



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The Site is located to the south of the M4 motorway and the Thames Valley Science Park. It is to the east of Shinfield, west of Sindlesham, and north of Arborfield.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Phil

Surname

Brown

Company Name

Savills

Address

Address line 1

One Forbury Square

Address line 2

The Forbury

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG1 3BB

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- ☒ Access
- ☐ Appearance
- ☐ Landscaping
- ☐ Layout
- ☐ Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

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

- Up to 2,800 residential units to include up to 100 custom and self-build plots;
- 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);
- One District Centre, to incorporate up to 11,000m2 of Class E (Commercial, Business and Service, to include a food store of around 2,500m2), and Class F (Local Community and Learning);
- One Local Centre, to incorporate up to 2,400m2 of Class E;
- A Sports Hub to include sports pitches and pavilion space;
- Up to 4,250m2 of further Class E, Class F, and sui generis development to include commercial, health care and public house;
- Comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;
- 20 gypsy and traveller pitches;
- Comprehensive drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;
- Internal road network including spine road with pedestrian and cycle connections and associated supporting infrastructure;
- New and modified public rights of way;
- Associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines;
- Ground reprofiling to accommodate infrastructure, flood alleviation and development parcels;
- Up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery; and
- Electricity substation (up to 1.5ha).

All matters reserved other than access, incorporating:

- A new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout;
- A new pedestrian, cycle and vehicular bridge over the M4;
- A new pedestrian, cycle and vehicular bridge over the River Loddon;
- A new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout;
- A new pedestrian, cycle and vehicular access to Thames Valley Science Park;
- An initial phase of internal roads with associated drainage, landscape and engineering works and ground reprofiling, between the A327 and the south eastern boundary of the site.

Application includes full permission for the change of use of 40.4 hectares of agricultural land to Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of 20,809m2 of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings on Carter's Hill Lane, and the retention of specified buildings at Hall Farm.

Has the work already been started without planning permission?

- ☐ Yes
- ☒ No

Site Area

What is the measurement of the site area? (numeric characters only).

397.40

Unit

Hectares

Existing Use

Please describe the current use of the site

The majority of the Site is comprised of farmland and associated buildings. The University of Reading's Centre for Dairy Research ('CEDAR') and the Cocoa Quarantine Centre are located at its centre.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☒ Yes
☐ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☒ Yes
☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☒ Yes
☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☒ Yes
☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the Transport Assessment and Highways Drawings submitted

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

N/A

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please refer to Design and Access Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the Design and Access Statement

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to accompanying Flood Risk Assessment.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

2027.64

Please provide the date the onsite pre-development biodiversity value was calculated

25/07/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Completed earlier than date of the planning application as no updates to site conditions/scheme design/site boundary were made after this date that required updates to the assessment.

When was the version of the biodiversity metric used published?

03/07/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

Statutory_BNG_Metric_V1_250725

Document/Plan:

Onsite irreplaceable habitats

Document name/reference:

Technical Appendix 11-3_Habitats_September_2025

Document/Plan:

Other (please specify)

Please specify:

Target Statutory BNG Condition Assessment Sheet

Document name/reference:

Target_Statutory_BNG_Condition_Assessment_Sheets_250725

Document/Plan:

Other (please specify)

Please specify:

Statutory BNG Condition Assessment Sheets

Document name/reference:

Statutory_BNG_Condition_Assessment_Sheets_V1_250725

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☒ Yes

☐ No

Please provide details

Ancient woodlands and veteran trees

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Please refer to Design and Access Statement and Transport Assessment.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Please refer to Design and Access Statement and Transport Assessment.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
☒ Social, Affordable or Intermediate Rent
☒ Affordable Home Ownership
☐ Starter Homes
☒ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
0	
4+ Bedroom:	
0	
Unknown Bedroom:	
1580	
Total:	
1580	

