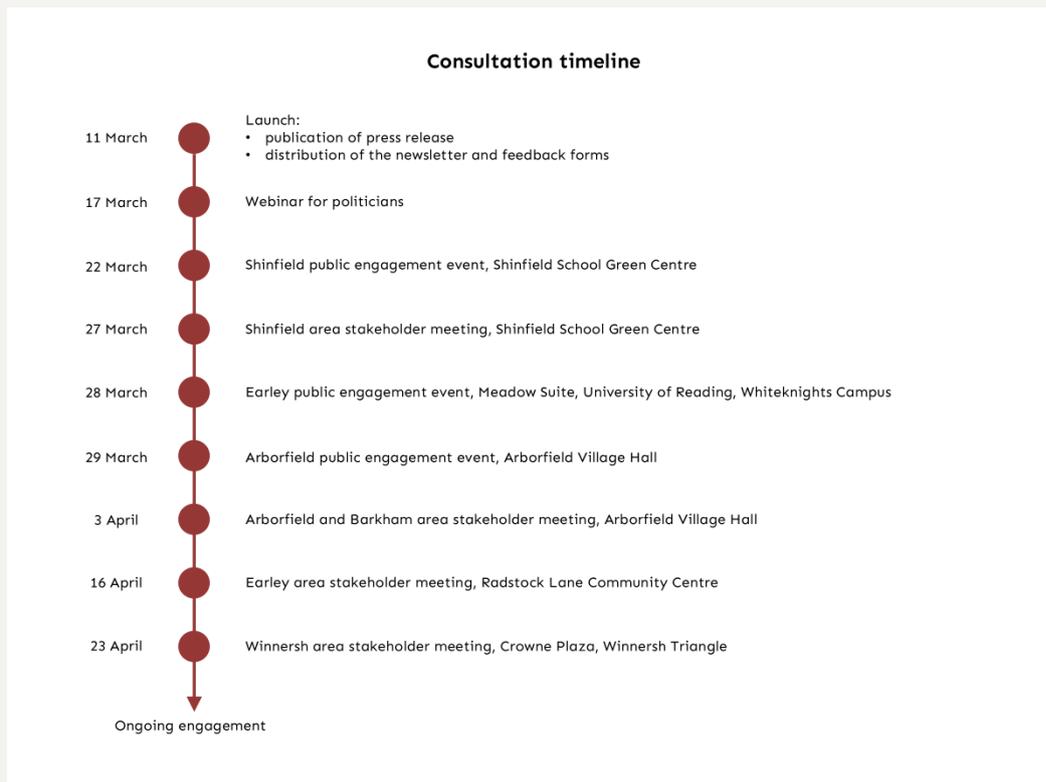
The number, 0800 148 8911, and email address [comments@meeting-place.uk](mailto:comments@meeting-place.uk), were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The Meeting Place freepost address was also managed by Meeting Place.

These contact details were promoted through all communications including the newsletter and website.

## 5. Feedback

Below is a summary of the feedback received during the consultation period launched on 11 March which ran until 21 April 2025.

For ease, below is a timeline of the consultation events.



Feedback was received multiple ways, namely: feedback form (paper and online), an [interactive map](#), emails to [comments@meeting-place.uk](mailto:comments@meeting-place.uk), Freephone calls to 0800 148 8911, letters to Freepost, MEETING PLACE CONSULTATION, and through a series of stakeholder engagement meetings and public events.

### 5.1 Feedback summary

Over the six-week consultation period the University of Reading received written feedback from over 400 people, via 376 feedback forms, 14 ideas and dislikes on the interactive map, ten emails and two letters.

Around 350 attended a variety of meetings and events, with over 274 at the three public consultations, a total of 45 attending the four area stakeholder group meetings and 34 the webinar for local representatives.

How the team has responded to all the feedback received is included at **2 Responses to key issues**.

The theme that generated the most feedback from residents and stakeholders was transport, because of the impact on everyday lives. Existing traffic congestion across the local area was mentioned frequently, the common concern being it could be made worse with further development without significant planned improvements. The fear of ongoing

disruption during the years of construction was also a common concern, alongside delays in delivering key infrastructure improvements and community facilities as seen at other developments.

Flooding, drainage and sewage concerns were raised many times, as well as for healthcare provision. There was a strong desire for stewardship by the University of Reading being maintained, having oversight of the scheme. People were keen to see a mix of housing, with truly affordable housing and provision for key workers.

At the events there was praise for the consultation, especially the range of consultants present to answer questions at events. There was a level of distrust around the principles of development, which may be accounted for by the distrust in the planning process in general.

## 5.2 Feedback form responses

Respondents were asked questions grouped together according to six themes. Each theme then had an open text box for respondents to give their answers to the combined questions. Responses often cross-referenced other themes. Below are the themes and questions, followed by an analysis of any key themes from the answers.

### Housing

*What type of housing do you think is most needed in Loddon Garden Village? (e.g. affordable housing, family homes, retirement homes)*

*Are there any specific housing features or amenities that you would like to see included?*

#### Strong opposition to development

- Many respondents opposed any new housing at all, citing overdevelopment, strain on infrastructure (roads, healthcare, schools), and environmental concerns (especially flood risk and loss of countryside).
- Repeated objections that Shinfield and surrounding areas have already seen excessive housing growth recently.

#### Demand for affordable housing [Mentioned 51 times in responses]

- Clear, strong preference for genuinely affordable housing, not just shared ownership or "nominally affordable" homes.
- Specific emphasis on:
  - Starter homes for young people and local first-time buyers.
  - Affordable homes for key workers.
  - Social rent and council housing, not just developer-led "affordable".

#### Call for housing diversity (balanced mix) [Mentioned 22 times in responses]

- A common desire for a range of housing types:
  - Smaller homes: 1–2 bedroom houses and flats.
  - Family homes: 3–4 bedroom with decent gardens and parking.
  - Retirement homes: Bungalows, sheltered housing, care homes.
  - Accessible homes for elderly and disabled residents.

- Suggestions to avoid over-concentration of one type in a single area (eg mixed tenure layout).

#### **Infrastructure and amenities must be delivered early**

- Strong concern that healthcare (GPs, dentists, hospitals) and schools must be improved to match the delivery of any more housing.
- Calls for inclusion of places of worship, shops, and community spaces.

#### **Environmental and Sustainable Housing Features [4 mentions solar panels, 2 mentions heat pumps, 3 mentions EV charging]**

- Desire for:
  - Solar panels, heat pumps, and EV charging points as standard.
  - Permeable surfaces to reduce flooding.
  - Wildlife-friendly features (hedgehog highways, bee bricks, bat boxes).
  - Energy-efficient and well-insulated homes.

#### **Design and Practicality Concerns**

- Requests for:
  - Ample off-road parking (minimum 2 spaces per home to reduce street parking). [11 mentions]
  - Wide roads to reduce congestion.
  - No high-rise flats (preferably no more than 2–3 stories).
  - Homes with usable gardens and storage space (eg sheds, balconies).

#### **Additional Ideas**

- Some suggestions for gated communities for elderly.
- Integration of district heating and fibreoptic broadband.
- Thoughtful urban design in line with Garden Village principles.

## **Community Facilities**

*What types of facilities do you think are essential for a thriving community? (eg parks, playgrounds, local centres, schools, shops)*

*Are there any specific amenities or facilities that would like to see included? Why would you like to see them included?*

#### **Healthcare [34 mentions]**

- New GP surgeries and expanded healthcare provision are seen as absolutely essential.
- Current practices are overstretched; at least 2 new surgeries needed.
- Demand for integrated facilities (GP, pharmacy, dentist, physiotherapy, social workers).
- Strong concerns that healthcare provision must be in place before or alongside housing, not as an afterthought.

#### **Facilities**

- Green Spaces and Outdoor Facilities [109 mentions]

- Parks, playgrounds, dog-walking spaces, and natural green areas consistently highlighted.
- Suggestions include country parks, walking trails, sports pitches, cycle paths (dedicated and safe), and wildlife sanctuaries.
- Allotments, orchards, and community gardens were proposed for food growing and social engagement. [4 mentions]

#### **Shops and local centres** [36 mentions]

- Demand for small local shops, cafés, post office, and a large supermarket (not just small convenience stores).
- Clear preference for walkable retail with adequate free parking.
- Requests for independent businesses, not only big chains.

#### **Community and social spaces** [79 mentions]

- High support for community centres, village halls, and multipurpose spaces (for clubs, playgroups, events, performances).
- Interest in sports centres, gyms, swimming pools, and leisure facilities (indoor and outdoor).

#### **Places of worship (churches)** [27 mentions]

- Very strong and consistent demand for at least one church.
- Emphasized role of churches in providing social services: foodbanks, toddler groups, coffee mornings, youth groups, etc.

#### **Opposition to development** [at least 18 mentions]

- A sizable group expressed total opposition to any housing development.
- Arguments focus on overcrowding, environmental harm, and disbelief that promised facilities will be delivered (citing past failures).

#### **Other notable suggestions**

- Youth clubs, skateparks, and social spaces for teenagers. [4 mentions]
- Wide paths to allow for Park Runs to take place
- Village green, space for tea dances, community saunas, and outdoor swimming.
- Affordable care facilities and housing for the elderly.
- Calls for clear, binding commitments that infrastructure will be delivered, with scepticism about developer promises.

