

Statement of Common Ground

between

Wokingham Borough Council

and

University of Reading,

Gleeson Land Ltd,

Hatch Farm Land Ltd,

Seal Family Investments Ltd,

Brazil Family, and

Foxcroft Family

(The Landowners)

(Loddon Valley Garden Village: Site SS13)

in relation to the

Wokingham Borough Local Plan Update 2023-2040

30 June 2025

1. Introduction

- 1.1 This Statement of Common Ground has been prepared by Wokingham Borough Council (WBC) and 'the Landowners', collectively known as 'the Parties'. The 'Landowners' comprise University of Reading (the University), Gleeson Land Ltd (Gleeson), Hatch Farm Land Ltd (HFL), Seal Family Investments Ltd, Brazil Family and Foxcroft Family.
- 1.2 The land at Hall Farm is owned by the University and the National Institute for Research into Dairying (NIRD) for whom the University acts as the sole trustee. Gleeson have a promotion agreement over land at Newlands Farm and HFL owns land at Hatch Farm. The University, Gleeson and HFL are referred to as the Principal Landowners. Smaller parcels of land are owned by Seal Family Investments Ltd, the Brazil Family and Foxcroft Family.
- 1.3 This statement sets out the matters that are agreed regarding Policy SS13 of the Wokingham Borough Local Plan Update 2023 – 2040: Proposed Submission Plan (the Proposed Submission Plan).
- 1.4 The Landowners control the land within the allocation required to deliver Policy SS13: Loddon Valley Garden Village (LVGV) (see Appendix A).

2. Description of Loddon Valley Garden Village

- 2.1 Policy SS13 proposes to allocate land to the south of Earley between Shinfield, Sindlesham and Arborfield for a sustainable new garden village comprising around 3,930 dwellings (of which at least 2,700 dwellings will be delivered by 31 March 2040), and around 100,000m² of employment land at the Thames Valley Science and Innovation Park ('TVSP'). The allocation will be supported by significant new and improved infrastructure including a secondary school, two primary schools, local and district centres, new highways, public transport and active travel routes, and significant open space including a new country park. The site is proposed to be delivered to align with the principles and qualities of Garden Communities.
- 2.2 An illustrative concept plan is included as Figure 8 of the Proposed Submission Plan. The Landowners as part of their individual responses to the publication of the Proposed Submission Plan (Regulation 19) submitted their own illustrative masterplan, which is broadly consistent with the Figure 8 concept plan with differences relating to the precise location of a primary school and the extent of employment.
- 2.3 The evolution of the LVGV proposal has been subject to significant engagement and co-operation between WBC and the Landowners throughout the process.

3. Local Plan Context

- 3.1 WBC commenced a review of its adopted development plan (comprising the Core Strategy 2010 and Managing Development Delivery Local Plan 2014) through the publication of an Issues and Options Consultation Document in August 2016. Further to this, between November 2018 and February 2019, WBC published a consultation document entitled

'Homes for the Future' which consulted on a range of spatial options, which included a new Garden Community at Grazeley, located on the western edge of Wokingham Borough and partially in West Berkshire District.

- 3.2 In February 2020, WBC published a Draft Plan for consultation entitled *'Right Homes, Right Places'*, which included a proposed site allocation, via Policy SS3, for a Garden Town at Grazeley comprising of a minimum of 15,000 new homes. Subsequent to agreeing the consultation, a significant change in circumstances occurred in March 2020 when the Detailed Emergency Planning Zone (DEPZ) for the Atomic Weapons Establishment Burghfield was significantly extended for reasons of public safety. As a result, the DEPZ covered the proposed Garden Town at Grazeley in its entirety, preventing it from coming forward as a new settlement.
- 3.3 WBC therefore conducted a thorough review of options available, following which it consulted on a Revised Growth Strategy between November 2021 and January 2022. This introduced the Hall Farm / Loddon Valley Strategic Development Location (SDL) as a key element of a preferred alternative strategy, via a policy numbered at the time as 'Policy SS3'.
- 3.4 That early draft proposal comprised a minimum of 4,500 new homes (of which 2,200 were to be completed by the end of 2037/38) and the phased expansion of the TVSP comprising: 85,000sqm for film and television use; and a further 100,000sqm for research and development. In conjunction with this consultation, WBC published a Strategic Sites Report that, at Figure 18, provided a Framework Masterplan for the proposal prepared by David Lock Associates. That Framework Masterplan incorporated the expansion of the TVSP, a new country park along the Loddon Valley, a minimum of 4,500 new homes, and associated services and facilities.
- 3.5 In response to the Revised Growth Strategy consultation, the Principal Landowners of the LVGV proposal, working in collaboration and partnership with WBC, progressed work on their own illustrative masterplan, building on the principles established by David Lock Associates, including a Vision Document. This was submitted to WBC in January 2022 as part of the University's response to the Revised Growth Strategy consultation.
- 3.6 As set out above, the Proposed Submission Plan continues to identify the site, now referred to as LVGV. The proposed allocation of Policy SS13 is now for around 3,930 dwellings (of which at least 2,700 dwellings will be delivered by 31 March 2040), and around 100,000m² of employment land at the TVSP.

4. Relevant Site Promoter Representations

- 4.1 The development of the site has been promoted by the University, Gleeson, and HFLl at the Regulation 18 and 19 stages of plan making as outlined above.
- 4.2 With regard to the LVGV, representations from the University, Gleeson, and HFLl confirmed:
 - Support for the identification of the land for development;
 - The land is available for development;

- There is capacity for at least 3,930 dwellings across the whole of the Policy SS13 allocation;
- That the Landowners will work positively together and with WBC to bring forward planning applications to ensure timely delivery of development and supporting infrastructure;
- That housing delivery at least equal to that set out in WBC's housing trajectory will be achieved, including first completions in 2027/2028¹.

- 4.3 In the context of support, the University, Gleeson, and HFLL sought modifications to various policies, as set out in Appendix C.
- 4.4 An Environmental Impact Assessment Scoping Opinion request relating to the proposal was submitted by Savills on behalf the Landowners and registered as valid by WBC on 19 December 2024. WBC issued a Scoping Opinion in their letter dated 28 February 2025 (Ref: 243188).
- 4.5 The University², Gleeson, and HFLL, all have considerable experience in bringing forward new development, with over 50 years' combined experience of directly delivering, working with development partners and promoting land to secure local plan allocations and planning permissions.

5. **Areas of Agreement**

- 5.1 The Parties agree the following:
- a) That the evidence supporting the LVGV allocation is robust and proportionate to the plan-making stage;
 - b) That the LVGV allocation is deliverable (i.e. able to produce completions within 5 years) and developable thereafter;
 - c) That the development, place shaping and delivery principles set out in Policy SS13, as supplemented by the development guidelines set out in Appendix C of the Plan, provide an appropriate basis for framing development at LVGV;
 - d) That housing delivery as set out in WBC's housing trajectory will be achieved, as a minimum, including first completions in 2027/28;
 - e) To positively and collaboratively continue working together to refine the Infrastructure Delivery Plan and to develop a Strategic Design Code³;
 - f) That provision can be made for 100 custom and self-build plots across the allocation; and
 - g) That provision can be made for 20 Gypsy and Traveller pitches within the University's Illustrative Masterplan.