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	1580	1580

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:	
Other	
1 Bedroom:	
118	
2 Bedroom:	
345	
3 Bedroom:	
274	
4+ Bedroom:	
47	
Unknown Bedroom:	
0	
Total:	
784	

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	118	345	274	47	0	784

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:	
Other	
1 Bedroom:	
0	
2 Bedroom:	
235	
3 Bedroom:	
101	
4+ Bedroom:	
0	
Unknown Bedroom:	
0	
Total:	
336	

Proposed Affordable Housing Category Totals

1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
0	235	101	0	0	336

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
0	
4+ Bedroom:	
0	
Unknown Bedroom:	
100	
Total:	
100	

Proposed Self-build and Custom Housing Category Totals

1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
0	0	0	0	100	100

Existing

Please select the housing categories for any existing units on the site

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

3

Total:

3

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	3	3

Totals

Total proposed residential units	2800
Total existing residential units	3
Total net gain or loss of residential units	2797

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	21950.1200000000	20601.35	17650	-4300.120000000001

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☒ Yes
- ☐ No

If yes, please provide details of the tradable floor area:

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing tradable floor area (square metres) (e):

0

Tradable floor area to be lost by change of use or demolition (square metres) (f):

0

Total tradable floor area proposed (including change of use) (square metres) (g):

2500

Net additional tradable floor area following development (square metres) (h = g - e):

2500

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	2500	2500

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☒ Yes
☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Typical waste from Class E and F1 uses

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

30/05/2025

Details of the pre-application advice received

Please refer to Planning Statement Section 6 and Statement of Community Involvement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
- ☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

A Press Notice (Notice 2) with Wokingham.Today was published on October 2 2025.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Badger Cottage

Number:

Suffix:

Address line 1:

Church Lane

Address Line 2:

Town/City:

Arborfield

Postcode:

RG2 9HX

Date notice served (DD/MM/YYYY):

06/10/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

St Lawrence House

Number:

Suffix:

Address line 1:

Station Approach

Address Line 2:

Horley

Town/City:

Surrey

Postcode:

RH6 9HJ

Date notice served (DD/MM/YYYY):

06/10/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Shute End

Address Line 2:

Town/City:

Wokingham

Postcode:

RG40 1WN

Date notice served (DD/MM/YYYY):

06/10/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Bridge House

Number:

Suffix:

Address line 1:

1 Walnut Tree Close

Address Line 2:

Town/City:

Guildford

Postcode:

GU1 4LZ

Date notice served (DD/MM/YYYY):

06/10/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Estate Office

Number:

Suffix:

Address line 1:

Farley Hall

Address Line 2:

Castle Road

Town/City:

Farley Hill, Berkshire

Postcode:

RG7 1UL

Date notice served (DD/MM/YYYY):

06/10/2025

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Wokingham.Today

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

02/10/2025

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Phil

Surname

Brown

Declaration Date

06/10/2025

☒ Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amelia Powell

Date

08/10/2025

Amendments Summary

The following documents have been re-uploaded:

LGV Cover Letter 8 Oct 2025 v3.pdf

SANG Site location plan_LP02.pdf

Landscape Design Strategy Document Low Res_Rev004 Chapter 4 of 4 - Part 1 of 3.pdf

Landscape Design Strategy Document Low Res_Rev004 Chapter 4 of 4 - Part 2 of 3.pdf

Landscape Design Strategy Document Low Res_Rev004 Chapter 4 of 4 - Part 3 of 3.pdf

Landscape Design Strategy Document Low Res_Rev004 Chapter 3 of 4 - Part 1 of 2.pdf

Landscape Design Strategy Document Low Res_Rev004 Chapter 3 of 4 - Part 2 of 2.pdf

Landscape Design Strategy Low Res_Rev004 Chapters 1-2 of 4.pdf

Appendix 17.2 - Framework Travel Plan v1.pdf

Lighting Strategy_13001_P05.pdf

Site location plan Full and Outline Application_LP03.pdf