## **Employment and Education**

*What do you think of the proposals to expand Thames Valley Science Park?  
What do you think about the provision of two new primary schools and a new secondary school?*

*How else can the village contribute to the local economy and create job opportunities?*

#### **Schools and education**

- Support for secondary schools and sixth form provision [16 mentions for secondary school. 2 mentions for sixth form]
  - Request for secondary school with sixth form from the start.
- Mixed views on primary schools [47 mentions in total, 14 of which were opposed because of dropping numbers]
  - Some say primary schools are essential; others highlight falling rolls and existing capacity questions. [18 of which mentions conditional support – schools should be built before the houses; only if forecasts predict the need]
  - Frustration about previous unbuilt schools despite permissions (eg Hatchwood Mill).
- Timing
  - Widespread concern that schools could come too late (after housing).
  - Calls for schools, nurseries, pre-schools to be ready before homes.
- Local and accessible schools
  - Support for walkable/cyclable schools to cut car use and congestion.
- Education diversity and quality
  - Interest in vocational, apprenticeships, environmental, craft education alongside academic routes.
  - Calls for schools to offer broad enrichment, including sports and leisure.

## Employment

- Thames Valley Science Park (TVSP) expansion — mixed views [43 mentions supportive; 20 mentions conditional or mixed; 17 mentions opposed]
  - Many support controlled, modest expansion of TVSP to provide high-quality local jobs.
  - Others sceptical about real local job benefits; concerns it will just generate empty office space or is profit-driven.
  - Worry about loss of green space and building on flood plains.
- Diverse employment opportunities wanted
  - Desire for a mix: small business units, co-working hubs, retail spaces, start-up support, light industrial units.
  - Strong preference for local jobs (not just commuters from elsewhere).
- Job creation beyond TVSP
  - Ideas include: construction jobs, apprenticeships, healthcare roles, retail and hospitality, gardening and farming.
- Employment infrastructure
  - Requests for community hubs, GP surgeries, local shops, cafés, dentists, and leisure spaces to create jobs and services.

## Healthcare and community facilities [Within answers to Education and Employment there were 6 mentions of new hospital, 2 for Community Health Hub, 2 for NHS Dental Practices, 5 for GPs/Doctors' Surgeries]

- Frequent calls for a new hospital / community health hub
  - Strong demand for healthcare provision alongside schools and homes.
  - NHS dental practices, GPs and pharmacies also flagged as essential.
- Community infrastructure as employment driver

- Suggestions for libraries, computer hubs, social spaces to boost local activity and jobs.

### Cross-cutting concerns

- Infrastructure to be prioritised
  - Strong, repeated emphasis on delivering schools, roads, healthcare, jobs before or with housing, not afterwards.
- Traffic and transport worries
  - Concern about gridlock and congestion worsening — schools and jobs need to minimise car dependency.
  - Safe cycling and walking infrastructure flagged as essential.
- Scepticism about delivery [In response to this section, 41 responses showed scepticism]
  - Many cite disappointment in delays in past developments (eg Arborfield shops, Shinfield Studios job claims).
- Concern about overdevelopment [17 mentions]
  - Fears of urban sprawl, loss of countryside, flooding risks, and strain on infrastructure.
  - Questions about actual need given falling birth rates and local school intake reductions.

## Sustainability and Space

*What are your thoughts on the new country park being provided and the connected network of green spaces?*

*Are there any specific environmental initiatives or measures that you would like to see implemented?*

### Strong objection to development [25 mentions]

- Many respondents oppose building houses on green spaces and flood plains.
- Desire for improved flood defences.
- Concerns that housing developments will destroy countryside, reduce biodiversity, and worsen existing environmental pressures.
- Perception that new country park is a token gesture to justify building over green land ("greenwashing").

### Strong emphasis on preserving existing countryside, wildlife habitats, and planting new trees/shrubs [26 mentions]

- Ideas for water sports. [2 mentions]

### Flooding concerns [29 mentions]

- Major worry whether the proposal would involve building on flood plains and increasing flood risk locally and downstream.
- Belief that new country park areas will be unusable much of the year due to flooding.
- Calls for comprehensive flood management, including improved drainage, attenuation tanks, and raised boardwalks in parks.

### Support for green space (if done right) [37 mentions]

- Support for a country park and green infrastructure if it prioritises biodiversity and public access.

- Requests for:
  - Nature reserves, wildlife corridors, habitats (hedgehogs, bats, birds, pollinators)
  - Cycle paths, walking routes, accessible trails (solid surfaces, boardwalks)
  - Allotments, community orchards, children's play areas, and outdoor gyms
  - Benches, litter bins, dog waste bins, free/adequate parking

#### **Sustainability & environmental requirements** [180+ mentions]

- Desire for high sustainability standards in any development:
- Solar panels, EV charging points, heat pumps as standard on all homes [11 mentions]
- No paving over gardens; requirement to plant trees, shrubs, and wildflowers
- Hedgehog highways, bat houses, solitary bee habitats
- Requests for improved water/sewage infrastructure to cope with new demand and climate change [15 mentions]

#### **Concerns about traffic & overcrowding** [41 mentions]

- Fears of increased traffic congestion and pollution from more residents and visitors.
- Need for adequate parking at the country park to prevent overflow into residential streets.

#### **Broader Strategic and Legal Concerns** [28 mentions]

- Questions about adherence to nutrient neutrality rules, environmental laws, and sustainable building regulations.
- Concerns over long-term maintenance, funding shortfalls, and whether infrastructure will be delivered upfront.

#### **Community benefits & engagement** [72 mentions]

- Support for educational facilities (wildlife education centres, school environmental programs) [6 mentions]
- Requests for accessible green spaces for all residents, not just new housing estates. [48 mentions]
- Interest in clear, ongoing consultation and communication (eg walking tours, updates). [7 mentions]

## **Vision and Values**

*How else would you direct the involvement of the University of Reading to improve the proposals?*

*Do you have any other priorities for the vision?*

#### **Strong opposition to development** [29 mentions]

- Widespread objection to housing development — many called for zero houses.
- One opponent's belief that the University of Reading is prioritising profit over community and environmental wellbeing.
- Calls to protect green space and farmland; leave the land undeveloped.

#### **Environmental concerns** [34 mentions]

- Significant anxiety over loss of open space, flood risks, and impact on wildlife.
- Repeated emphasis on sustainability, including green space preservation, water management, and climate resilience.

- Suggestions to use land for agricultural research and environmental education instead of housing.

#### **Traffic & infrastructure pressures** [24 mentions]

- Concerns about already overloaded roads, increased congestion, and lack of infrastructure to support new housing.
- Calls for clear plans on road upgrades, bus services, cycle routes, and light rail system.
- Fears of increased air and noise pollution from new roads and bridges.

#### **Mistrust and lack of meaningful consultation** [4 mentions]

- Perception that consultation is a tick-box exercise with decisions already made.
- Calls for wider advertising of proposals and genuine local engagement.
- Concern about the council and University of Reading conflicts of interest and lack of transparency.

#### **Recommendations for alternative visions, suggestions to:** [9 mentions]

- Expand green spaces and use land for community benefit (gardens, sculptures, educational displays).
- Focus on sustainable, eco-friendly development if anything is built (solar panels, heat pumps, sustainable materials).
- Ensure medical facilities, schools, and social housing are prioritised.
- Build a church, community hubs, and educational links.

#### **Calls for accountability** [11 mentions]

- Desire for University of Reading to lead on environmental values, not follow market-driven development.
- Requests for clear disclosure of financial gains and how funds will benefit the community.

## Transport

*How would you like to see Loddon Garden Village connected to surrounding communities and destinations (eg public transport, cycle paths, walking routes, new roads)*

*Are there any specific transportation improvements that you would like to see?*

#### **Traffic concerns:**

- **Current congestion issues:** Lower Earley Way, Sindlesham, and surrounding areas are already heavily congested, particularly during peak hours. Adding an additional 4,000 homes will exacerbate these problems, leading to gridlock and bottlenecks (eg Black Boy roundabout, Showcase roundabout, and Lower Earley Way). [86 mentions]
- **Increased strain on infrastructure:** Existing roads, including Lower Earley Way, Hatch Farm Way, and Spencers Wood, cannot accommodate additional traffic. There is concern that widening roads or adding lanes will merely shift the bottleneck elsewhere without solving the core issue. [144 mentions]
- **Impact on local communities:** Residents express frustration that the development will worsen traffic and disrupt local roads, with some fearing increased pollution and noise. There are concerns that roads are already at capacity with no proper improvements made to handle additional traffic. [103 mentions]

### Public transport:

- **Need for reliable services:** Many responses call for more frequent and direct bus services to key destinations, such as Reading, Wokingham, Twyford, and train stations (eg Winnersh). [86 mentions]
- **Adequacy of current transport:** Public transport is considered slow, expensive, and inadequate. There are calls for more buses that don't divert or take excessively long routes to make them a more viable alternative to driving. [8 mentions]
- **Direct links to key destinations:** There's a desire for direct bus routes to town centres, hospitals, train stations, and employment hubs like Green Park. [53 mentions]
- **Support for park-and-ride:** Suggestions include park-and-ride schemes to reduce car dependency, with better bus connections to local destinations. [2 mentions]

### Cycling and walking routes:

- **Dedicated and safe routes:** Many responses advocate for dedicated cycle lanes and pedestrian paths separated from traffic, citing concerns about safety on busy roads (eg Lower Earley Way, Shinfield Road). [67 mentions]
- **Connectivity of walking and cycling networks:** There is a need for joined-up planning to ensure walking and cycling routes connect safely to key locations, such as train stations and town centres. [45 mentions]
- **Green travel:** Respondents support initiatives to encourage cycling and walking as sustainable transport options, though some worry that poorly planned or disconnected routes will not be used. [92 mentions]

