

Date: 3 November 2025
Application: 252498



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr Phil Brown,

NOTIFICATION OF VALIDATION OF OUTLINE PLANNING APPROVAL

Thank you for your recent application which has now been accepted as a valid submission. Further information is set out below:

Application Number:	252498
Applicant Name:	University of Reading
Site Address:	Hall Farm, Church Lane, Arborfield, Reading, RG2 9HX
Target date for decision:	13 February 2026
Proposal:	Hybrid planning application (part in full, part in outline) comprising outline application for: 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 11,000m ² of Class E (Commercial, Business and Service, to include a food store of around 2,500m ²), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m ² of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m ² of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting

infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery.

All matters reserved other than access, incorporating: access to highways, 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; Phase 1 of internal roads including pedestrian / cycle routes, associated infrastructure, drainage and landscaping.

Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings, and the retention of specified buildings at Hall Farm as specified by the applications drawings.

- **Determination:** We will now undertake statutory consultation and the application will be displayed on the Council's website. The application was deemed to be valid on 24 October 2025 and therefore a decision should be made by 13 February 2026.
- **Case officer:** The case officer for this application is Christopher Howard.
- **Site Visits:** An officer will make a site visit during the determination process.
- **Community Infrastructure Levy (CIL):** Some schemes may be liable for CIL. Further information is available on the WBC website.
- **Appeals:** If a decision has not been made by 13 February 2026, there is a statutory right to appeal to the Secretary of State on grounds of 'non – determination'. This must be within 6 months of the above date and submitted to the Planning Inspectorate: (0117) 372 8000 or [Planning Inspectorate Website](#) for full applications. Householder applications must be appealed within 12 weeks of the decision using the [Planning Inspectorate Website](#).
- **Building Regulations:** Your development may require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

- **Site Notices:** Please print and display the enclosed site notice for a period of 21 days and ensure that it can be seen clearly by the public.
- **Conditions:** Should an application be granted with pre-commencement conditions, these must be discharged under a separate conditions discharge application.
- **Fee receipt:** We have received and accepted a fee of £206,531.00 in respect of this application.
- **Further information:** For more information on the planning process please visit our website including our [frequently asked questions page](#).

Yours sincerely,
Development Management & Compliance

PLANNING APPLICATION SITE NOTICE



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BOROUGH COUNCIL

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The application is available to view online by scanning the QR code or visiting wokingham.gov.uk → Planning → Comment/Search planning applications and typing in the application number above. All libraries in the Borough have internet access in order to view this page. **Comments on the application can be made** online from this page. For more information on the planning process, view our frequently asked questions page on the council website.



Any comments must arrive on or before 16/01/2026. Comments made are not confidential and can be seen by anyone as they form part of the public application record. The comments, unless offensive, discriminatory and/or racist, will appear on

the Council's website within 24 hours and **include the submitted name and address**. Due to the high volume of comments received we do not provide individual responses.

Reason for notice:

Date: 3 November 2025