

Loddon Garden Village

Environmental Statement

October 2025

Prepared on behalf of



Document title:	Environmental Statement
Project:	Loddon Garden Village
Client:	University of Reading
Job number:	498048
File location:	J:\JOBS\University of Reading\498048 - Hall Farm Loddon Valley SDL
	October 2025



Table of Contents

Volume 1a: Main Statement

Environmental Statement Chapters

- 1** Introduction
- 2** Site and Local Context
- 3** Proposed Development
- 4** Consultation, alternatives and design evolution
- 5** Approach to assessment
- 6** Planning policy context
- 7** Air Quality
- 8** Archaeology
- 9** Built Heritage
- 10** Climate change & Greenhouse Gases
- 11** Ecology
- 12** Human Health
- 13** Hydrology (Flood Risk & Drainage)
- 14** Landscape & Visual Impact
- 15** Noise & Vibration
- 16** Socio-economics
- 17** Transport & Access
- 18** Summary of mitigation, residual and interactive effects

Non-Technical Summary

List of Tables

Table 1.1 Project Team (In text)

Table 3.1 Local Housing Needs Assessment (In text)

Table 3.2 Estimating On-Site Employment (In text)

Table 3.3 Indicative Plant and Equipment (In text)

Table 3.4 List of Assessment Plans (In text)

Table 4.1 Key Design Changes/Influences (In text)

Table 5.1 WBC's EIA Scoping Opinion Summary Table

Table 5.2 ALC Areas within Loddon Garden Village (The Site) (In text)

Table 5.3 Receptor Sensitivity (In text)

Table 5.4 Magnitude of impact and typical descriptions (In text)

Table 5.5 Framework for identifying environmental effects (In text)

Table 5.6 Cumulative Sites (In text)

Table 7.1 Summary of Relevant Air Quality Limit Values and Objectives (In text)

Table 7.2 Traffic Data Used within the Assessment (In text)

Table 7.3 Examples of Where Air Quality Objectives Apply (In text)

Table 7.4 Modelled Sensitive Receptors (In text)

Table 7.5 Impact Descriptors for Individual Sensitive Receptors (In text)

Table 7.6 Approaches to Dealing with Uncertainty used Within the Assessment (In text)

Table 7.7 Passively Monitored Urban Background and Defra mapped Annual-Mean NO₂ Concentrations (In text)

Table 7.8 Summary of Background Annual-Mean (Long-term) Concentrations used in the Assessment (In text)

Table 7.9 Risk Allocation – Source (Dust Emission Magnitude) (In text)

Table 7.10 Sensitivity of the Area to Dust Soiling Effects on People and Property (In text)

Table 7.11 Sensitivity of the Area to Human Health Impacts (In text)

Table 7.12 Sensitivity of the Area to Ecological Impacts (In text)

Table 7.13 Dust Emission Magnitude for Demolition, Earthworks, Construction and Trackout (In text)

Table 7.14 Sensitivity of the Surrounding Area for Demolition, Earthworks and Construction (In text)

Table 7.15 Sensitivity of the Surrounding Area for Trackout (In text)

Table 7.16 Dust Impact Risk for Demolition, Earthworks, Construction and Trackout (In text)

Table 7.17 Predicted Annual-Mean NO₂ Impacts at Existing Receptors (In text)

Table 7.18 Predicted Annual-Mean PM₁₀ Impacts at Existing Receptors (In text)

Table 7.19 Predicted Annual-Mean PM_{2.5} Impacts at Existing Receptors

Table 7.20 Predicted Annual-Mean NO₂ Impacts at Existing Receptors (In text)

Table 7.21 Predicted Annual-Mean PM₁₀ Impacts at Existing Receptors (In text)
Table 7.22 Predicted Annual-Mean PM_{2.5} Impacts at Existing Receptors (In text)
Table 7.23 Predicted NO₂, PM₁₀ and PM_{2.5} Concentrations (µg.m⁻³) at Proposed Receptors (In text)
Table 7.24 Assessor Information (In text)
Table 7.25 Summary of effects (In text)
Table 7.26 Summary for Securing Mitigation (In text)