### Road infrastructure improvements:

- **Widening of roads:** Several responses mention the need to widen Lower Earley Way and other local roads to cope with traffic from new developments. However, there is scepticism about whether widening roads will truly address congestion or just shift it to other areas.
- **Concerns about road safety:** There are calls for traffic calming measures (eg speed bumps) and safer crossings for pedestrians, especially near schools and residential areas. [131 mentions]
- **Environmental impact:** Concerns are raised about the environmental impact of widening roads, particularly in rural areas and the surrounding countryside. [12 mentions]
- **M4 Access:** Some responses support the creation of a bridge over the M4 but stress the need for pedestrian and cycle access. Others worry that the additional bridge and roads will worsen existing congestion, especially at Meldreth Way roundabout and the A329(M). [17 mentions]

### Environmental and green considerations:

- **Sustainable transport focus:** There's a strong call for a green agenda, with active travel (walking, cycling) prioritised over car usage. Some suggest restrictions on car ownership for certain housing types to promote this. [69 mentions]
- **Environmental concerns:** The impact of additional traffic on air quality and noise levels is a major concern, with some arguing that expanding roads will worsen these issues. [15 mentions]

### Public participation and concerns about development:

- **Opposition to the development:** Some responses outright oppose the development, arguing that it will worsen congestion and is unsustainable. These respondents feel that the development is incompatible with the existing infrastructure. [43 mentions]
- **Focus on existing communities:** There is a general sense that the transport plans focus primarily on the needs of the new development, with existing communities (eg Lower Earley, Sindlesham) being ignored in the planning process. [85 mentions]

#### **Planning and design issues:**

- **Lack of detailed transport planning:** Respondents express concerns that the plans lack sufficient detail regarding the impact of the development on local roads. There's a call for detailed traffic studies and transparent planning. [20 mentions]
- **Integration with surrounding areas:** Some worry that the development will further congest already strained roads, particularly if local infrastructure improvements are not made in tandem with the new development. [98 mentions]

## **Additional Comments**

*Please feel free to share any additional comments or suggestions.*

#### **Traffic & road congestion:**

- Concerns about increased traffic, especially on residential streets (eg Meldreth and Carshalton), which could become "rat runs." [33 mentions]
- Existing roads and infrastructure are seen as inadequate to handle additional traffic and congestion, especially during peak times. [34 mentions]
- Scepticism that proposed road upgrades will solve the problem, given past unfulfilled infrastructure promises. [12 mentions]

#### **Infrastructure strain & service gaps:**

- Local healthcare (GP services) and education already strained, with fears that new development will exacerbate these issues. [17 mentions]
- Sewage and water infrastructure are already under stress, with concerns about the ability of current systems to cope with the added demand from 4,000 new homes. [10 mentions]
- Scepticism that past promises for improved bus services, affordable housing, and road upgrades have been delivered and concerns that the same will happen with this project. [14 mentions]

#### **Environmental & flooding concerns:**

- Strong objections to the development's impact on local countryside and wildlife habitats, especially near Hall Farm and the river Loddon. [17 mentions]
- Flooding concerns are paramount, especially due to the development's proximity to flood-prone areas. Residents worry the proposed drainage measures will not be sufficient. [33 mentions]
- A sense that the project is financially motivated rather than driven by community needs, undermining its sustainability. [17 mentions]

#### **Community impact & resident concerns:**

- Fear of disruption during the construction phase and long-term impacts on existing communities in Shinfield and Arborfield. [15 mentions]
- Concerns over overdevelopment and the negative impact on the local quality of life. [15 mentions]
- A feeling of disengagement from the planning process, with residents feeling that their concerns are not being heard or addressed. [17 mentions]

#### **Promises versus reality:**

- A strong sense of frustration with previous developments, where promises of job creation, better services, and infrastructure improvements have not been fulfilled. [14 mentions]
- Perception that the development is financially driven, prioritising profit over community needs. [14 mentions]

#### **Public consultation & communication:**

- Mixed feedback on public consultations, with some feeling their concerns were not adequately addressed and others feeling positive.
- "I was against this development. I changed my mind when I saw the plans and attended the consultation meeting."
- "Given there is a need for housing... this new community strikes me as the best option possible."
- Calls for more engagement and clearer communication from the developers to ensure residents' voices are heard as plans progress.

## **5.3 Questions raised during webinar**

The

The majority of questions were around **transportation and the delivery of infrastructure**. Councillors were seeking clarity on the timeline and accessibility of the M4 crossing, the designated routes for development access and HGV traffic alongside how existing roads like Mole Road and the A327 will cope with increased vehicle volume (especially before major infrastructure like the Loddon Bridge and new M4 bridge are completed).

There were many questions about the traffic modelling itself, including the data sources (eg, post-COVID figures), assumptions about household vehicle movements, the impact of 12,000 projected jobs at Thames Valley Science Park (TVSP), and the cumulative effect of other developments in Winnersh and Shinfield. Queries also cover the funding and viability of new bus routes and the potential for the new development to become a "cut-through."

A second theme was the **impact on community, local amenities, and the environment**. Questions address the phasing of the development in relation to essential services, such as the timing of primary and secondary school construction (and the lack of an initial sixth form) and healthcare provision.

Concerns are also raised about the environmental impact, including the management of the floodplain within the country park to prevent it from becoming unusable marshland, the sustainability of SANG land, energy efficiency standards for new buildings, and whether a gas supply will be provided.

Questions about the creation of a village centre, pub, parking at the country park, and consideration for the local equestrian community all came up for discussion.

Finally, there are questions regarding the **development's specifics, economic justifications, and governance**. This includes the basis for the 12,000 jobs figure at TVSP and what other employment opportunities are expected on-site.

Councillors were also asking about the lifetime of the development, why Unexploded Ordnance surveys were needed, any plans for burying overhead power lines, and whether homes will be freehold or subject to management fees.

There are also queries about the project's overall vision, such as whether it aims to be a "fifteen-minute village" or achieve "exceptional" living standards and how it will address the local housing crisis.

## 5.4 Feedback from area stakeholder meetings

The feedback from the four local area stakeholder meetings reflected much of the feedback received via the feedback form, however in addition they also raised some important considerations noted below.

Assurances were sought that the limit of 3,930 homes would be adhered to, and there were questions about traffic management on Mole Road, Mill Lane, and Cutbush Lane, including whether a new connection would be for all traffic or just buses.

The logic of a road running across the country park to the proposed M4 bridge was questioned, while a request was made for the link over the M4 to include footpaths to connect to the paths north of Lower Earley Way.

Concerns were voiced about the accuracy of Environment Agency flood data used by the University of Reading.

Heritage matters were prominent, with requests to restore a heritage centre, involve the community early in building plans and queries as to why Monks Cottage and other heritage buildings had been descoped from the Environmental Impact Assessment (EIA). There were also questions about the potential impact on the green corridor north of Lower Earley Way from its dualling and a new roundabout, and whether wind turbines were planned.

Further comments focused on community facilities, education, and engagement. The future of Oakbank School was a point of concern, and the necessity of two primary schools was questioned given falling local birthrates and reduced school intake. Suggestions were made for the use of land not designated for housing or SANG, such as gifting it for community use or establishing a community farm to help tackle anti-social behaviour.

Regarding amenities, the operational timeline for LGV's 3G pitches was queried, and an improved crossing for Bearwood primary school was requested due to safety concerns.

Finally, there was a strong desire for residents to receive a clear understanding of the development's impacts and construction phases, and a suggestion to appoint an independent co-ordinator to monitor s106 agreement deliveries.

## 5.5 Interactive map

A total of 14 comments were made on the [interactive map](#) and are set out below, together with the project team's response. The main topic, as with the feedback survey results, was on highways issues.

Interactive map comments	# of 'likes'
<b>Idea:</b> Please commit to a 5-year funding commitment to underwrite at least two buses an hour to Wokingham and Lower Earley ASDA	
<b>Dislike:</b> The extra traffic generated here will seriously impact this area. Queues here can be bad already, and an extra 8,000 cars a day will only make it worse. <i>[Marker by the junction into LGV from Meldreth Way]</i>	
<b>Dislike:</b> This junction is very busy. Adding an extra lane to Lower Earley Way will only increase the amount of traffic at this junction. <i>[Marker on Lower Earley Way / Rushey Way junction]</i>	
<b>Idea:</b> Please set out the benchmark land value for land based on a 3rd party assessment with full back up	
<b>Idea:</b> How to gain access? It will need a roundabout or force people to only exit by lefthand side and send to the existing roundabout. It's a busy road and to turn right from there isn't easy. <i>[Marker by the A327/Observer Way junction]</i>	
<b>Idea:</b> I use this area for cycling as it's open green space with lots of wildlife. Please consider how you remove old hedge rows and trees. <i>[Marker to west of the Loddon in the proposed Country park]</i>	
<b>Idea:</b> If adding a new road into an already busy area and current road what are the plans?? It will need traffic lights to ensure road [sic] users can enter and exit. Otherwise long long delays. That road is busy from 7am. <i>[Marker on B3270 near Beeston Way]</i>	
<b>Idea:</b> Where is there a key/legend for this map ?	
<b>Idea:</b> Please outline how the proposals will comply with the University of Reading's commitment to Net Zero Carbon emissions by 2030 and Biodiversity Net Gain	1
<b>Idea:</b> Please give residents of Lower Earley and the new Garden village fishing spots, including wheelchair accessible spots and free use of the river	
<b>Idea:</b> Please ensure that you fund and ensure delivery of pedestrian and cycle lane to this road. <i>[Marker on the main spine road close to the junction with Meldreth Way]</i>	1
<b>Idea:</b> Please make a commitment to fund and ensure delivery of a zebra crossing from Cutbush to the existing pedestrian footbridge over M4.	2
<b>Idea:</b> What is the plan for flooding to protect residents in the Paddick Drive / Chesterment Way houses?	
<b>Idea:</b> How are residents going to turn right out of Paddick Drive with the additional traffic on Lower Earley Way? Will there be another roundabout or lights?	1

## 5.6 Other feedback

All emails and letters received to the project email address [comments@meeting-place.uk](mailto:comments@meeting-place.uk) and Freepost, Meeting Place address were responded to by the project team. A total of ten emails were received and two letters.