¹ See Section 5.20 of University of Reading Regulation 19 representations, November 2024.

² See Section 2.3 of University of Reading Regulation 19 representations, November 2024.

³ See Section 7.2 of University of Reading Regulation 19 representations, November 2024.

6. Areas of Disagreement, Clarification or Further work

- 6.1 The table in Appendix D provides a summary of the Principal Landowners' representations to the Proposed Submission Plan that seek modifications to Policy SS13 and the related Appendix C.
- 6.2 Since the Principal Landowners submitted their representations to the Proposed Submission Plan, there has been ongoing engagement and dialogue between the Landowners and WBC. This has resulted in the full provision of custom and self-build plots across the allocation and University making full provision for Gypsy and Traveller pitches within their Illustrative Masterplan.
- 6.3 The Parties agree the remaining areas of disagreement are not substantive. The Principal Landowners have promoted minor modifications capable of addressing the matters raised in their detailed representations to the Proposed Submission Plan as noted below and in Appendix D.
 - a) **Policy SS13, River Loddon Valued Landscape:** Amendment to ensure consistency between LPU Figure 8, Policy NE6 and LPU Policies Map;
 - b) **Policies Map C1, Settlement Boundaries within LVGV Allocation:** Amendment to replace separate settlement boundaries with a single LVGV allocation boundary;
 - d) **Policy SS13, Masterplanning:** Amendment to delete 'Beautiful and imaginatively' to avoid misinterpretation and make consistent with wording for other SDLs;
 - e) **Policy SS13, Masterplanning:** Amend to clarify the relationship between, and sequencing of, the 'masterplan', 'strategic design code', and planning applications;
 - f) **Policy SS13, Affordable Housing:** Amendment to allow for flexibility during delivery of the LVGV;
 - g) **Policy SS13, Employment Floorspace:** Amendment to respond to University's Employment Land Needs Assessment;
 - h) **Policy SS13, School Provision:** Amendment to allow for flexibility during delivery of the LVGV;
 - i) **Policy SS13, Local and District Centres:** Amendment to address duplications with Development Principles part d);
 - j) **Policy SS13, Local and District Centres:** Amendment to avoid an overly prescriptive requirement for 2,500 m² of food store;
 - k) **Appendix C, BNG Requirements:** Amendment to make it clear that BNG requirement is for the whole site allocation;
 - l) **Appendix C, Low Carbon Energy Generation:** Amendment to make consistent with Policy SS13;
 - m) **Appendix C; Water Infrastructure:** Amendments to supporting text to make consistent with Water Cycle Study Phase 2; and
 - n) **Green Ways:** Amendments to avoid a requirement for delivery of Greenways off site being overly prescriptive.
- 6.4 The Parties agree to continue working together including on the following aspects as required by Policy SS13:

- Preparation of the Strategic Design Code, to be undertaken by advisers to be appointed by WBC, who will work in close consultation with the WBC officers and the Landowners;
- Preparation of a S106 agreement to secure infrastructure improvements, enabled by either the granting of CIL relief for exceptional circumstances or the setting of a new charging rate through a review of CIL.

7. Anticipated Start and Build Out Rates

- 7.1 As set out above, the University, Gleeson, and HFLL are experienced in supporting the delivery of housing in Wokingham Borough. This includes parts of the South of M4 SDL by the University and Gleeson; parts of the North Wokingham SDL by the owners of HFLL; and parts of the South Wokingham SDL by Gleeson.
- 7.2 The Principal Landowners have entered into a Planning Performance Agreement with WBC and are engaged in pre-application discussions as part of a process of preparing planning applications. Community engagement was undertaken by the Landowners during March and April 2025.
- 7.3 The housing trajectory in the Proposed Submission Plan projects that housing completions will occur as set out below.

Year	Delivery
2027/28	25
2028/29	125
2029/30	175
2030/31	200
2031/32	250
2032/33	250
2033/34	250
2034/35	250
2035/36	250
2036/37	250
2037/38	250
2038/39	225
2039/40	200
Total delivery in plan period	2,700

- 7.4 The Landowner programme for the submission and consideration of planning applications, and subsequent delivery of dwellings is set out below.

Landowner / No. of Homes	Submit Applications	Planning Permission Granted	First Reserved Matters Granted	Pre-commencement conditions Approved	Start	First Completion
HFLL (Hybrid) Around 550 homes	By Dec 2025 Q3 2025/26	By July 2026 Q2 2026/27	-	By Dec 2026 Q3 2026/27	By Jan 2027 Q4 2026/27	By Nov 2027 Q3 2027/28
Gleeson (Outline) Around 431 homes	By Dec 2025 Q3 2025/26	By Dec 2026 Q3 2026/27	By June 2027 Q1 2027/28	By Dec 2027 Q3 2027/28	By Jan 2028 Q4 2027/28	By Sept 2028 Q2 2028/29
UoR (Outline) Around 2,799 homes	By Dec 2025 Q3 2025/26	By Dec 2026 Q3 2026/27	By June 2027 Q1 2027/28	By Dec 2027 Q3 2027/28	By Jan 2028 Q4 2027/28	By Sept 2028 Q2 2028/29
Seal, Brazil, Foxcroft (Outline) Around 150 homes	By Dec 2028 Q3 2028/29	By Dec 2029 Q3 2029/30	By June 2030 Q1 2030/31	By Dec 2030 Q3 2030/31	By Jan 2031 Q4 2030/31	By Sept 2031 Q2 2031/32

- 7.5 Multiple development locations across the site will be delivered simultaneously on the various promoter's landholdings. Delivery in initial years is supported the hybrid application by HFLL, which will include a first phase in detail to enable the delivery of around 300 dwellings without the need for a Reserved Matters application to be prepared and approved prior to commencing. The development of around 550 homes at HFLL is to be completed via an access with Mill Lane and emergency/pedestrian/cycle access via Mole Road, Harrow Way and Gipsy Lane.
- 7.6 Appendix B includes further detail of the programme for the submission and determination of planning applications and the delivery of dwellings and key highway infrastructure. Appendix C provides phasing plans, showing the initial phases of delivery and associated infrastructure, and how multiple development locations will be achievable.
- 7.7 Notwithstanding WBC housing trajectory, the Landowners are working towards delivery at an accelerated rate, with a delivery aspiration peaking at around 400 dwellings per annum in 2032/33, based on up to 7 sales outlets operational at that stage: 2 on the Hatch Farm area; 2 on the Gleeson area; up to 3 within the University area, alongside additional parcels on the Seal, Brazil, Foxcroft area.
- 7.8 Early delivery at LVGV may come forward prior to the opening of on-site SANG. In this initial period, development can be mitigated through off-site SANG owned and managed by the University. There is an agreement between the University and the Landowners that this will be made available to support the development, ensuring compliance with the requirements of the Habitat Regulations.

