

Loddon Garden Village

.....
A 20 MINUTE SUSTAINABLE GARDEN COMMUNITY

Prospectus to WBC Councillors

21 October 2022



INTRODUCTION

The Loddon Garden Village Partners (the Partners) are looking forward to presenting their proposal for the Loddon Garden Village (LGV) to Councillors on 21 October.

This document accompanies the presentation and provides:

- an outline of our collective Vision for Loddon Garden Village;
- an introduction to the Partners, explaining their respective interests in the LGV and their involvement in the delivery of development in Wokingham Borough;
- the background to the inclusion of the LGV in the January 2022 Local Plan Update;
- an overview of what we hope to achieve at LGV in terms of building a new community to inspire for the 21st century;
- an outline of its key opportunities, what it will bring to the local area and what it will bring to the Borough more broadly;
- our commitment and an understanding of how we will be engaging proactively with the local community as proposals progress; and
- our commitment to you that we will work with you 'every step of the way' as we bring these proposals to fruition.

THE LODDON GARDEN VILLAGE - OUR VISION

LGV will incorporate the best principles of sustainable development underpinned by the University's world-leading research in Climate Change and long term management and care for the environment. It will be a Community that provides choice for its residents in terms of options for living, working, socialising as well as for education and leisure. Existing habitats will be protected and new opportunities for wildlife created. The flow of water through the site will form part of its character, creating attractive water features, new habitats for nature and ensuring careful management of drainage. In combination this will create a welcoming environment and one that is well-designed, with a strong sense of identity with nature and landscape as integral and highly valued elements.

THE LODDON GARDEN VILLAGE PARTNERS

The LGV is being promoted by a Partnership comprising of the **University of Reading, Bellway Homes on behalf of Hatch Farm Land Limited and Gleeson Land.**

The land within the LGV at the Thames Valley Science Park (TVSP), in the Loddon Valley and at Hall Farm is owned by the University of Reading and totals some 459 hectares. Bellway Homes are the development partners of Hatch Farm Land Limited, who own 33 hectares of land at Hatch Farm situated in the North East of the Garden Village. Gleeson Land controls 25 hectares of land in the south of the Garden Village at Newlands Farm.

UNIVERSITY OF READING

The University, founded in 1860 and receiving Royal Charter in 1926, is ranked 28th¹ in the UK and is world ranked and recognised internationally for its research and expertise in the field of Climate Change. It has a tradition of academic excellence and entrepreneurship and these characteristics are demonstrated through its ownership and continued development of the TVSP.

The University is a significant local land owner and has considerable experience and track record of delivering new communities both in Wokingham Borough and elsewhere, working as a master developer collaboratively, within partnerships and consortiums of housebuilders on a frequent basis.

As a charity, any revenue generated through the promotion and disposal of the University's land will be used to further its academic and research activities and through its endowment to continue to deliver these in the longer term.

The creation of LGV as an exemplar 21st Century new community is already providing and will continue to create outstanding opportunities for integration of the University's student and academic bodies, as well as providing research opportunities, especially in the fields of the built environment and climate change.



1. <https://www.reading.ac.uk/news/2022/University-News/QS-World-Ranking-2023#:~:text=The%20University%20of%20Reading%20has,and%2022%20in%20the%20world.>

BELLWAY HOMES

Bellway is a Home Builders Federation 5 Star rated housebuilder, who has been operating for over 75 years. Their Thames Valley Division operates across the administrative area of Wokingham Borough.

Bellway has previously delivered in the order of 880 new dwellings within the Borough, most notably at Keep Hatch, which is the gateway phase to the North Wokingham Strategic Development Location (SDL). Here Bellway worked in partnership and collaboration with several landowning parties and successfully delivered a site that provides 300 homes, its own Sustainable Alternative Natural Green Space (SANG), a new community Pub, a Park & Ride for Wokingham town and most notably the first section of the Northern Distributor Road for the wider SDL.

Its involvement in Loddon Garden Village reflects its aspiration to remain at the 'forefront' of new community design and delivery in the 21st Century, bringing its considerable national experience, and ongoing ambition to innovate in delivering highly sustainable, cost effective, beautifully designed homes to meet the needs of families, couples and single person

households across all groups and ages. It is particularly proud of its House 2.0² concept which is a partnership between Salford University and Bellway, where the design, materials and energy saving performance of a new zero carbon home are being assessed. By building House 2.0 under lab conditions, the University's research team can test innovations in building materials, the effects of double and triple glazing, storing solar energy, recovering heat from wastewater, and how to make most efficient use of air source heat pumps.