Table 8.1 Value/sensitivity assessment (In text)
Table 8.2 Magnitude of impact (In text)
Table 8.3 Level of effect (In text)
Table 8.4 Consultation (In text)
Table 8.5 Assessor Information (In text)
Table 8.6 Summary of Effects (In text)
Table 8.7 Summary for Securing Mitigation (In text)

Table 9.1 Value/sensitivity assessment (In text)
Table 9.2 Magnitude of impact (In text)
Table 9.3 Magnitude of effect (In text)
Table 9.4 Consultation (In text)
Table 9.5 Built Heritage Receptors (In text)
Table 9.6 Magnitude of Effect on Built Heritage Receptors (In text)
Table 9.7 Assessor Information (In text)
Table 9.8 Summary of Effects (In text)
Table 9.9 Summary for Securing Mitigation (In text)

Table 10.1 Operational-stage GHG emissions for the completed Proposed Development (In text)
Table 10.2 Assessor Information (In text)
Table 10.3 Summary of effects (In text)
Table 10.4 Summary for Securing Mitigation (In text)

Table 11.1 Ecological Impact Assessment Scope (In text)
Table 11.2 Activities, potential impacts, and associated Zone(s) of Influence (In text)
Table 11.3 Overview of ecological surveys undertaken on the Site (In text)
Table 11.4 Sites of Special Scientific Interest within 5km of the Site (In text)
Table 11.5 Summary of habitat types on-Site (In text)
Table 11.6 Provisional Ancient Woodlands located on-Site (In text)
Table 11.7 Grassland communities recorded on-Site (In text)
Table 11.8 HIS scores of on-Site ponds (In text)

Table 11.9 Trees and suitability to support roosting bats (In text)

Table 11.10 Bat roosts identified on-Site (In text)

Table 11.11 Summary of Important Ecological Features (In text)

Table 11.12 Assessor Information (In text)

Table 11.13 Summary of effects (In text)

Table 11.14 Summary for Securing Mitigation (In text)

Table 12.1 Health sensitivity methodology criteria (In text)

Table 12.2 Potentially vulnerable groups for consideration (In text)

Table 12.3 Magnitude of impact (In text)

Table 12.4 Level of effect (In text)

Table 12.5 Significance conclusion and reasoning related to public health (In text)

Table 12.6 Local healthcare facilities within 1.2 miles of the Site (In text)

Table 12.7 Local healthcare facilities within 3 miles of the Site (In text)

Table 12.8 Assessor Information (In text)

Table 12.9 Summary of effects (In text)

Table 12.10 Summary for Securing Mitigation (In text)

Table 13.1 Value/sensitivity assessment (In text)

Table 13.2 Magnitude of impact (In text)

Table 13.3 Level of effect (In text)

Table 13.4 Sensitivity Criteria (In text)

Table 13.5 Sensitivity Criteria (In text)

Table 13.6 Significance of Effect (In text)

Table 13.7 Level of effect

Table 13.8 Sources for WFD Desk Study (In text)

Table 13.9 Historical Flood Events (In text)

Table 13.10 WFD ID (In text)

Table 13.11 WFD Status (In text)

Table 13.12 WFD ID – Groundwater (In text)

Table 13.13 Watercourse Screening Criteria (In text)

Table 13.14 Assessor Information (In text)

Table 13.15 Summary of Effects (In text)

Table 13.16 Summary for Securing Mitigation (In text)

Table 14.1 Landscape Value Criteria (In text)

Table 14.2 Landscape Susceptibility to Change Criteria (In text)

Table 14.3 Overall Landscape Sensitivity (In text)

Table 14.4 Scale/Size of Landscape Effects (In text)

Table 14.5 Duration of Landscape and Visual Effects (In text)

Table 14.6 Geographical Extent of Landscape and Visual Effects (In text)

Table 14.7 Overall Magnitude of Landscape and Visual Effects (In text)

Table 14.8 Overall Significance of Landscape Effects (In text)

Table 14.9 Visual Receptor – Value Criteria (In text)

Table 14.10 Visual Receptor – Susceptibility to Change Criteria (In text)

Table 14.11 Visual Receptor: Overall Sensitivity (In text)

Table 14.12 Scale of Visual Change: Definitions (In text)

Table 14.13 Significance of Visual Effects (In text)

Table 14.14 Wokingham Borough Landscape Assessment Key Characteristics (In text)