8. Governance Arrangements Including Future Review

8.1 The Parties agree to:

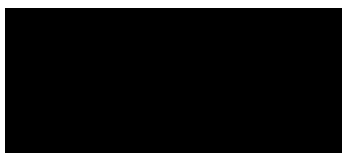
- Continue to cooperate and work collaboratively regarding the Policy SS13 allocation;
- Review and update this Statement of Common Ground in the light of any material change in circumstance; and
- Maintain positive principles of cooperation as encompassed within the Planning Performance Agreement (PPA).

9. Signatories

9.1 We confirm that the information in this Statement of Common Ground reflects the joint working and engagement undertaken to date. The Parties will continue to work together to ensure the delivery of the Loddon Valley Garden Village.

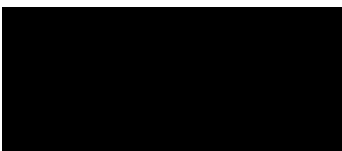
Signed for Wokingham Borough Council

Name: Trevor Saunders
Position: Service Director, Planning
Date: 02-07-2025



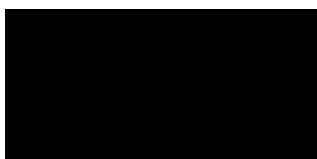
Signed for University of Reading

Name: Nigel Frankland
Position: Land Management Director
Date: 02-07-2025



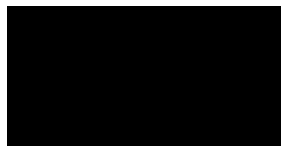
Signed for Gleeson Land Ltd

Name: Ellen Timmins
Position: Senior Planning Manager
Date: 02-07-2025



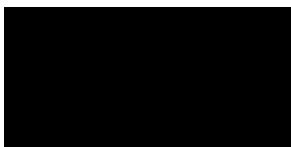
Signed for Hatch Farm Land Limited

Name: Craig Killoran
Position: Director and Shareholder
Date: 02-07-2025



Signed for Seal Family Investments Ltd

Name: Philip Seal
Position: Director and Shareholder
Date: 16-07-2025

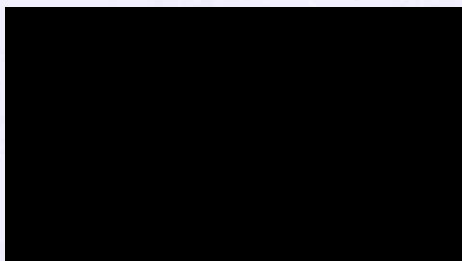


Signed for Brazil Family

Name: Frank and William Brazil

Position: Owner

Date: 23/07/2025

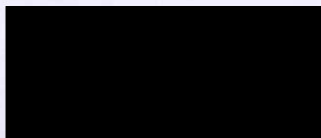


Signed for Foxcroft Family

Name: Danielle Foxcroft

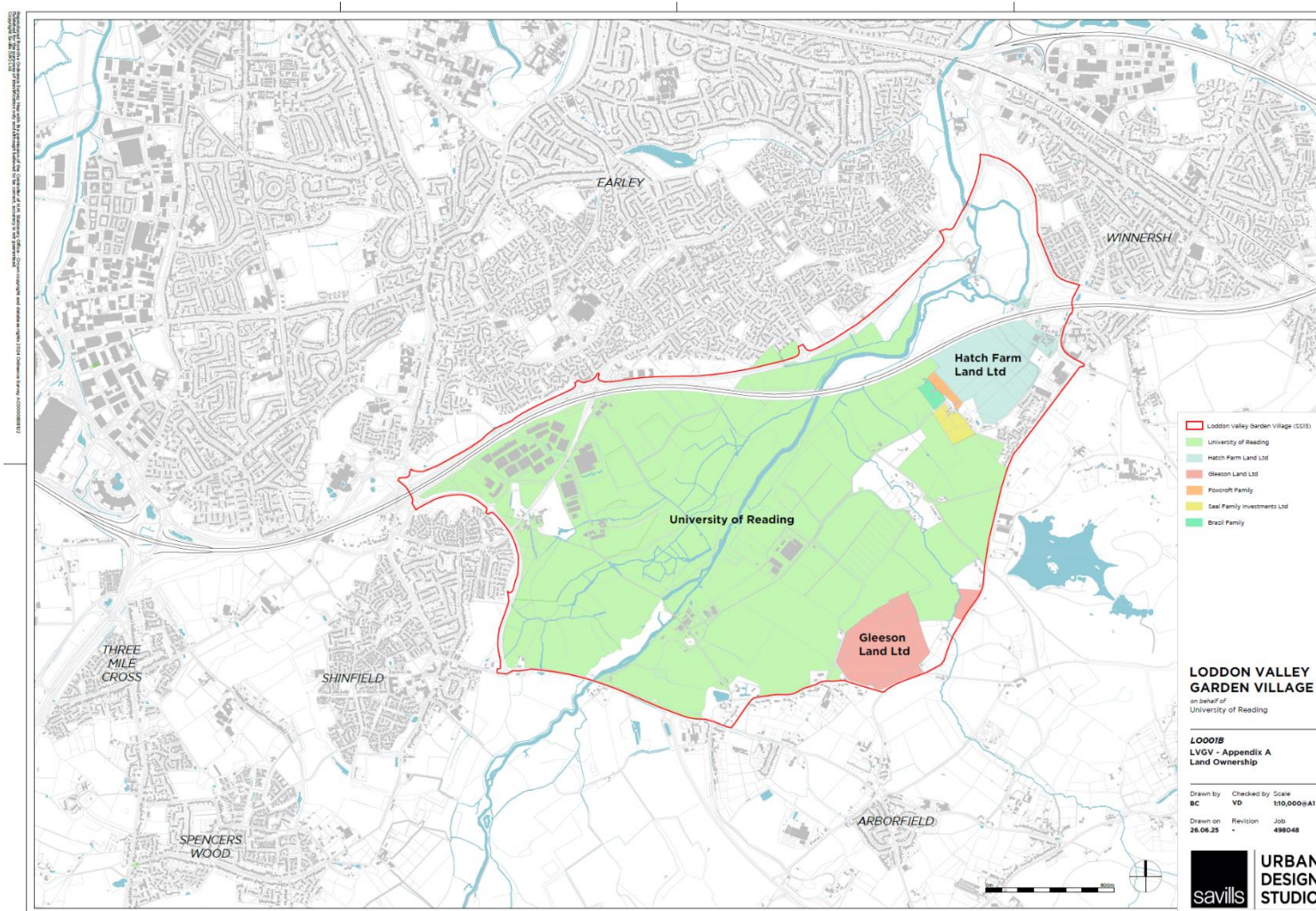
Position: Owner

Date: 02-07-2025



Appendix A

Map: LVGV including ownership



Appendix B

Planning application programme and delivery trajectory

Initialisation

PPA = Planning Performance Agreement.