A detailed email was received which referenced hydrological connectivity, scenarios of heavy rainfall / storm sequences, and also sewage.

Several comments proposed enhancements to the design and community focus. Suggestions included exploring ground extraction near the River Loddon to create an on-site aggregate source and a leisure lake. Design ideas feature a district centre based

around a village green fronted by shops, communal services, and a primary school, with housing clusters separated by green corridors.

A winding spine road is suggested for better aesthetics and topography, while future school locations could be temporarily used as wildflower reserves.

There are calls for a church to serve as a community hub, dedicated cultural spaces for music and theatre (including rehearsal rooms), activities for youth, and features to welcome and integrate diverse ethnic groups. Collaboration with the university for educational and recreational activities in the new country park, including sculptures for children, was also encouraged.

Infrastructure and specific service provisions were key themes. Prioritising the connecting road to the Hatch Farm development and clearing the River Loddon to mitigate flooding.

Regarding housing, commenters ask for affordable housing to be managed by non-profit associations or Wokingham BC, the inclusion of sheltered housing for older people and those with mental health needs, and more information on self-build plots.

Queries also exist about linking new bus services with existing routes, such as the 21 in Lower Earley.

Finally, there are strong environmental objections and alternative proposals, alongside specific inclusivity points. One prominent view is that the land should remain farmland, rented to young farmers for local produce, arguing against further development and highlighting the availability of brownfield sites. The protection of the rare Loddon Lily, if present, is urged.

## 6. Response to key issues

All feedback has been reviewed by the team. This section details how the plans have responded to several key issues that were raised with the team during the consultation.

Key theme and team response
<p><b>Housing</b></p> <p><b>Concern about the impact of the scale and location of the new homes, resulting impacts on local roads, healthcare and the local environment</b></p> <p>We understand concerns about the scale and impact of Loddon Garden Village, and we're committed to ensuring it benefits existing residents as well as the new community. Road improvements and sustainable transport options will ease the impact of congestion, while we're working with healthcare providers to expand services. Environmentally, we're prioritising green spaces, biodiversity, and energy-efficient homes. Our goal is to create a thriving, sustainable village with the infrastructure it needs to support new and existing residents.</p>
<p><b>Location of large-scale development in an area which has already seen two large scale strategic developments in the last decade</b></p> <p>We recognise that this area has experienced significant development in recent years, with the South of M4 SDL and Arborfield Green. The Wokingham Borough Council Local Plan Update reviewed options put forward within the entire Wokingham borough and, through an extensive technical process, determined the preferred location of the new homes and employment spaces the borough needs. With sustainable design, improved transport links, and investment in local services, Loddon Garden Village will create a well-integrated, thriving community that supports long-term growth.</p>

**Need for a genuine mix of home sizes, including retirement and accessible homes, mixed across the development rather than grouped together**

We are committed to providing a diverse range of homes that meet the needs of all residents, including retirement and accessible housing. Instead of clustering specific home types, our approach ensures a well-integrated community where different home sizes and styles are distributed throughout the development, which will include some higher density towards local and district centres, with lower density towards the edges of the scheme. This fosters inclusivity, encourages social connection and creates a village that truly works for everyone. The eventual mix of homes will be determined by Wokingham Borough Council based on local housing need – including the size and tenure of affordable homes.

**Need to deliver genuinely affordable homes, including starter homes for young people, local first-time buyers, key workers and social rent and council housing.**

We are committed to delivering genuinely affordable homes that cater to a broad range of residents, including young people, local first-time buyers, key workers, and those in need of affordable or social rent housing. Wokingham Borough Council's Local Plan Update requires 40% of the homes to be a mix of social rent and shared ownership, alongside other tenures including affordable rent, First Homes (discounted homes for first time buyers), key worker homes and discounted market sales housing. As a guide, Wokingham Borough Council are seeking a minimum of 25% of new homes delivered as First Homes, up to the value of £250,000. Of the remaining 75%, a 70:30 split between social rent and shared ownership. The affordable housing tenure split will typically be 70% provided as social rent, 25% as First Homes, and 5% as shared ownership.

**Securing delivery of infrastructure and amenities early, ie before housing (and clear, binding commitments to deliver on promises)**

The delivery of infrastructure to support the new homes would form part of the Infrastructure Delivery Plan, which seeks to bring forward key elements such as public transport provision, schools and community facilities at trigger points relating to the number of homes being built and occupied. Currently the timings for key infrastructure (assuming consent is granted in 2026) are:

- Primary Schools and nursery provision – 350 homes, 1500 homes
- Secondary school and 3G pitches - 1050 homes
- Village centre facilities including retail- 1000 homes
- M4 bridge- 2250 homes
- Improvements to Lower Earley Way and the Meldreth Way roundabout – 3,000 homes
- Eco Valley - Starts at 1, ends at 3930 homes.

**Monitoring of s106 delivery to ensure timely provision, avoiding late or non-delivery**

We are committed to ensuring the timely delivery of all Section 106 commitments which will be legally set in that document and enforced by Wokingham Borough Council, avoiding delays or non-fulfilment. A robust monitoring system will be in place to track progress, ensuring infrastructure, amenities, and community benefits are provided as promised. As part of the S106 a monitoring fee will be paid to Wokingham Borough Council to facilitate this. We will explore how to make this process more transparent so residents can be aware of what is due to be delivered and when.

**Suggested features such as district heating and fibreoptic broadband**

Fibre-optic broadband will be supported across the development, supporting fast, reliable internet access for work, education and entertainment. We are exploring district heating, particularly in the district and local centres, to provide an efficient, low-carbon energy solution, reducing environmental impact while ensuring reliable heating for residents. This modelling work is underway.

**Long term stewardship and affordable maintenance arrangements for spaces**

We are committed to the long-term stewardship of shared green spaces to ensure they remain well-maintained, accessible, and affordable for residents. A carefully designed management plan will provide sustainable upkeep of the country park, green areas, sporting facilities, playgrounds, unadopted roads and community facilities while keeping costs fair and transparent. We are reviewing processes for this and will discuss with key stakeholders as solutions are progressed.

### **Community facilities**

#### **Healthcare provision, including doctors and dentists, timing of the delivery of services to avoid increasing impact on existing services**

We recognise the importance of healthcare accessibility for new and existing residents and are committed to ensuring timely provision of services, including doctors and dentists, to support both new and existing residents. Our approach involves early engagement with local healthcare providers to expand capacity and avoid added pressure on current services.

#### **Suggestions for provision of community halls, multipurpose spaces, gyms, leisure facilities, cemetery and places of worship as part of the scheme**

We are exploring the inclusion of multi purpose community halls, gyms, and leisure facilities to promote social interaction and well-being. Additionally, we recognise the importance of places of worship and a cemetery to serve the diverse needs of residents. We are currently progressing discussions based on this feedback to explore provision of places of worship and a burial ground. The outline application will include a broad summary and location of these facilities. Details will be determined in the reserved matters applications and we'll consult further on these.

#### **Suggestions as to what could form part of the local centre, small local shops, cafés, post office, free parking and a large supermarket amongst others**

The village centre will be an important part of Loddon Garden Village, and we want to include the facilities local people need. We'll take these suggestions on board. Separate planning applications for the district and local centres will be progressed after the granting of the outline application and we'll reach out again to the community again to shape the detailed nature of the facilities we should be seeking to include.

#### **Suggestions for youth clubs, skateparks, and social spaces for teenagers**

We are exploring a mix of youth facilities, which could include skateparks, alongside social spaces tailored for teenagers as part of Loddon Garden Village. As we start to look at these in more detail, we'll seek to engage with pupils from local secondary schools to understand the types of spaces which will be best used.

#### **Suggestions to include allotments, orchards and community gardens**

Green spaces can foster sustainability, local food production and community engagement. We are aiming to include a range of allotments, community orchards, and shared growing spaces within the village. These spaces will provide opportunities for residents to grow their own produce, connect with nature, and participate in shared gardening initiatives.

### **Employment and education**

#### **How the number and size of schools has been determined**

The planning and timing of schools for new developments are guided by the Wokingham Borough School Places Strategy and take a long term strategic view on need – not just current figures. This strategy assesses the demand for school places based on factors such as population growth, housing developments, and migration patterns.

**Key considerations include:**

- Forecasting Demand: The council uses roll projection models and housing development data to predict future school place needs.
- Infrastructure Planning: New schools are planned alongside housing developments to ensure timely provision of education facilities.
- Annual Reviews: The strategy is reviewed regularly to adapt to changing demographics and ensure sufficient school places.