This research initiative is being further supported by the building of a small selection of new houses, which will meet the new requirements of reducing carbon emissions by 75% after 2025 and assess their effectiveness of reducing daily energy bills whilst a new family lives within them. The emphasis and ambition of this project, which is being expanded to research opportunities in Manchester and Portsmouth, will inform both Bellway's future homes but also the future homes within Loddon Garden Village and how best to deliver a zero carbon community today which will stand the test of time.



2. <https://energyhouse2.salford.ac.uk/energy-house-labs/energy-house-2-0/>



GLEESON LAND

Gleeson Land is part of MJ Gleeson Plc, which consists of Gleeson Homes in the north of England and Gleeson Land in the south. Gleeson Homes build low cost, affordable market housing, often through the regeneration of brownfield sites, whereas Gleeson Land is a land promoter, securing planning consents that are implemented by house builders.

Gleeson Land's offices are based locally in Fleet, and several of their team supporting the promotion of the LGV are Wokingham residents. As local people, Gleeson's aim is for the LGV to be a place they can be proud of in the same way as previous projects in the Borough at Spencers Wood and North Wokingham.

At Spencers Wood consent was secured for 100 new homes in 2014. The scheme was policy compliant in terms of affordable housing and Section 106 contributions totalled some £3.55m, including £1.1million towards the delivery of the Eastern Relief Road at North Wokingham consent was secured for 760 dwellings, a local centre, primary school, community facilities and community open space and associated SANG.

Planning applications were submitted jointly with Bovis. Again, the scheme was policy-compliant in terms of affordable housing. Gleeson's parcel was approximately 10% of the scheme and attracted Section 106 contributions totalling some £2.67million for local infrastructure.

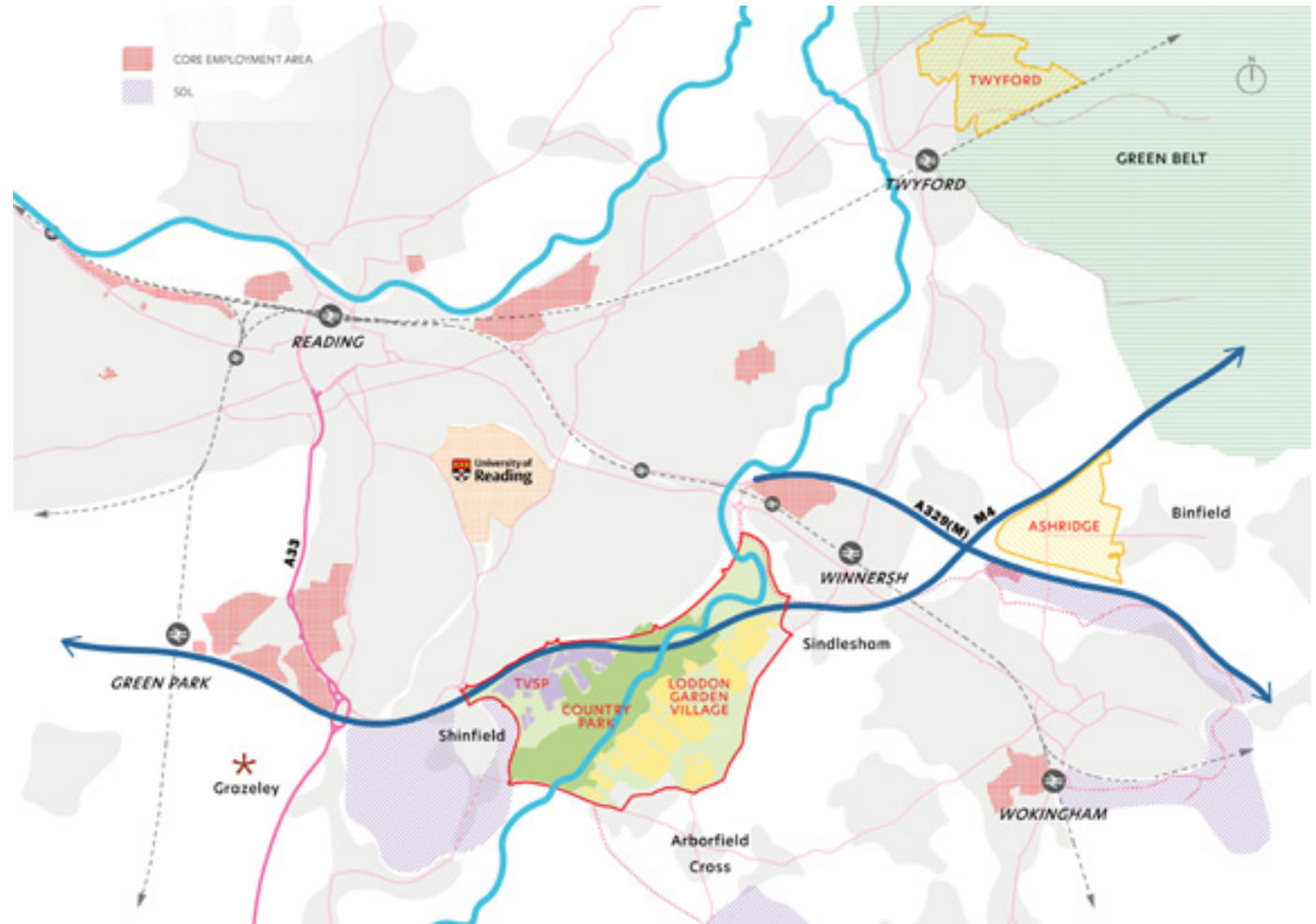
THE WOKINGHAM LOCAL PLAN UPDATE - WHERE LODDON GARDEN VILLAGE 'FITS IN'