PA = Pre Application.

HPA = Hybrid Planning Application.

OPA = Outline Planning Application.

RM = Reserved Matters Application.

PC = Pre-Commencement Conditions.

PP = Planning Permission.

Q1 = April-June.

Q2 = July-September.

Q3 = October-December.

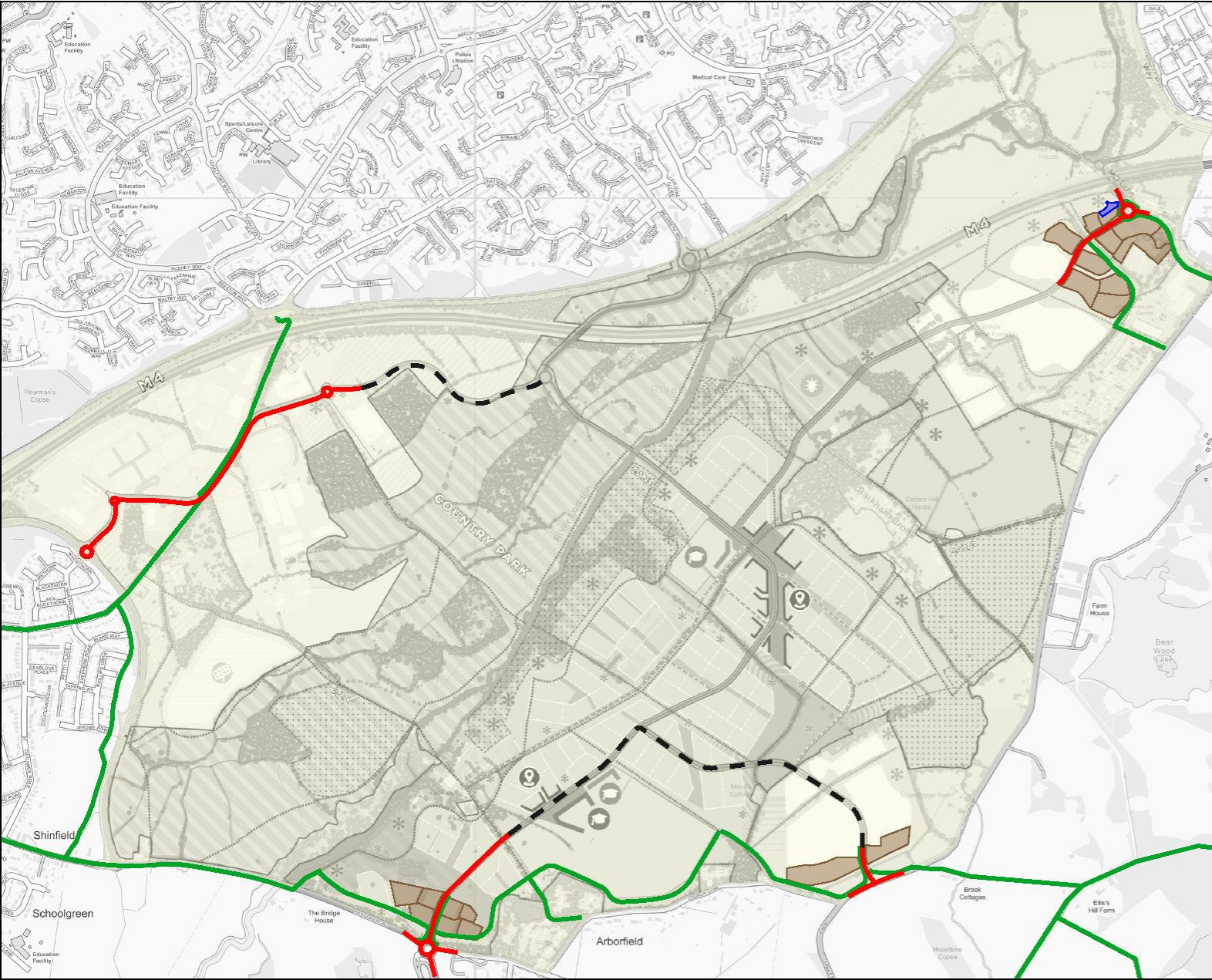
Q4= January-March.

Landowner information	2025/26				2026/27				2027/28				2028/29				2029/30					2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Residual
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4												
University application programme	PPA agreed	PA advice	OPA submitted				PP granted		RM permission			PCC approved	Construction starts	-	5	10	10	10	15	15	100		150	155	200	300	300	300	300	250	369	
HFLl application programme	PPA agreed	PA advice	HPA submitted				PP granted	PCC approved	Construction starts			10	15	20	20	20	25	25	25	25	100		100	100	40	-	-	-	-	-	-	
Gleeson application programme	PPA agreed	PA advice	OPA submitted					PP granted		RM permission		PCC approved	Construction starts			First completion	10	15	10	10	100		100	100	56	-	-	-	-	-	-	
Seal, Brazil & Foxcroft																OPA submitted				PP granted	RM granted PCC approved Construction starts		20	50	50	30	-	-	-	-	-	
Infrastructure delivery programme																	Mill Lane access Mole Road access Reading Road access Eastern Relief Road access				Hatch Farm Way Link Reading Road to Mole Road loop	River Loddon crossing Northern primary estate road	Southern primary estate road	M4 crossing and Lower Early Way improvements								
Projected completions	0				0				25				135				200				300	370	405	346	330	300	300	300	300	250	369	
Cumulative completions	0				0				25				160				360				660	1030	1435	1781	2111	2411	2711	3011	3311	3561	3930	

LPU Proposed Submission Plan Housing Trajectory

LPU housing trajectory	2025/26				2026/27				2027/28				2028/29				2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4												
LPU housing trajectory																												
LPU housing trajectory LVGV	0				0				25				125				175	200	250	250	250	250	250	250	250	250	225	200
LPU cumulative completions	0				0				25				150				325	525	775	1,025	1,275	1,525	1,775	2,025	2,275	2,500	2,700	