The development of the new school buildings and the timings of the school openings will be determined by Wokingham Borough Council, delivered by the developers.

**How the scheme might complement Oakbank School rather than compete**

We believe that the new community is best served by a new school to deliver the places generated by Loddon Garden Village. We will need to work with WBC and local academy trusts to achieve the best solution for this, which takes into account existing schools.

**Suggestion to provide small business units, co-working hubs, start-up support, light industrial units.**

We are keen to provide a range of employment spaces in the village, creating flexible, affordable opportunities for businesses to thrive, encourage collaboration and create new employment prospects. Some of these types of facilities have already (and will continue to be provided) at TVSP through the Gateway Building. All of these suggestions will have a part to play in providing this and we hope to include in later planning applications.

**Encouraging local businesses to operate from Loddon Garden Village (small businesses and retailers)**

The development will provide flexible commercial spaces, co-working hubs, and retail units to support independent local businesses. With a focussed, business-friendly environment, we aim to boost local employment as well as enhance retail and service options for residents.

**The number of jobs that could be created and where they will be**

The proposals for the expansion of the Thames Valley Science Park (TVSP) have been developed between the Regulation 18 (November 2021 – January 2022) and Regulation 19 (September – November 2025) consultation stages.

In January 2022, it was anticipated that the TVSP could accommodate up to 392,000 square metres of new employment floorspace, which would equate to some 12,000 on site jobs.

By November 2025, the proposals for TVSP had been refined, with there being a reduction in the amount of employment floorspace to 140,000 square metres (allowing for existing commitments such as the Natural History Museum facility and the 1000,000 square metres of future expansion proposed by Local Plan Update Policy SS13), equating to some 3,450 on site jobs.

The proposals for TVSP will continue to evolve, but at this point in time the anticipated number of on site jobs to be created by the expansion of the TVSP is in the order of 3,450.

**Space for the Royal Berkshire Hospital at TVSP**

The option taken out by RBH will have lapsed in the timeframe given by government. We await further information and next steps from RBH as to how they wish to progress.

**Safe walking routes to schools**

Our plans include safe, accessible walking routes to schools within Loddon Garden Village. The development will include well-lit, pedestrian-friendly pathways, dedicated crossings, and traffic-calming

measures to protect children and families. These routes will be designed to encourage walking and cycling, supporting a healthy, sustainable and connected community.

### **Sustainability and space**

#### **Flood modelling, how this has been undertaken and what information was used**

Flood modelling for Loddon Garden Village has been assessed as part of Wokingham Borough Council's Strategic Flood Risk Assessment. This evaluation considers topographical data, geological conditions, and various flood risk data, including surface water and groundwater flood mapping. The assessment helps ensure that the development is designed with appropriate flood mitigation measures to protect residents and infrastructure.

We are also completing our own modelling of watercourses within the site using current LiDAR and hydrological data and the most up to date modelling methods and software. And we are liaising with the EA to confirm the suitability of the modelling for the purposes of the FRA.

#### **No developing on flood plains or land prone to flooding**

New buildings and key infrastructure will be located outside the floodplain except for the new crossing of the River Loddon which passes through the river corridor and floodplain. Here there will be floodplain compensation to ensure that there is no compromise to the storage and flow across the floodplain and no impact off site.

Full details of this are covered in the Flood Risk Assessment and Environmental Impact Assessment which accompany the application.

#### **Concern that new country park areas will be unusable much of the year due to flooding**

Parts of the Country Park will naturally flood, as it is a recognised part of the flood plain. In these areas, similar to Langley Mead, a mix of raised boardwalks will ensure these parts are accessible all year round, although off these walkways parts will be naturally wet and inaccessible during times of flooding.

#### **When will the Country Park be delivered and how?**

The delivery of public open spaces, including country parks, will be phased alongside the housing construction. The exact timing is typically secured through planning conditions. Often, some green spaces and landscaping are provided early in the development, while larger strategic areas like the country park might be delivered in later phases or progressively as the surrounding homes are built. These timings are being determined as part of the planning application and will be the subject of detailed consideration by Wokingham Borough Council.

#### **Harm to local biodiversity, desire to retain for wildlife**

A key aim of the Loddon Garden Village is to restore the historic habitats along the River Loddon, including wet grasslands and woodlands, reedbeds and species-rich grasslands meadow. The newly created habitats will link up with existing greenspace to create a green corridor of semi-natural habitats.

Following surveys, irreplaceable habitats, local wildlife sites and priority habitats are due to be retained, protected and enhanced as part of the scheme, including the implementation of suitable buffer zones to development where appropriate.

Impacts on internationally and nationally designated sites (Thames Basin Heaths (TBH) Special Protection Area (SPA)) arising as a result of a potential increase in recreational pressure from the proposed scheme will be mitigated through the implementation of a Suitable Alternative Natural Greenspace (SANG).

<p><b>Impact on water, sewage infrastructure and drainage</b></p> <p>Thames Water has been involved in discussions since 2021. Initial findings showed inadequate sewer capacity within the immediate vicinity and inadequate sewage treatment at the nearby Arborfield Water Recycling Centre (WRC).</p> <p>Ongoing discussions focus on a foul water drainage strategy, potentially including a direct connection to the Arborfield Water Recycling Centre. Sewer flooding has been reported in some areas, indicating existing issues.</p> <p>Thames Water will provide an increase in capacity in line with the development.</p>
<p><b>Need for bridleways through the scheme</b></p> <p>We are looking at incorporating existing bridleways into the scheme to support equestrian access and outdoor recreation. The development will deliver off-roads routes throughout the scheme which cater for key desire lines as identified in Wokingham Borough Council's Greenway strategy. The proposals will also include improved crossing provision along Mole Road for the existing public rights of way along Gravelpithill Lane and Ellis's Hill.</p>
<p><b>Provision of safe, segregated cycle routes through the scheme</b></p> <p>The development will feature dedicated, segregated cycle routes, ensuring riders can travel freely without interference from vehicle traffic. These pathways will be well-connected, well-lit, and designed to encourage sustainable travel, supporting healthier lifestyles while reducing congestion and environmental impact.</p>
<p><b>Suggestions to include neighbourhood parks, playgrounds, dog-walking spaces and wildlife sanctuaries</b></p> <p>The scheme will include neighbourhood parks and smaller, local playgrounds to provide safe, engaging areas for families and children. Dedicated dog-walking spaces will ensure fenced, all year-round pet-friendly environments, while wildlife areas will protect local biodiversity and encourage conservation efforts.</p>
<p><b>What sustainability features would be expected in the new homes</b></p> <ul style="list-style-type: none"> <li>▪ Solar panels, heat pumps, and EV charging points as standard.</li> <li>▪ Permeable surfaces to reduce flooding.</li> <li>▪ Wildlife-friendly features (hedgehog highways, bee bricks, bat boxes).</li> <li>▪ Energy-efficient and well-insulated homes.</li> </ul> <p>New homes use over 55% less energy annually compared to older properties and generate substantially lower carbon emissions, 65% less compared to older homes. This gap is expected to widen further as building standards continue to advance.</p>
<p><b>Parking provision in the country park, for the new homes and retail centre</b></p> <p>There will be parking provision as part of the country park and the local retail spaces and these will be determined in future, detailed planning applications. Parking requirements for new homes will follow the set standards by Wokingham Borough Council.</p>
<p><b>Measuring and addressing the impact on local countryside and wildlife habitats, especially near Hall Farm and the river Loddon</b></p>

We are committed to carefully measuring and addressing the impact on the local countryside and wildlife habitats. Comprehensive environmental assessments will guide our approach, ensuring habitats are protected and enhanced. Measures such as biodiversity corridors, habitat restoration, and responsible land management will be integrated to safeguard local ecosystems while promoting sustainability.

#### **Tree planting and landscaping opportunities at Carters Hill (as an early project)**

We are exploring the landscaping around Carters Hill for early tree planting and landscaping. Our approach will focus on native tree species, habitat restoration, and thoughtfully designed screening which will mature in a manageable way over time.

### **Transport**

#### **Timing of delivery of road infrastructure improvements**

The precise timing of the implementation of the highway mitigation measures will be informed from the updated traffic modelling work and agreed with Wokingham Borough Council during the determination of the planning application. Meanwhile, the initial modelling undertaken to date indicates that the M4 crossing is likely to be required early during the build out of LGV, perhaps when around 1,500 dwellings are occupied. Similarly, the new link to Hatch Fam Way is likely to be required very early during the build out in order to facilitate any significant development within the north-eastern area of LGV at Sindlesham.

#### **Impact of additional traffic on existing roads impacting existing communities**

A comprehensive Transport Assessment (TA) is being produced to accompany the planning application. This will be informed by traffic modelling which considers existing traffic flows, predicts the additional traffic generated by the new homes and facilities at LGV in conjunction with other committed and planned growth advocated in WBC's Local Plan update. The results of the traffic modelling will then inform an assessment of the impact on the capacity and safety of the access proposals and also the surrounding road network.

The TA proposes highway mitigation measures to address any severe impacts that would otherwise occur. Such measures will include new highway links (such as the new M4 bridge crossing and new highway link to Hatch Farm Way) as well as road widening (eg along the Shinfield Eastern Relief Road and Lower Early Way corridors) and also capacity upgrades at existing junctions (such as at Black Boy gyratory and M4 Junction 11). Notably, the proposals will also include comprehensive measures to promote pedestrian, cycle and public transport use which will help to reduce the level of traffic that would arise from the LGV.