Table 14.15 Savills Landscape Assessment: Key Characteristics (In text)

Table 14.16 Landscape Receptor Baseline Summary (In text)

Table 14.17 Visual Receptor Baseline Summary (In text)

Table 14.18 Potential Landscape Effects during Construction (In text)

Table 14.19 Potential Landscape Effects during Operation (Year 0) and Residual Landscape Effects during Operation (Year 15) (In text)

Table 14.20 Effects on Visual Receptors – During Construction (In text)

Table 14.21 Effects during Operation: Potential Effects on Visual Receptors (Year 0) and Residual Effects on Visual Receptors (Year 15) (In text)

Table 14.22 Assessor Information (In text)

Table 14.23 Summary of Effects (In text)

Table 14.24 Summary for Securing Mitigation (In text)

Table 15.1 Value/sensitivity assessment (In text)

Table 15.2 Construction Time Period – LOAEL and SOAEL (In text)

Table 15.3 Magnitude of impact – Construction Noise (In text)

Table 15.4 Magnitude of Impact – Construction Traffic Noise (In text)

Table 15.5 Construction Vibration PPV Effect (In text)

Table 15.6 Construction Time Period – LOAEL and SOAEL (In text)

Table 15.7 Magnitude of impact – Construction Vibration (In text)

Table 15.8 Operational Noise – Determination of Magnitude of Impact (In text)

Table 15.9 Magnitude of Impact – Operational Traffic (In text)

Table 15.10 Traffic noise LOAEL and SOAEL (In text)

Table 15.11 Level of effect (In text)

Table 15.12 Baseline Survey Locations (In text)

Table 15.13 Noise Sensitive Receptors (In text)

Table 15.14 Change in Future Baseline (In text)

Table 15.15 Construction Noise Threshold Values (In text)

Table 15.16 Construction traffic noise Impact (In text)
Table 15.17 Operational Noise Limits (In text)
Table 15.18 Summary Traffic Noise Results (In text)
Table 15.19 Summary Cumulative Traffic Noise Results (In text)
Table 15.20 Assessor Information (In text)
Table 15.21 Summary of effects (In text)
Table 15.22 Summary for Securing Mitigation (In text)

Table 16.1 Value/sensitivity assessment (In text)
Table 16.2 Receptor Sensitivity (In text)
Table 16.3 Magnitude of impact (In text)
Table 16.4 Matrix of Significance (In text)
Table 16.5 Definition of Significance (In text)
Table 16.6 Qualifications (In text)
Table 16.7 Primary School Capacity (In text)
Table 16.8 Secondary School Capacity (In text)
Table 16.9 Community Halls (In text)
Table 16.10 Open Space Assessment (In text)
Table 16.11 Proposed Development Construction Employment (In text)
Table 16.12 Net Additional On- and Off-Site Construction Jobs (In text)
Table 16.13 Estimating On-site Employment (In text)
Table 16.14 Net Additional Employment Assumptions (In text)
Table 16.15 Net Additional Operational Employment (In text)
Table 16.16 Proposed Development Open Space Assessment (In text)
Table 16.17 Loddon Valley Garden Village Estimated Operational Jobs (In text)
Table 16.18 Cumulative Schemes (In text)
Table 16.19 Assessor Information (In text)
Table 16.20 Summary of Effects (In text)
Table 16.21 Summary for Securing Mitigation (In text)

Table 17.1 Criteria for Evaluating Magnitude of Environmental Impacts (In text)
Table 17.2 Methodology for Determining Receptor Sensitivity (In text)
Table 17.3 Methodology for Determining Significance of Effect (In text)
Table 17.4 2032 Forecast Baseline Traffic Flows (Two-Way Vehicles) (In text)
Table 17.5 2040 Forecast Baseline Flows (Two-Way Vehicles) (In text)
Table 17.6 Vehicular Trip Generation from Construction Activities (In text)
Table 17.7 Link Flow Analysis – With Construction Traffic Appraisal (In text)
Table 17.8 Vehicular Trip Generation – Fully Operational (In text)

Table 17.9 Link Flow Analysis –With Operational Traffic Appraisal (In text)

Table 17.10 Fear & Intimidation Analysis – 2040 ‘Forecast Baseline’ (In text)

Table 17.11 Fear & Intimidation Analysis – 2040 ‘With Development’ (In text)