Appendix C
Figures: LVGV phasing plans

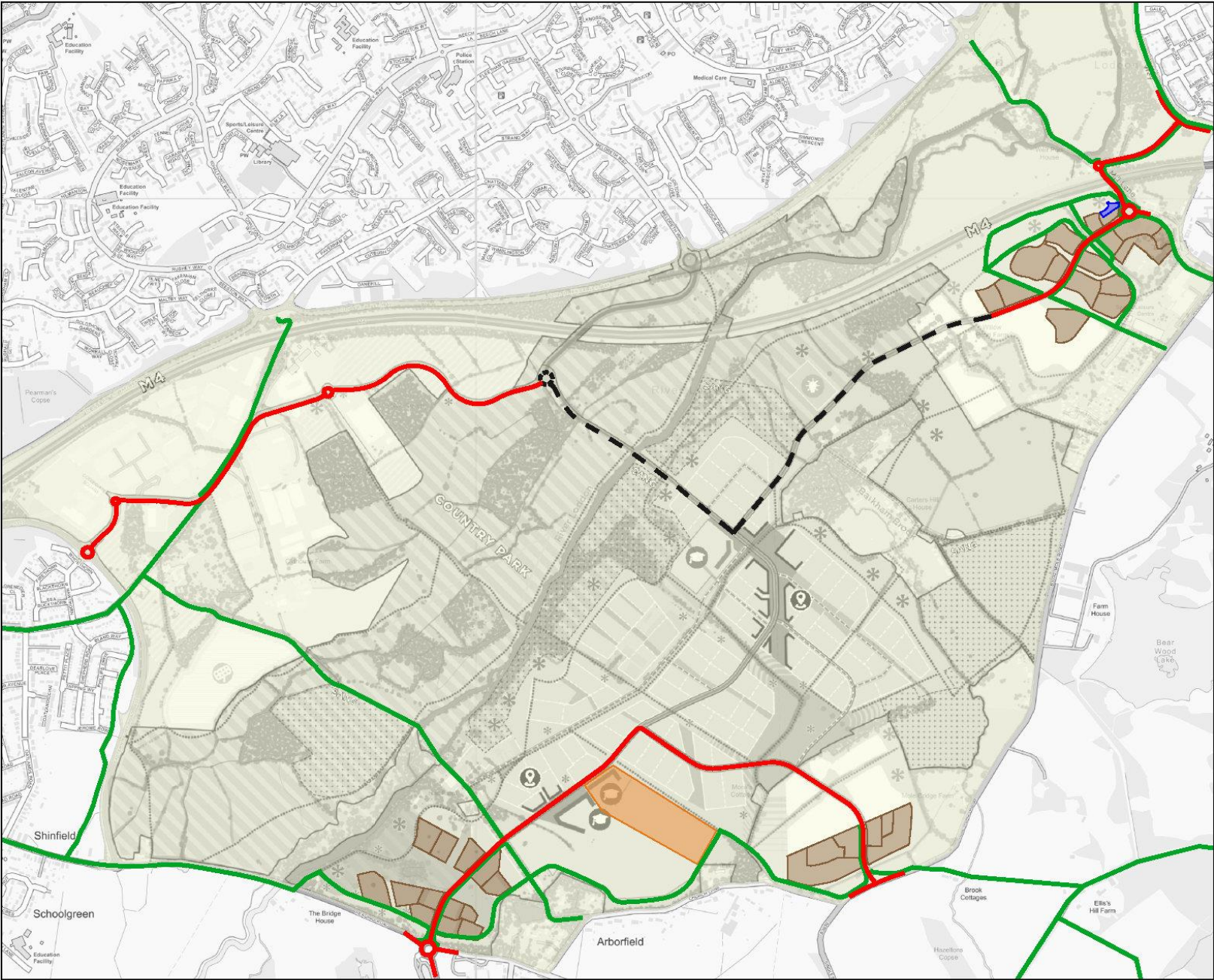


- KEY:
- LGV Site Area
 - Primary Road Network
 - Road Under Construction
 - Key Active Travel Network
 - Residential Parcels
 - Local Centre
 - Primary School Parcel
 - Secondary School Parcel

Number of Dwellings

75	University of Reading
75	Gleeson Land
225	Hatch Farm Land Ltd
325	Total

Project No: A392	Project: Loddon Garden Village
Date: March 2025	Title: Year 3 (2029/2030) Phasing Plan
Drawn: PR	Figure No: A392 - 1024/P3

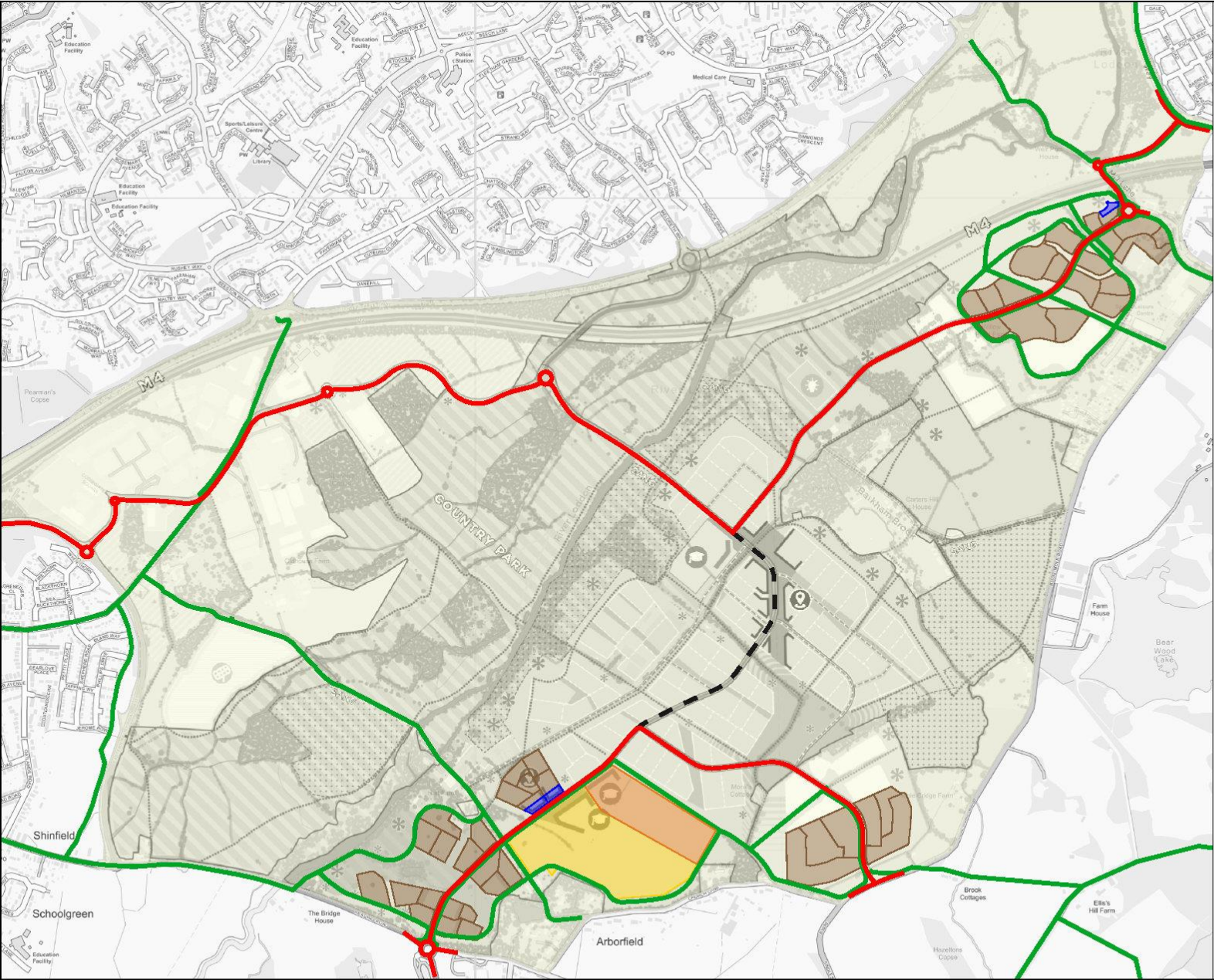


- KEY:
- LGV Site Area
 - Primary Road Network
 - Road Under Construction
 - Key Active Travel Network
 - Residential Parcels
 - Local Centre
 - Primary School Parcel
 - Secondary School Parcel