#### **Deliverability of bus services, frequency, journey times, pricing and phasing**

New services will deliver a 30 minute frequency which increases to 20 minutes as the build-out of LGV progresses. The strategy allows for services to operate to the following key destinations:

- Reading Rail Station - 28 mins journey
- Winnersh Crossroads - 7 mins journey
- Wokingham Rail Station - 17 mins journey
- Wokingham Town Centre - 20 mins journey

There will be substantial subsidies to sustain the bus service, with 'pump priming' to start the services and then additional funding to increase frequency during the build.

#### **Creating safe walking and cycling routes to key locations, such as train stations, town centres and into Lower Earley**

There is a wide variety of existing services and facilities that are near to the site which are predominantly located in clusters within Shinfield, Lower Earley, Sindelsham and Winnersh. The access proposals at the gateways to LGV will incorporate measures to facilitate the movement of pedestrian and cycle trips from the development onto the adjacent networks. In many instances the works include the enhancement of exiting routes beyond the site such as improvements to the existing shared use footway / cycleway facilities along the Shinfield Eastern Relief Road and Lower Earley Way.

The proposed access works will also introduce new footway / cycleway links along corridors where no such provision is currently present; such as along Arborfield Road towards Shinfield and also the new connections being provided between Hatch Farm Way and Mill Lane.

Opportunities for further off-site enhancements to improve connectivity beyond LGV have also been identified such as corridor improvements along Hollow Lane in Shinfield; Cutbush Lane in Lower Earley and King Street Lane in Winnersh. In many instances, the nature of the enhancements identified in these areas accords with aspirations set out in Wokingham Borough Council's Local Walking and Cycling Infrastructure Plan (LCWIP).

#### **Widening of Lower Earley Way, impact on roads leading onto this**

The LGV development will promote capacity improvements along the Lower Earley Way corridor to help mitigate the impact of the traffic that would arise from the development. The highway proposals are currently being worked up in detail, although the measures are likely to include capacity improvements at the Meldreth Way and Rushey Way roundabouts and an additional eastbound lane provided between the two roundabouts.

An additional eastbound lane is then being provided between the Meldreth Way and Rushey Way roundabouts which would be delivered by creating additional carriageway to the south of the corridor within highway land. Additional eastbound carriageway is also being promoted along the approach to the Lower Earley Way / Hatch Farm Way signal junction in conjunction with other capacity improvements at this junction. An additional westbound lane is also being provided along the westbound approach to the Rushey Way roundabout which, again will be formed within highway land to the south of the corridor.

A number of options for addressing capacity constraints at the Paddick Drive and Barncroft Drive junctions along this section are also currently being considered and tested which will be presented within the Transport Assessment being produced to accompany the planning application.

#### **Ensuring existing communities are included in sustainable transport connections**

We are committed to integrating existing communities into sustainable transport connections, ensuring that everyone benefits from improved accessibility and reduced congestion. The development will prioritise walking and cycling, extending safe pathways and connectivity to neighbouring areas such as Shinfield, Sindlesham and Lower Earley.

#### **Incorporation of traffic calming measures, especially near schools and residential areas**

The development will incorporate traffic calming measures such as speed limits, raised crossings, segregated pedestrian pathways, and road narrowing to encourage safer driving behaviour. By prioritising these safety enhancements, we aim to create a more secure environment for students and children.

#### **Concern bridge over the M4 will worsen existing congestion, especially at Meldreth Way roundabout and the A329(M)**

The access arrangements onto Meldreth Way roundabout incorporate capacity improvements to the roundabout. Similarly, the proposals include capacity improvements at the Rushey Way roundabout and the Lower Early Way / Hatch Farm Way signal junction. These measures, in conjunction with the new carriageway being provided along the Lower Early Way corridor will help to ensure that the traffic arising from LGV via the new M4 motorway crossing can be accommodated in a satisfactory manner.

<p><b>Impact on air quality from additional traffic on local residents</b></p> <p>An air quality assessment, will be submitted alongside the planning application, will cover:</p> <ul style="list-style-type: none"> <li>• An evaluation of the temporary effects from construction dust and construction vehicle exhaust emissions;</li> <li>• An evaluation of the impacts of the development traffic on the local area once the Proposed Development is operational; and</li> <li>• Detailed modelling of traffic emissions will be undertaken once traffic data is available and included within the air quality assessment for the Proposed Development.</li> </ul> <p>In order to create a healthy living environment, LGV will focus on its green infrastructure proposal, incorporating vegetation, trees and shrubs to naturally filter and improve outdoor air quality. The urban design proposal will also establish designated areas with restricted vehicular traffic to reduce emissions and improve air quality next to schools and outdoor communal gathering spaces.</p>
<p><b>Impact of noise pollution from additional traffic on local residents</b></p> <p>A noise impact assessment will be undertaken as part of the planning applications that supports new infrastructure and proposals will seek to minimise nuisance noise for neighbouring residents, using planting, bunding and fencing to deflect noise where appropriate.</p>
<p><b>Concern lack of detailed transport planning and impact of LGV on local roads, call for detailed traffic studies and transparent planning</b></p> <p>We recognise the importance of comprehensive transport planning to mitigate the impact of Loddon Garden Village on local roads. That's why we have submitted detailed studies which assess network capacity, congestion patterns and have identified mitigation package that includes highway improvements alongside sustainable transport solutions. These will be reviewed by council officers and through the public consultation. These reports and the associated Infrastructure Delivery Plan are key to ensuring infrastructure improvements, road enhancements, and transport links are effectively integrated, benefiting both new and existing communities.</p>
<p><b>Will the green corridor north of Lower Earley Way be affected by its dualling and roundabout at Meldreth Way?</b></p> <p>The proposed junction improvements and new carriageway works along the Lower Earley Way corridor are being formed by implementing road widening within highway land to the south of the corridor. The proposal therefore seek to preserve the green infrastructure, including landscaping and planting initiatives along the northern side of the corridor.</p>
<p><b>How can 'rat runs' on roads such as Meldreth Way and Calshalton be avoided?</b></p> <p>Meldreth Way and Calshalton are Distributor roads through Earley that also accommodate bus routes. It is therefore not considered appropriate to downgrade these highway corridors. Instead, the access strategy targets highway improvements along the Lower Earley Way corridor which is the preferred routing along this area of the network for vehicles arising from the LGV. The mitigation works include the provision of new carriageway as well as capacity enhancements at junctions which are aimed at reducing delays, particular in the peak hours.</p>
<p><b>What is proposed for traffic on Mole Road and Mill Lane?</b></p> <p>The proposals for LGV include measures which will help to minimise impacts along Mole Road. This includes the provision of new primary streets through LGV which will create new routes for traffic between the A327 Arborfield Road and Lower Earley Way corridors via the new M4 motorway crossing</p>

and also the new link road being provided to Hatch Farm Way. The introduction of the new link road to Hatch Farm Way will also allow the Mill Lane corridor to be downgraded to the north of the M4 motorway so that it doesn't offer a route for through traffic. The effectiveness of such measures will be assessed as part of the updated traffic modelling and reported with the TA which will accompany the planning application.

### Vision and values

#### **Calls for more engagement and clearer communication from the developers to ensure residents' voices are heard as plans progress**

We understand the importance of transparent, inclusive engagement throughout the planning and delivery process. The University of Reading and our partners will prioritise clear communication, regular updates, and meaningful consultation with residents to ensure that community voices are heard. Our website, stakeholder engagement and collaborative meetings will provide opportunities for direct input, allowing concerns to be addressed and local perspectives to shape decisions. Our goal is to foster trust, dialogue, and shared ownership in creating a development that truly reflects community needs.

#### **Why the University of Reading is involved in the proposals, as it is an institution and not a property developer**

The University of Reading is involved in the Loddon Garden Village proposals because it owns the Hall Farm site, where the development is planned. While the university is not a traditional property developer, it is leading the project in partnership with Hatch Farm Land Ltd and Gleeson Land to ensure the scheme aligns with its values and long-term vision for the area. The university's involvement is driven by several key factors:

**Sustainability & Research:** The project integrates environmental and scientific expertise from the university, particularly in areas like biodiversity, flood management, and sustainable infrastructure.

**Economic & Educational Benefits:** The expansion of Thames Valley Science Park within the development will create new employment opportunities linked to the university's research strengths.

**Community Engagement:** The university is actively consulting with residents to shape the vision for the garden village, ensuring it reflects local needs and priorities

#### **How can the University of Reading avoid perceived conflicts of interest and make the process transparent**

The University of Reading is reviewing how to ensure long term transparency and avoid perceived conflicts of interest in the Loddon Garden Village development:

- **Clear Public Communication:** Providing regular updates through accessible channels such as our website and stakeholder engagement.
- **Independent Oversight:** All planning applications will be reviewed by Wokingham Borough Council, ensuring fairness and accountability.
- **Open Consultation:** Actively seeking input from residents, businesses, and stakeholders to shape the development and address concerns.
- **Separation of Roles:** Clearly defining the university's involvement in land stewardship versus commercial interests to avoid blurred lines.

By prioritising accountability, inclusivity, and independent scrutiny, the university can demonstrate its commitment to responsible development while ensuring local voices are heard.