Table 17.12 Vehicular Trips : Construction Activities (Full LVGV Scenario) (In text)

Table 17.13 Link Flow Analysis – With Construction (Full LVGV Scenario) (In text)

Table 17.14 Vehicular Trip Generation – Fully Operational (Full LVGV Scenario) (In text)

Table 17.15 Link Flow Analysis – With Operational Traffic (Full LVGV Scenario) (In text)

Table 17.16 Fear & Intimidation Analysis – 2040 ‘Forecast Baseline’ (In text)

Table 17.17 Fear & Intimidation Analysis – 2040 ‘With Full LVGV Development’ (In text)

Table 17.18 Assessor Information (In text)

Table 17.19 Summary of effects (In text)

Table 17.20 Summary for Securing Mitigation (In text)

Table 18.1 Interaction effects during construction (In text)

Table 18.2 Interaction effects during operation (In text)

Volume 1b: Figures

Figure 1.1 Red line boundary for the Wider SDL (*LO001B Appendix 1 – Land Ownership*) (In text)

Figure 1.2 Site Location Plan (In text)

Figure 2.1 Existing Public Rights of Way (in text)

Figure 2.2 Environment Agency Flood Risk Map (See Appendix 13.2 – Flood Risk Assessment) (In text)

Figure 2.3 Environment Agency Surface Water Flood Risk Map (See Appendix 13.2 – Flood Risk Assessment) (In text)

Figure 3.1 PP01 Land Use Plan

Figure 3.1A PP01A Land Use Plan (Community Hub Detailed Plan)

Figure 3.2 PP02 Landscape

Figure 3.2A LA138 Illustrative Open Space Strategy

Figure 3.2B LA139 Illustrative Play Strategy

Figure 3.3 PP03 Movement

Figure 3.4 PP04 Density

Figure 3.5 PP05 Building Heights

Figure 3.5A PP05A Building Heights (Community Hub Detailed Plan)

Figure 3.6 PP06 Combined Parameter Plan

Figure 3.7 IM01 Illustrative Masterplan (In text)

Figure 3.8 DP01 Demolition Overview

Access Drawings:

- A392-OPA-0101D General Arrangement Sheet 1*
- A392-OPA-0102C General Arrangement Sheet 2*
- A392-OPA-0103B General Arrangement Sheet 3*
- A392-OPA-0104B General Arrangement Sheet 4*
- A392-OPA-0105C General Arrangement Sheet 5*
- A392-OPA-0106B General Arrangement Sheet 6*
- A392-OPA-0107B General Arrangement Sheet 7*
- A392-OPA-0108B General Arrangement Sheet 8*
- A392-OPA-0109C General Arrangement Sheet 9*
- A392-OPA-0120B M4 Motorway Crossing Plan and Profile*
- A392-OPA-0121B River Loddon Crossing Plan and Profile*

Drainage Drawings:

- A392-OPA-0501C Drainage & Levels Layout Sheet 1*
- A392-OPA-0502C Drainage & Levels Layout Sheet 2*
- A392-OPA-0503C Drainage & Levels Layout Sheet 3*
- A392-OPA-0504C Drainage & Levels Layout Sheet 4*
- A392-OPA-0505C Drainage & Levels Layout Sheet 5*
- A392-OPA-0506C Drainage & Levels Layout Sheet 6*
- A392-OPA-0507C Drainage & Levels Layout Sheet 7*
- A392-OPA-0508C Drainage & Levels Layout Sheet 8*
- A392-OPA-0509C Drainage & Levels Layout Sheet 9
- A392-OPA-0520B Storm Water Catchment Plan Sheet 1*
- A392-OPA-0521B Storm Water Catchment Plan Sheet 2*
- A392-OPA-0522B Storm Water Catchment Plan Sheet 3*
- A392-OPA-0523B Storm Water Catchment Plan Sheet 4*
- A392-OPA-0530A Drainage Details Sheet 1 *
- A392-OPA-0531A Drainage Details Sheet 2*
- A392-OPA-0540B Basin Sections Basin 1,2,3&4 *
- A392-OPA-0541B Basin Sections Basin 5,6&7*

Figure 4.1 Outline Planning Application Illustrative Masterplan (in text)

Figure 5.1 Cumulative Sites

Figure 7.1 Types of Vehicle Emissions (in text)

Figure 7.2 Air Pollution: From Emissions to Exposure (in text)

Figure 7.2.1 Modelled Road Links and Existing Receptors¹

Figure 7.2.2 Modelled Road Links and Proposed Receptors²

Figure 7.2.3 Wind Rose – Farnborough 2025³

Figure 7.2.4 RPS Diffusion Tube Monitoring Locations⁴

Figure 7.2.5 Construction Dust Buffers⁵

Figure 8.1 Map of Archaeological Receptors

¹ Relevant to the chapter but included within Appendix 7.2.