Number of Dwellings

175	University of Reading
175	Gleeson Land
375	Hatch Farm Land Ltd
725	Total

Project No A392	Project Loddon Garden Village
Date March 2025	Title Year 4 (2030/2031) Phasing Plan
Drawn PR	Figure No A392 - 1025/P3



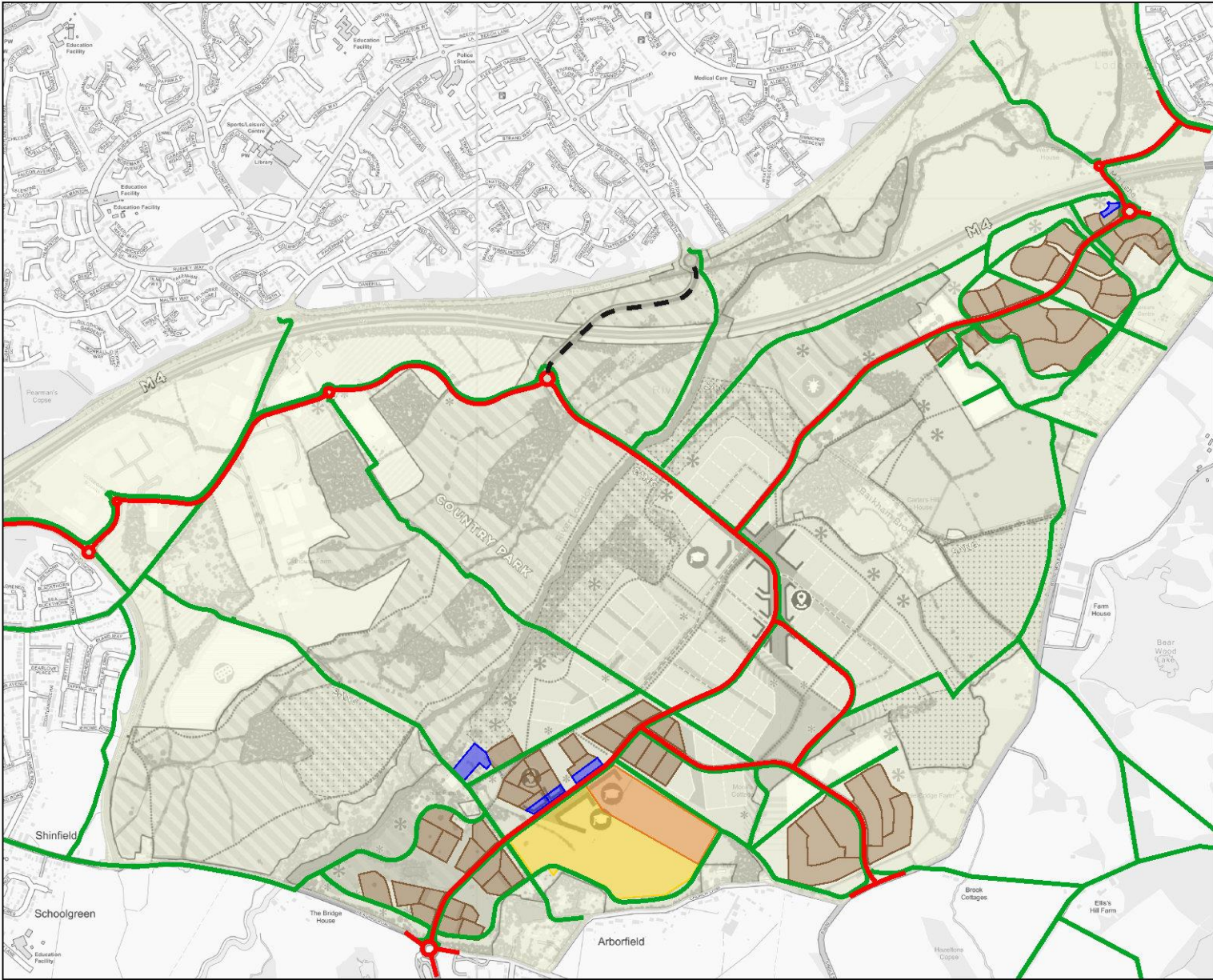
KEY:

- LGV Site Area
- Primary Road Network
- Road Under Construction
- Key Active Travel Network
- Residential Parcels
- Local Centre
- Primary School Parcel
- Secondary School Parcel

Number of Dwellings

325	University of Reading
275	Gleeson Land
475	Hatch Farm Land Ltd
1,075	Total

Project No A392	Project Loddon Garden Village
Date March 2025	Title Year 5 (2031/2032) Phasing Plan
Drawn PR	Figure No A392 - 1026/P3