#### **How will funds from Loddon Garden Village benefit the community**

Investment in Loddon Garden Village will bring forward a range of improved infrastructure, services, and amenities, including:

- **Improved Transport Links:** Improved roads, safe cycle paths, and enhanced public transport options.
- **Education & Healthcare:** New schools, retail and healthcare facilities connected by new footpath and cycleways.
- **Green & Recreational Spaces:** Investment in a huge new country park, playgrounds, bridleways, and wildlife areas will promote outdoor well-being.
- **Community Facilities:** Support for youth clubs, co-working hubs, and spaces for local businesses.
- **Sustainability Projects:** Tree planting, flood prevention measures, and biodiversity initiatives will help protect the environment.

The University of Reading, Hatch Farm Land Ltd and Gleeson Land, are grateful for the interest, time and positive engagement shown by residents, community groups, politicians and other stakeholders.

The high volume of questions and feedback received - through events, meetings, survey responses, emails and letters – is warmly welcomed and sincerely appreciated. This feedback is playing a valuable role in helping shape the proposals as the scheme develops. The University, alongside its partners, remains committed to ongoing engagement with all stakeholders to ensure that their feedback continues to shape the scheme as the proposals evolve. Further details will be shared as the project progresses.

## 7. Next steps

Outline applications will be submitted from September 2025 for assessment by Wokingham Borough Council. The council will notify residents and consultees that the applications have been received and invite comments to be submitted to them.

The Local Plan was submitted to the Secretary of State for Examination on 28 February. The Local Plan Inspectors have already been appointed, and it is anticipated that the first stage of the Examination Hearings will take place during the summer of this year. If the Inspectors conclude that the Local Plan is 'Sound' then it is expected that it will be Adopted at the end of 2026.

Decisions on the outline applications may coincide with the Adoption of the Local Plan, which would allow the applications to be determined by Wokingham Borough Council in line with its newly adopted Local Plan.

## Appendix 1

### Text of the University of Reading's letter to stakeholders

#### Dear

The University of Reading, in partnership with Hatch Farm Land Ltd and Gleeson Land, is preparing a planning application to support the promotion of Loddon Garden Village, as identified in the Local Plan Update.

As part of a comprehensive consultation programme, which will include presentations, public exhibitions, a newsletter and website, we would like to invite you to an Arborfield and Barkham Area Stakeholder Meeting. This forum will provide invited local representatives, community groups, and service providers with a detailed overview of the proposals, encourage informed discussion, and foster a collaborative approach to the consultation process.

Your input is important in shaping the future of Loddon Garden Village. These meetings will aim to coordinate input and discussion from key local representatives on issues that affect the parish, complementing the broader public consultation. The meeting will include:

- A detailed presentation outlining the proposals and the vision for Loddon Garden Village.
- A forum for questions and discussion, allowing representatives to raise specific topics of interest and discuss concerns, ideas, and issues.
- A clear timetable of key expected milestones for development and engagement, outlining the project's progression and opportunities for engagement and involvement.

We would like to extend an invitation to you to attend. We'll be inviting (**parish**), local ward members, and representatives from local community and interest groups, such as schools, churches, and healthcare providers.

The meeting will take place on **Thursday 27 March at 7.30pm**.

**If you'd like to arrive 30 minutes beforehand, you'd be welcome to join the team for an informal chat, tea and coffee.**

It will take place at the **Shinfield School Green Centre, XXX room**

If you would like to attend, please reply back and let me know. We'd very much live to see you there. If you are unable to attend, I'd be happy to arrange a separate conversation with you.

Best wishes,

Molli

## Appendix 2

Four page newsletter distributed across the local area

# Loddon Garden Village

## Consultation Newsletter

### March 2025



The University of Reading, Hatch Farm Land Ltd and Gleeson Land would like you to help shape the vision for Loddon Garden Village, a proposed new community of around 3,930 homes identified in Wokingham Borough Council's draft Local Plan Update.

Our vision reflects the values of the University of Reading and our partners, informing our outline applications being submitted to Wokingham Borough Council later in the year. Should the Local Plan Update be agreed by Government Inspectors and the outline applications approved, development of key infrastructure and the first homes could be delivered from 2027.

There's more information in this newsletter, on our website, or at one of our events. Share your ideas and help shape the vision for Loddon Garden Village.

[www.reading.ac.uk/lgv](http://www.reading.ac.uk/lgv)



Location of Loddon Garden Village



## Loddon Garden Village

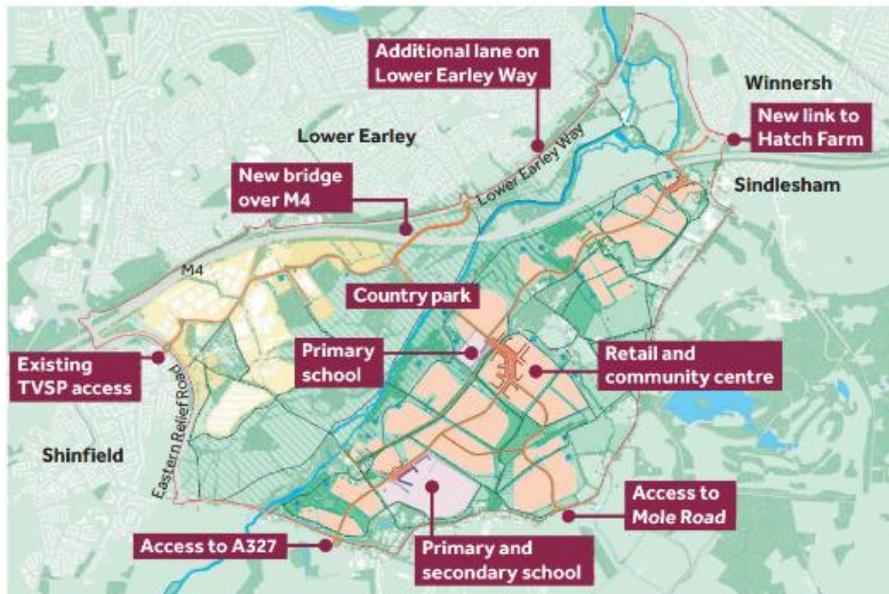
To help address the real need for new homes in Wokingham, Loddon Garden Village aims to provide not just the homes that people need, but the supporting infrastructure too. This means primary and secondary schools, new employment opportunities, road links, open space, retail, healthcare and new public transport links.

The University of Reading is working with Wokingham Borough Council and our partners Hatch Farm Land Ltd and Gleeson Land to lead a development that brings together communities, businesses and talent from across the region.

The new community would be supported by important infrastructure such as:

- A 200 ha (490 acre) public country park around the River Loddon, creating the largest Country Park in the Borough and one of the largest in southern England.
- Expansion of the Thames Valley Science Park (TVSP) to provide new employment opportunities linked to areas of excellence at the University of Reading.
- 2,700 new homes by 2040, up to 40% would be for below market rent or shared ownership.
- Delivery of a district centre and two local centres with retail (including food stores), leisure, indoor and outdoor sports, cultural and health facilities.

- Two new primary schools and one new secondary school.
- New food-growing, play and sports areas.
- Opportunities for custom and self-build plots, allowing residents to design and build their own home.
- Specialist accommodation, including for older people.
- A new link over the M4 motorway to Lower Earley Way with additional lane on Lower Earley Way, a new link to Hatch Farm Way and improvements to other neighbouring roads.
- Delivery of a significant network of new pedestrian and cycleway routes.
- Introduction of new regular bus services to deliver connections to neighbouring areas.



Draft Vision Masterplan

## A new community and country park

On the edge of the River Loddon, we will open up a huge new area of restored wildlife habitats and green spaces including a new country park bigger than Dinton Pastures. We will ensure no development is on the flood plain, enhancing and nurturing it for water management, wildlife, sport and leisure. We will work to enhance the flood plain areas to help manage flows from the wider catchment and reduce the impact on the River Loddon.

New green spaces will create a mix of community growing areas, sport and play with access to the wider countryside. Homes will be supported by new schools, local and district centres, important healthcare facilities (including space for a GP surgery) and sporting provision. Heritage buildings, landscape and wildlife features will be protected and new opportunities for their enhancement, understanding and enjoyment will be explored and created.

**What do you think our commitments to a new community should be?**

## A place to live, work and learn

Already home to Shinfield Studios, the British Museum, and soon the Natural History Museum, further applications will build on the principles that have made TVSP so successful to support a further 12,000 full time equivalent roles. By encouraging specialist employment centred around the key areas of expertise at the University of Reading, we will create an environment where collaboration, innovation and inspiration will support the economic growth of the Thames Valley. There will also be spaces within the scheme for smaller businesses, with shared workspaces and commercial & retail sites.

Our expertise in education will be reflected in the provision of a new secondary school for Wokingham, alongside two new primary schools.

**How do you think we should stimulate jobs, skills and employment?**

## A connected village

We will deliver a community where walking, cycling and home working connect us to work and family life. The proposals for the Loddon Garden Village include new road, pedestrian, cycle and bus connections, including over 15 miles of new footpaths and cycle ways.

Existing walking and cycling routes can be extended, connecting them to and through Loddon Garden Village. Nearby rail stations, including Winnersh, are within a 17 minute cycle ride and will be connected by new bus routes providing frequent services, in addition to those already being delivered in Shinfield.

Significant investment in adjacent roads will help alleviate the impact of new vehicles, including a new M4 motorway crossing linking the scheme to the Meldreth Way roundabout, a new link road to Hatch Farm Way and duelling of the Lower Earley Way corridor.

**What connections do you feel are important for new and existing residents?**





## Reflecting our values and strength as the University of Reading

We believe that by actively engaging our academic expertise and community connections we can improve the experience for students, staff and the wider community.

