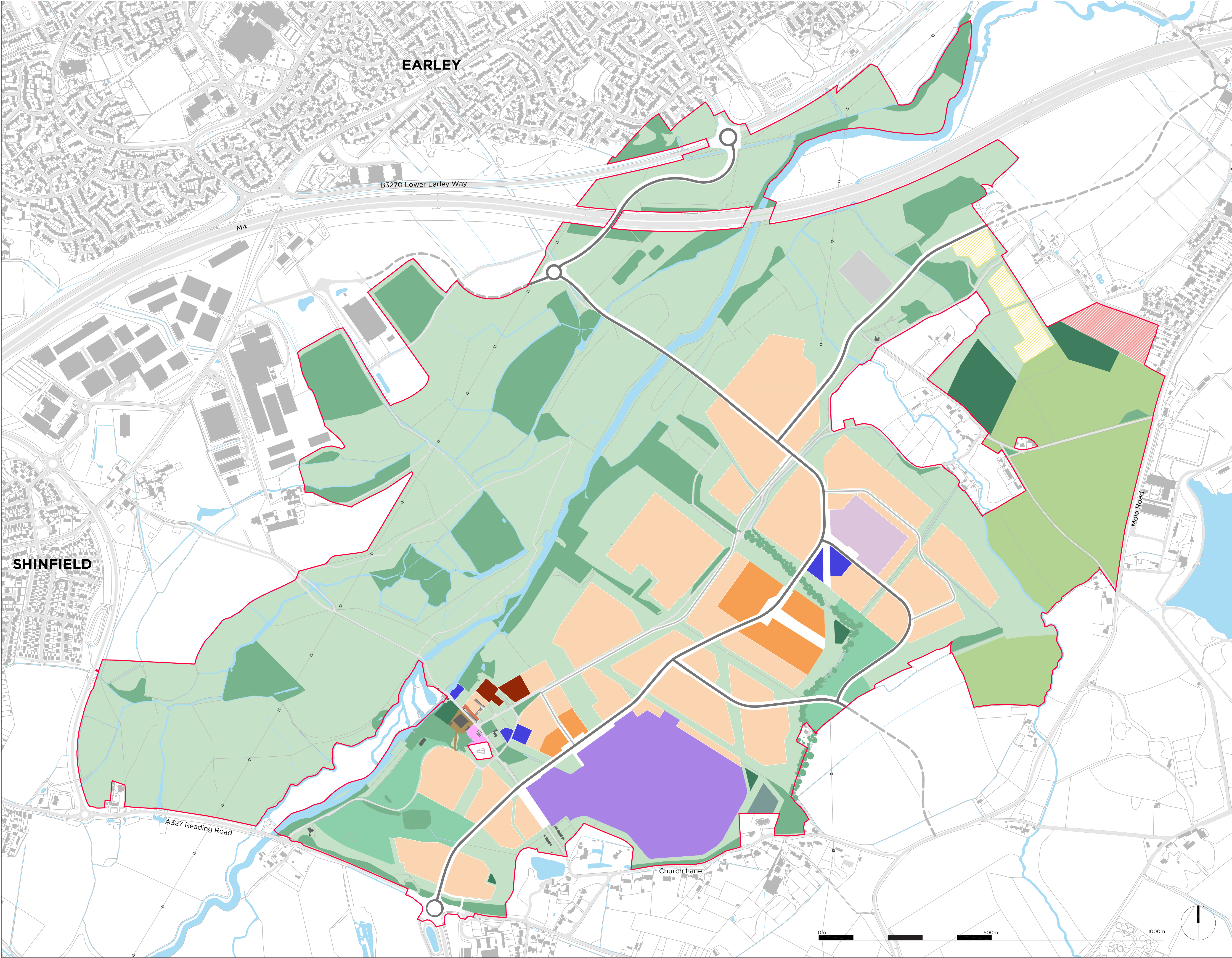




- Application Boundary
397.4ha
- Proposed Primary Street
Infrastructure
- Proposed Key Secondary Street
- Primary Street Infrastructure
(subject to separate application)
- Woodland Areas and
Historic Tree Lanes
- River Loddon and Tributaries
- Building retained with
current use
- Building to be refurbished
for change in intended use
- Proposed
Electrical Substation
- Proposed
Gypsy and Traveller Pitches
- Retained Agricultural Land
- Open Land
- Total Development Area: 64.4ha**
Indicative Residential Area: 62.1ha
- Residential Area
- Mixed Use Centre
To Include Class E, F
- Self-build Plot
- Indicative Non-Residential Area: 2.3ha**
- Community Facilities
To include Class E(e-f), F1, F2
- Retail Class E(a)
- Food & Drink E(b)
- Class E(c), E(g)
- Retained Cocoa Quarantine
Centre (Sui Generis)
- Indicative Education Area: 19.3ha**
- Primary School (2.8ha)
- Education Area (16.5ha)
to include: Primary School,
Secondary School & Sports Hub
- Indicative Open Space Area: 15.5ha**
- Allotment / Orchard
- Park & Garden
- Burial Ground

LODDON GARDEN VILLAGE

on behalf of
University of Reading

PP01
LGV - Parameter Plans
Land Use

Drawn by BC/TP	Checked by TP/VD	Scale 1:5000@A1
Drawn on 15.07.25	Revision G	Job 498048



0m 500m 1000m