² Relevant to the chapter but included within Appendix 7.2.

³ Relevant to the chapter but included within Appendix 7.2.

⁴ Relevant to the chapter but included within Appendix 7.2.

⁵ Relevant to the chapter but included within Appendix 7.2.

Figure 9.1 Map of Built Heritage Receptors

Figure 11.1 Site Location & Nature Conservation Designations

Figure 11.2 Local Sites

Figure 11.3 Baseline Habitats

Figure 11.4 Baseline Linear Habitats

Figure 11.5 UK Habitat Classification: Watercourses

Figure 11.6 Flora of Conservation Interest

Figure 11.7 Invertebrate Habitats

Figure 11.8 White-clawed Crayfish eDNA Locations

Figure 11.9 GCN Ponds

Figure 11.10a Relative Bat Activity of Common Pipistrelle

Figure 11.10b Relative Bat Activity of Soprano Pipistrelle

Figure 11.10c Relative Bat Activity of Pipistrelle Species

Figure 11.10d Relative Bat Activity of Long-eared Species

Figure 11.10e Relative Bat Activity of Brown Long-eared Species

Figure 11.10f Relative Bat Activity of Myotis Species

Figure 11.10g Relative Bat Activity of Noctule

Figure 11.10h Relative Bat Activity of Serotine

Figure 11.10i Relative Bat Activity of Unidentified Bats

Figure 11.10j Relative Bat Activity of Barbastelle

Figure 11.11a Relative Bat Activity of Common Pipistrelle 2024

Figure 11.11b Relative Bat Activity of Long-eared Species 2024

Figure 11.11c Relative Bat Activity of Myotis Species 2024

Figure 11.11d Relative Bat Activity of Noctule 2024

Figure 11.11e Relative Bat Activity of Pipistrelle Species 2024

Figure 11.11f Relative Bat Activity of Serotine 2024

Figure 11.11g Relative Bat Activity of Soprano Pipistrelle 2024

Figure 11.11h Relative Bat Activity of Unidentified Bats 2024

Figure 11.12 Buildings Suitable to Support Roosting Bats

Figure 11.13 Dormouse Survey Tube/Box Locations

Figure 11.14 Otter Survey Results

Figure 11.15 Proposed Coastal Floodplain Grazing Marsh Habitat Loss

Figure 13.1 Geographical Scope (in text)

Figure 13.2 River Loddon, Tributaries and Watercourses East of the Loddon (in text)

Figure 13.3 Barkham Brook and Tributaries (in text)

Figure 13.4 Arborfield Cut (in text)