We'll create a place that reflects climate awareness through renewable energy generation, battery storage, low carbon construction and enhanced tree planting. We'll seek to maximise biodiversity improvements, encouraging a greater number of wild species and restored habitats, compared with traditional farming uses.

Any proceeds from land sold by the National Institute for Research in Dairying Trust would be invested and applied to research in food and farming, supporting the University's goals to boost world-class agricultural research.

We'll shape a scheme that allows us to work harder for our community, with the overall vision to encourage new Thames Valley Science Park tenants to offer training and outreach for young people, encouraging local companies to help deliver new infrastructure and increasing access to sports facilities to create a long-term positive impact in the community.

**How can the University of Reading and our partners Hatch Farm Land Ltd and Gleeson Land further benefit existing and future residents?**



### Come along and find out more:

Shinfield School Green Centre,  
Saturday 22 March (10am–5pm)

University of Reading Whiteknights  
Campus, Meadow Suite,  
Friday 28 March, (10am–5pm)

Arborfield Village Hall,  
Saturday 29 March, (11.30am–5pm)

### Let us know your feedback via:

Our feedback form on  
[www.reading.ac.uk/lgv](http://www.reading.ac.uk/lgv)

Calling 0800 028 5485

Writing to us at FREEPOST,  
MEETING PLACE CONSULTATION,  
no stamp required

*Our consultation closes Monday 21 April and an application is due to be submitted to Wokingham Borough Council later in the Summer.*

Scan to submit your  
feedback online



## Appendix 3

### Two page feedback form

# Loddon Garden Village

## Your views

**The University of Reading, Hatch Farm Land Ltd and Gleeson Land would like you to help shape the vision for Loddon Garden Village, a proposed new community of around 3,930 homes identified in Wokingham Borough Council's Local Plan Update.**

If you'd like to let us know what you think you can:

- Visit [reading.ac.uk/lgv](http://reading.ac.uk/lgv)
- Call us on **0800 148 8911**
- Email [comments@meeting-place.uk](mailto:comments@meeting-place.uk)
- Write to us at **Freepost, MEETING PLACE CONSULTATION** (no stamp required).

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### Tell us your views

Title
Forename(s)
Surname
Email
Address
Postcode

I'd like to be kept updated by email about these proposals

### Housing

- What type of housing do you think is most needed in Loddon Garden Village? (e.g., *affordable housing, family homes, retirement homes*)
- Are there any specific housing features or amenities that you would like to see included?

### Community facilities

- What types of facilities do you think are essential for a thriving community? (e.g., *parks, playgrounds, local centres, schools, shops*)
- Are there any specific amenities or facilities that you would like to see included? Why would you like to see them included?

### Employment and Education

- What do you think of the proposals to expand Thames Valley Science Park?
- How else can the village contribute to the local economy and create job opportunities?
- What do you think about the provision of a new secondary school?

### Sustainability and Spaces

- What are your thoughts on the new country park being provided and the connected network of green spaces?
- Are there any specific environmental initiatives or measures that you would like to see implemented?

### Vision and Values

- How else would you direct the involvement of the University of Reading to improve the proposals?
- Do you have any other priorities for the vision?

### Transportation

- How would you like to see Loddon Garden Village connected to surrounding communities and destinations (e.g., public transport, cycling paths, walking routes, new roads)
- Are there any specific transportation improvements that you would like to see?

### Additional Comments

Please feel free to share any additional comments or suggestions that you may have.

*Thank you for taking part. Your feedback will help us further shape the vision for Loddon Garden Village.*

This information is being collected on behalf of the University of Reading, Hatch Farm Land Ltd and Gleeson Land and will be shared with them and their project team, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the local planning authority, Wokingham Borough Council. For further information about how we hold and use your data and your rights under General Data Protection Regulations, please visit: [www.meeting-place.uk](http://www.meeting-place.uk)



## Appendix 4

### Press release issued by University of Reading on 11 March 2025

#### Consultation begins on new garden village for Wokingham

11 March 2025



People in Wokingham and Reading are being asked to have their say on plans for a new garden village in Wokingham Borough.

The University of Reading and its partners, Hatch Farm Land Ltd and Gleeson Land, are unveiling further details on their plans for Loddon Garden Village, a new development between Shinfield, Arborfield and Sindlesham, south of the M4 motorway.

To address the demand for new homes and public services in Wokingham, Loddon Garden Village aims to provide not just housing, but also essential supporting infrastructure. This includes primary and secondary schools, new employment opportunities, improved road links, open spaces, retail facilities, healthcare services, and enhanced transport connections.

The new garden village is a significant undertaking, designed to eventually support approximately 3,930 homes. The University of Reading and its partners are collaborating with Wokingham Borough Council, following the development of its updated Local Plan, to lead a development that integrates communities, businesses, and investment to benefit the region.

A series of public engagement and consultation events will be held in March 2025 to gather feedback from the community on the proposed plans.

Key features of the garden village include:

- Creation of the largest new Country Park in Wokingham. Larger than the nearby Dinton Pastures, the new 200-hectare (490 acre) park will be connected to existing green spaces, including others managed by the University of Reading, creating an extensive linked network of footpaths, open space and wildlife habitats.
- Two new primary schools and a new secondary school. Close to significant museum and cultural collections, and future skills and research-based employment, the scheme can positively impact education and skills in the community.

- A hub for businesses of all sizes, including an expansion of the successful Thames Valley Science Park, alongside new small and medium-sized employment spaces, shops, offices, and live/work units within the village.
- A focus on sustainability, through energy-efficient new homes and community spaces, renewable power generation and on-site energy storage. No development will occur within the floodplain, which will be restored and improved. Site-wide drainage measures will further reduce the impact of future flood events.
- Three new neighbourhood centres with new shops, all-weather sports pitches, community facilities, and healthcare facilities.
- Approximately 2,700 new homes by 2040, with up to 40% designated for below-market rent or shared ownership. This includes opportunities for residents to build their own homes, as well as First Homes (discounted homes for first-time buyers in Wokingham). Specialist accommodation for older people will also be provided to cater to all age groups.
- Extensive improvements to road, cycle, bus, and pedestrian connections, including a new link over the M4 motorway to Lower Earley Way with additional lane on Lower Earley Way, a new link to Hatch Farm Way and improvements to other neighbouring roads and a new half-hourly bus service connecting the site to Wokingham and Reading town centres and railway stations.

One of the key goals of the University is to grow its position as a world leader for the study of food and farming, supporting new facilities and investment in the local area. The site for Loddon Garden Village includes the University of Reading's Hall Farm, which is owned by the National Institute for Research in Dairying (NIRD) Trust. All receipts from the land belonging to the NIRD Trust will be invested and applied, at the appropriate time, into food and agriculture research.

Professor Robert Van de Noort, Vice-Chancellor of the University of Reading, said:

"The University of Reading and Hall Farm have been an important part of the local community for more than a century. We want Loddon Garden Village to have a positive impact for local people and our environment, providing sustainable housing alongside the necessary facilities and infrastructure, while helping us expand our agricultural work. We believe this is a well-considered scheme, which also supports our aims to make Reading and Wokingham a global centre for the study of food and farming for the century ahead."

Zoe Chacksfield, Senior Planning Manager, from Gleeson Land, said:

"Together, we are aiming to create a vibrant place where people can enjoy working, living, and leisure activities. Our proposals provide much needed housing in the area while also opening up and restoring wildlife habitats and green and open spaces, including a new country park, while protecting and enhancing the floodplain."

Geoff Wilde, from Hatch Farm Land Ltd, said:

"The proposals will create generational change and benefit to the local community. Echoing the comments of the University's Vice-Chancellor, the Loddon Garden Village will also include significant investment in the local road network to address congestion, along with integrated plans to encourage active and safe travel. This includes the delivery of a new M4 motorway crossing, a new link road to Hatch Farm Way from Mill Lane alleviating congestion pressures through Sindlesham, and substantial improvements to the Lower Earley Way corridor through dualling."

### Have your say on the plans

People are being asked to provide their input to plans at a series of upcoming public consultation events, and by providing feedback online. Upcoming consultation events include:

- Saturday 22 March: Shinfield School Green Centre, 10am – 5pm
- Friday 28 March: University of Reading Whiteknights Campus, Meadow Suite, 10am – 5pm.
- Saturday 29 March: Arborfield Village Hall, 11.30am - 5pm.

For more information, please visit the Loddon Garden Village website: [www.reading.ac.uk/lgv](http://www.reading.ac.uk/lgv)

The consultation closes on Monday 21 April, and an application is expected to be submitted to Wokingham Borough Council later in the summer. If approved, and if the Wokingham Borough Council Local Plan Update is deemed sound by Government Inspectors, development of key infrastructure and the first homes could be delivered from 2028.

## Appendix 5

Excerpt from Wokingham BC's e-newsletter on 18 March 2025 to all signed up for email updates



### Feedback wanted on garden village plans

The University of Reading wants feedback on [Loddon Garden Village](#), a strategic development location that could deliver at least 2,700 homes by 2040.

Your ideas and view will be important as the university evolves the proposals in preparation for outline planning applications, which will be submitted later this year.

You can find out more at its in-person events:

- [Shinfield School Green Centre - Saturday 22 March \(10am to 5pm\)](#)
- [University of Reading Whiteknights Campus, Meadow Suite - Friday 28 March \(10am to 5pm\)](#)
- [Arborfield Village Hall - Saturday 29 March \(11.30am–5pm\)](#)

In addition to in-person events, you can also [submit your comments online](#).