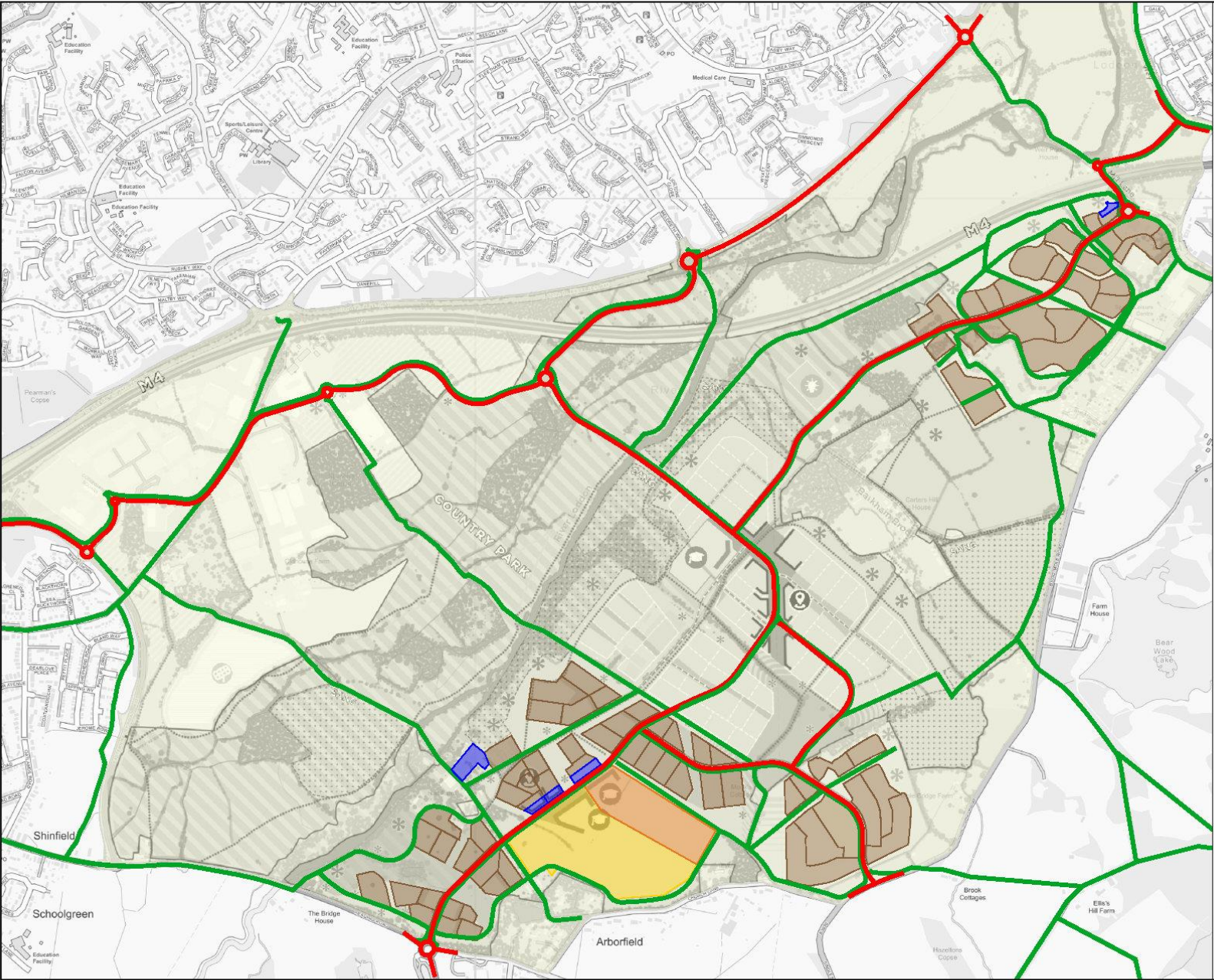
KEY:

- LGV Site Area
- Primary Road Network
- Road Under Construction
- Key Active Travel Network
- Residential Parcels
- Local Centre
- Primary School Parcel
- Secondary School Parcel

Number of Dwellings

480	University of Reading
375	Gleeson Land
550	Hatch Farm Land Ltd
50	Betty Grove Parcels
1,455	Total

Project ID: A392	Project: Loddon Garden Village
Date: March 2025	Title: Year 6 (2032/2033) Phasing Plan
Drawn: PR	Appr'd by: A392 - 1027/P3



- KEY:
- LGV Site Area
 - Primary Road Network
 - Key Active Travel Network
 - Residential Parcels
 - Local Centre
 - Primary School Parcel
 - Secondary School Parcel

Number of Dwellings

680	University of Reading
430	Gleeson Land
550	Hatch Farm Land Ltd
150	Betty Grove Parcels
1,810	Total

Project No: A392	Project: Loddon Garden Village
Date: March 2025	Title: Year 7 (2033/2034) Phasing Plan
Drawn: PR	Figure No: A392 - 1028/P3

Appendix D

Principal Landowner representation requesting modifications to Policy SS13

Landowner	Aspect	Issue	Landowner Amendments Sought	Comment / Update
University	Beautiful and imaginatively ⁴	Open to subjective interpretation Inconsistent with equivalent wording for other SDL's	Amendment proposed to delete wording	The University is committed to achieving a high-quality development at the LVGV, which will be secured through the development of a single agreed Vision and Masterplan and a Strategic Design Code. Amendment sought not included within the WBC Schedule of proposed modifications.
	Affordable housing ⁵	Flexibility required to respond to housing needs and market conditions over period to 2040 and beyond	Amendment proposed to add: <i>"and taking account of evidence of housing need and market conditions;"</i>	The objective of securing 40% affordable housing at the LVGV is supported, with the University's emerging proposals having been formulated on this basis. Amendment sought not included within the WBC Schedule of proposed modifications.
	Custom / self-build ⁶	Proposed allocation of 100 plots has not been justified by evidence	Amendment proposed to delete '100' and add: <i>"subject to up-to-date evidence of demand"</i>	Provision has now been made for 100 custom and self-build plots within the University's Illustrative Masterplan.
	Gypsies and travellers ⁷	Proposed allocation of 20 pitches has not been justified by evidence	Amendment proposed to delete '20 Gypsy and Traveller Pitches' and add: <i>"Gypsy and Traveller pitches, subject to evidence of demand and locational need"</i>	Provision has now been made for 20 Gypsy and Traveller pitches within the University's Illustrative Masterplan.
	Employment floorspace ⁸	University Employment Land Needs Assessment provides evidence of demand for 100,000m2 of employment floorspace at the TVSP in addition to already developed Gateway, British Museum and Natural History buildings. Policies Plan C1 inconsistent with LPU Figure 8	Amendment proposed to add: <i>"Additional"</i> <i>"The LPU Figure 8 Concept Plan and Policies Map C1 must also be reviewed in discussion with the University of Reading in order to establish an agreed and consistent boundary for the expansion of the Thames Valley Science and Innovation Park."</i>	The TVSP is owned by the University and its expansion is supported and is deliverable on the basis of around 100,000 m ² of employment in addition to already approved development. Amendment sought not included within the WBC Schedule of proposed modifications.