- Figure 13.5 Western Watercourses and School Green (in text)
- Figure 13.6 Lower Earley Way (in text)
- Figure 13.7 Surface Water Features (in text)
- Figure 13.8 View A – Study Area (in text)
- Figure 13.9 View B – School Green (in text)
- Figure 13.10 View C – Arborfield (in text)
- Figure 13.11 View D – Western Watercourses (in text)
- Figure 13.12 View E – Hall Farm (in text)
- Figure 13.13 View F – Barkham Brook South (in text)
- Figure 13.14 View G – Barkham Brook North (in text)
- Figure 13.15 View H – Lower Earley Way West (in text)
- Figure 13.16 View I – Lower Earley Way East (in text)
- Figure 13.17 View A (in text)
- Figure 13.18 View B – School Green (in text)
- Figure 13.19 View C – Arborfield (in text)
- Figure 13.20 View D – Western Watercourses (in text)
- Figure 13.21 View E – Hall Farm (in text)
- Figure 13.22 View F – Barkham Brook South (in text)
- Figure 13.23 View G – Barkham Brook North (in text)
- Figure 13.24 View H – Lower Earley Way West (in text)
- Figure 13.25 View I – Lower Earley Way East (in text)
- Figure 13.26 View A – Study Area (in text)
- Figure 13.27 View B – School Green (in text)
- Figure 13.28 View C – Arborfield (in text)
- Figure 13.29 View D – Western Watercourses (in text)
- Figure 13.30 View E – Hall Farm (in text)
- Figure 13.31 View F – Barkham Brook South (in text)
- Figure 13.32 View G – Barkham Brook North (in text)
- Figure 13.33 View H – Lower Earley Way West (in text)
- Figure 13.34 View I – Lower Earley Way East (in text)
- Figure 13.35 View A – Study Area (in text)
- Figure 13.36 View B – School Green (in text)
- Figure 13.37 View C – Arborfield (in text)
- Figure 13.38 View D – Western Watercourses (in text)
- Figure 13.39 View E – Hall Farm (in text)
- Figure 13.40 View F – Barkham Brook South (in text)
- Figure 13.41 View G – Barkham Brook North (in text)
- Figure 13.42 View H – Lower Earley Way West (in text)

- Figure 13.43 View I – Lower Earley Way East (in text)
- Figure 13.44 View A (in text)
- Figure 13.45 View B – School Green (in text)
- Figure 13.46 View C – Arborfield (in text)
- Figure 13.47 View D – Western Watercourses (in text)
- Figure 13.48 View E – Hall Farm (in text)
- Figure 13.49 View F – Barkham Brook (in text)
- Figure 13.50 View G – Barkham Brook (in text)
- Figure 13.51 View H – Lower Earley Way (in text)
- Figure 13.52 View I – Lower Earley Way (in text)
- Figure 13.53 1947 Flood Event (in text)
- Figure 13.54 1974 Flood Event (in text)
- Figure 13.55 1981 Flood Event (in text)
- Figure 13.56 1990 Flood Event (in text)
- Figure 13.57 1991 Flood Event (in text)
- Figure 13.58 2007 Flood Event (in text)
- Figure 13.59 WFD Study Area (In text)
- Figure 13.60 WFD Surface Water Bodies (In text)
- Figure 13.61 WFD Groundwater Bodies (In text)

- Figure 14.1 Landscape Designations⁶
- Figure 14.2 Landscape Character
- Figure 14.3 Site Landscape Character
- Figure 14.4 Landscape and Movement context
- Figure 14.5 Site Landscape Features
- Figure 14.6 Landform and Water Features
- Figure 14.7 Proposed Photography Viewpoints
- Figures 14.8 Views LA157
- Figures 14.9 Views LA158
- Figures 14.10 Views LA159
- Figures 14.11 Views LA160
- Figures 14.12 Views LA161
- Figures 14.13 Views LA162
- Figures 14.14 Views LA163
- Figures 14.15 Views LA164

⁶ All figures for Chapter 14 are included within Appendix 14.1.

- Figures 14.16 Views LA165
- Figures 14.17 Views LA166
- Figures 14.18 Views LA167
- Figures 14.19 Views LA168
- Figures 14.20 Views LA169
- Figures 14.21 Views LA170
- Figures 14.22 Views LA171
- Figures 14.23 Views LA172
- Figure 14.24 Illustrative Landscape Strategy

Figure 15.1 Noise Monitoring and Noise Sensitive Receptor Locations (© Google Earth) (in text)

- Figure 16.1 Primary Study Area: Wokingham (In text)
- Figure 16.2 2km Walking Catchment from the Site's Access Point (In text)
- Figure 16.3 3.2km Walking Catchment from the Site's Access Point (In text)
- Figure 16.4 4.8km Walking Catchment from the Site's Access Point (In text)
- Figure 16.5 Open Space Provision (In text)
- Figure 16.6 Key Economic and Employment Indicators (In text)
- Figure 16.7 Share of Employment by Industrial Sector (In text)
- Figure 16.8 Standard Occupation Classification by Area (In text)
- Figure 16.9 Deprivation at the LSOA Level in Wokingham (In text)
- Figure 16.10 Early Years establishments within the catchment area (In text)
- Figure 16.11 Primary Schools within the catchment area (In text)
- Figure 16.12 Secondary Schools within the catchment area (In text)
- Figure 16.13 Open Space in the Study Area (In text)
- Figure 16.14 Future Age Group (In text)