⁴ See Section 5.2 of University of Reading Regulation 19 representations, November 2024

⁵ See Section 5.4 of University of Reading Regulation 19 representations, November 2024

⁶ See Section 5.5 of University of Reading Regulation 19 representations, November 2024

⁷ See Section 5.6 of University of Reading Regulation 19 representations, November 2024

⁸ See Section 5.7 of University of Reading Regulation 19 representations, November 2024

Landowner	Aspect	Issue	Landowner Amendments Sought	Comment / Update
	School provision ⁹	Flexibility required to respond to education needs over period to 2040 and beyond	Amendment proposed to add: <i>“...taking account of educational needs...”</i>	It is agreed that the form entry requirement for secondary education arising from 3,930 is 5 Forms. The University are however content to allow for a full 12 forms in the basis that the schools within the LVGV will be important community facilities and will serve the surrounding communities as well as the LVGV. Amendment sought not included within the WBC Schedule of proposed modifications.
	Local and district centres ¹⁰	Unnecessary duplication with part d) of the Development Principles Proposed allocation of a food store of around 2,500m ² is unnecessarily prescriptive	Amendment proposed to delete: <i>“3(g) Locate district and local centres where they are accessible to the planned housing, and are of an appropriate scale to meet the day-to-day needs with a range of retail (including food store of around 2,500m2), leisure, cultural, community, health and service facilities;”</i> And add: <i>“...(including food store provision at an appropriate scale)...”</i>	The University has no objection to the provision of a food store within the District Centre, but the reference to a specific amount of floorspace is overly prescriptive. Amendment sought not included within the WBC Schedule of proposed modifications.
	River Loddon Valued Landscape ¹¹	Inconsistency between wording of part 6b) and the wording of Policy NE6	Amendment proposed to delete: <i>“Protects and enhances...”</i> And to add: <i>“...in accordance with the requirement of Policy NE6”</i>	The requirement of Part 6 are generally supported and are considered achievable. The wording of Policy NE6 is however more appropriate as it provides a greater degree of clarity about how proposals affecting Valued Landscapes will be assessed. Amendment sought not included within the WBC Schedule of proposed modifications.
	Policies Map C1 ¹²	Inconsistency with Policy SS2 Pre-determines the edges of development Inconsistency with LPU Figure 8	Amend Map C1 to simply identify the boundary of the LVGV.	Amendment sought not included within the WBC Schedule of proposed modifications.

⁹ See Section 5.8 of University of Reading Regulation 19 representations, November 2024

¹⁰ See Section 5.12 of University of Reading Regulation 19 representations, November 2024

¹¹ See Section 5.14 of University of Reading Regulation 19 representations, November 2024

¹² See Section 5.18 of University of Reading Regulation 19 representations, November 2024

Landowner	Aspect	Issue	Landowner Amendments Sought	Comment / Update
	Beautiful and imaginatively (Appendix C) ¹³	Open to subjective interpretation	Amendment proposed to delete wording	The University is committed to achieving a high-quality development at the LVGV, which will be secured through the development of a single agreed Vision and Masterplan and a Strategic Design Code. Amendment sought not included within the WBC Schedule of proposed modifications.
Gleeson	Custom / self-build ¹⁴	Apportionment to the three SDL's, including the LVGV, is not supported by evidence. Custom and Self build should be included in the 2,700 delivered in plan period.	Amendment proposed to add: <i>"88...(part of the 2,7000 units within the plan period)."</i>	Notwithstanding the objection made, provision has now been made for 100 custom and self-build plots within the University's Illustrative Masterplan.
	Gypsies and Travellers ¹⁵	Proposed allocation of 20 pitches has not been justified by evidence	Amendment proposed to delete wording.	Notwithstanding the objection made, provision has now been made for 20 Gypsy and Traveller pitches within the University's Illustrative Masterplan.
	Biodiversity Net Gain ¹⁶	Biodiversity Net Gain requirement should only be applied to the LVGV allocation as a whole, not individual planning applications	Amendment proposed to delete: <i>"Achieves"</i> Amendment proposed to add: <i>"contribute to achieving...(across the allocation as a whole)."</i>	No in principle objection to provision of 20% Biodiversity Net Gain. Amendment sought not included within the WBC Schedule of proposed modifications.
	Low carbon energy generation (Appendix C) ¹⁷	Inconsistency with wording 11c) of Policy SS13	Amendment proposed to add: <i>"...at completion of the Loddon Valley Garden Village..."</i>	No objection in principle with low carbon energy generation. Amendment sought not included within the WBC Schedule of proposed modifications.
	Water infrastructure (Appendix C) ¹⁸	Inconsistency between supporting text and Water Cycle Study Phase 2 (WCS)	Supporting text (13.1.3 and 13.1.14 should be consistent with WCS that in relation to wastewater collection and treatment that there are no significant constraints to providing network upgrades.	Agree with findings of WCS regarding there being significant constraints to providing network upgrades.

¹³ See Section 5.19 of University of Reading Regulation 19 representations, November 2024

¹⁴ See Section 7.12 of Gleeson Regulation 19 representations, November 2024

¹⁵ See Section 7.20 of Gleeson Regulation 19 representations, November 2024

¹⁶ See Section 7.26 of Gleeson Regulation 19 representations, November 2024

¹⁷ See Section 7.32 of Gleeson Regulation 19 representations, November 2024

¹⁸ See Section 7.33 of Gleeson Regulation 19 representations, November 2024

Landowner	Aspect	Issue	Landowner Amendments Sought	Comment / Update
			Supporting text should confirm that the local planning authority will work proactively with applicants to support them securing necessary agreements from statutory undertakers.	Amendment sought not included within the WBC Schedule of proposed modifications.
	Transport Matters Travel Plans / My Journey Greenways (Appendix C) ¹⁹	Uncertainty about role of 'My Journey' in context of LVGV requiring a site wide Travel Plan Consequences of requiring Greenways to be provided over third party land.	Amendment proposed to add: <i>"...the site..."</i> And <i>"encourage connections where possible to part of Greenways which..."</i>	No objection in principle to the delivery of Greenways where possible. Amendment regarding Greenways sought not included within the WBC Schedule of proposed modifications.
	Settlement boundary (Settlement Boundaries Topic Paper) ²⁰	Inconsistency with LPU Figure 8 Pre-determines the edges of development	Changes required to proposed settlement boundary so that it better responds to physical features on the ground, including eastern and southern field boundaries and alignment of Mole Road.	No objection in principle to definition of settlement boundaries provided they respond to well defined physical features. Amendment sought not included within the WBC Schedule of proposed modifications.
HFLL	School provision ²¹	8 Form secondary school requirement is in excess of the 4 form need directly related to the LVGV	Amendment proposed to add: <i>"...comprising land and the proportionate cost of:"</i>	No objection in principle to secondary school provision, subject to developer contributions being proportionate to the scale of the LVGV. Amendment sought not included within the WBC Schedule of proposed modifications.
	Masterplanning ²²	Changes required to make the relevant parts of Policy SS13 justified and effective.	Amendments proposed to delete: <i>"must"</i> Amendments proposed to add: <i>"This masterplan and strategic design code will..."</i> And <i>"...should be applied..."</i>	The approach to masterplanning is supported in principle subject to proposed modifications to the wording. Amendment sought not included within the WBC Schedule of proposed modifications.

¹⁹ See Section 7.35 of Gleeson Regulation 19 representations, November 2024

²⁰ See Section 7.37 of Gleeson Regulation 19 representations, November 2024

²¹ See Section 4.4.2 of HFLL Regulation 19 representations, November 2024

²² See Section of HFLL Regulation 19 representations, November 2024

Landowner	Aspect	Issue	Landowner Amendments Sought	Comment / Update
			And <i>“...and strategic design code should...”</i> And <i>“...secure high quality placemaking and the successful phased delivery of individual land parcels...”</i>	