Figure 17.1 Transport and Access Study Area

Figure 17.2 Highways Links ID Reference Numbers

Volume 2: Appendices

Appendix 1.1 Assessor Information

Appendix 1.2 Glossary of Abbreviations and Terms

Appendix 2.1 Loddon Garden Village Agricultural Land Classification

Appendix 3.1 M4 Motorway Crossing

Appendix 3.2 Indicative River Loddon Crossing – Central High Point (3.5m)

Appendix 3.3 LGV - Outline Sustainability Statement_Rev 00

Appendix 3.4 Waste Management Report

Appendix 3.5 A392-R059A Utilities Assessment

Appendix 3.6 Lighting Strategy

Appendix 3.7 Construction Environmental Management Plan (CEMP)

Appendix 5.1 Savills Scoping Report – Dec 2024 (Hall Farm/Loddon Valley Strategic Development Location Environmental Impact Assessment Scoping Report December 2024 – prepared by Savills on behalf of University of Reading, Gleeson Land & Hatch Farm Land Ltd)

Appendix 5.2 Wokingham BC 243188 Scoping Opinion Letter (Response to request for a Scoping Opinion to determine the content of an EIA for the proposed development prepared by Wokingham Borough Council)

Appendix 6.1 Policy SS13 – Loddon Garden Village

Appendix 7.1 Detailed Construction Dust Assessment Methodology

Appendix 7.2 Figures

Appendix 7.3 Model Verification

Appendix 7.4 Diffusion Tube Monitoring Scheme

Appendix 8.1 Archaeological Desk-Based Assessment

Appendix 8.2a Geophysical Survey Report produced by Magnitude Surveys

Appendix 8.2b Geophysical Survey Report produced by SUMO GeoSurveys

Appendix 8.3 Aerial Survey Report

Appendix 9.1 Built Heritage Statement_v2_July 2025

Appendix 10.1 GHG Emission calculations

Appendix 10.2 Climate Risk Assessment

Appendix 10.3 Inter-related Effects of Climate Change Effects

Appendix 11.1 Relevant Legislation and Planning Policy

Appendix 11.2 Ecological Impact Assessment Methodology

Appendix 11.3 Habitats and Landscape

Appendix 11.4 River Corridor Survey

Appendix 11.5 Flora and Vegetation

Appendix 11.6 Veteran Trees

Appendix 11.7 Invertebrates

Appendix 11.8 Freshwater Fish

Appendix 11.9 Great Crested Newt

Appendix 11.10 Breeding Birds

Appendix 11.11 Wintering Birds

Appendix 11.12 Bats

Appendix 11.13 Hazel Dormice

Appendix 11.14 Water Vole & Otter

Appendix 11.16 Ecological Mitigation and Enhancement Strategy

Appendix 11.17 Information for Habitats Regulations Assessment

Appendix 11.18 Suitable Alternative Natural Greenspace Delivery Plan

Appendix 11.19 Biodiversity Net Gain

Appendix 12.1 Community Baseline

Appendix 13.1 Strategic Flood Risk Assessment⁷

Appendix 13.2 Flood Risk Assessment⁸

Appendix 13.3 Drainage Strategy

Appendix 13.4 Hydrogeological Conceptual Model

Appendix 13.5 Water Framework Directive Assessment

Appendix 14.1 Landscape and Visual Appendices

⁷ Note: Due to file size, Appendix 13.1 has been split into 3 documents.

⁸ Note: Due to file size, Appendix 13.2 has been split into 22 documents with the main Flood Risk Assessment (FRA) forming Part 1 and Part 2 and the appendices to the FRA in the format Appendix 13.2 – Appendix A/B/C/D - 01/02/03/etc.

Appendix 15.1 Legislation and Guidance

Appendix 15.2 Acoustic Design Statement & Site Suitability Assessment 2024

Appendix 15.3 Baseline Survey

Appendix 15.4 Traffic Data and Assessment

Appendix 15.5 Construction Traffic Data and Assessment

Appendix 17.1 Transport Assessment Report

Appendix 17.2 Framework Travel Plan

Appendix 18.1 Summary of effects

Appendix 18.2 Summary of mitigation measures