The Local Plan Update (January 2022) consulted on a new Garden Village south of the M4 between Shinfield and Hall Farm, referred to as the Hall Farm / Loddon Valley Strategic Development Location (SDL). The SDL continues to be promoted by the Partners as Loddon Garden Village.

Loddon Garden Village was introduced into the Local Plan Update as a result of the proposed allocation of a new Garden Town for some 15,000 new homes at Grazeley having to be abandoned due to the expansion of the Detailed Emergency Planning Zone for the Atomic Weapons Establishment Burghfield.

At least 10,000 of the new homes planned for Grazeley were to meet the housing needs of Wokingham Borough, to be delivered across two Local Plan periods, extending beyond 2050.

Loddon Garden Village is being planned to deliver 4,500 new homes and although smaller, is being programmed to similarly deliver across two Local Plan periods.



THE LODDON GARDEN VILLAGE - AN OVERVIEW

Loddon Garden Village represents a fantastic opportunity to create a fabulous new garden community to help deliver an important contribution towards the new homes needed in the Borough over the next 20 years. The Partners have worked together over the past 2 years to define and promote the concept of the Garden Village, which will:

- enable the expansion of the Thames Valley Science Park to create a significant new employment area, which will create some 12,000 new jobs and make a significant contribution to the local economy;
- create the largest Country Park in the Borough, indeed one of the largest in the whole of the UK, creating opportunities for leisure and recreation, creation of SANG and delivery of significant habitat enhancement and Biodiversity Net Gain in excess of 20%;
- guarantee the delivery of at least 2,200 new homes within the Local Plan Update period and the remaining 2,300 homes in the garden village thereafter;
- provide for a comprehensive range of house types, sizes and tenures, 40% affordable housing and new local services and facilities complementary to the existing communities of Shinfield, Arborfield and Sindlesham as well as ensuring local, convenient and truly sustainable living for the residents of LGV;
- allow the Borough to meet its needs for open space, housing, affordable housing and employment now and in the future in a highly sustainable manner. Certainty about the delivery of development has advantages, not least the ability to defend against uninvited planning applications.



A 20-MINUTE COMMUNITY

Loddon Garden Village will create a new community where most of people's daily needs can be met within a short walk or cycle, in other words, a 20 minute neighbourhood or community. This promotes active travel and is crucial to health and improved well-being. It also creates stronger, active communities whilst reducing traffic generation, maintaining higher air quality and creating a great environment in which to live, work and enjoy.

The TCPA³ with Sport England have been working with partners including local authorities, Government Departments, Sustrans, Design Council, Fields in Trust and others to look at how the idea could be developed and integrated into the English

planning system.

Loddon Garden Village will be a place where residents can work and spend their leisure time as well as live. Given its close proximity to Shinfield, Arborfield and Sindlesham it will create benefits for these surrounding communities through access to employment, services, facilities new schools and the

Country Park.

The guiding principles for LGV are further set out in our presentation, along with further explanation of key opportunities such as the relationship between the LGV and the River Loddon, access, transport and sustainability set out here.



3. https://tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf

RIVER LODDON

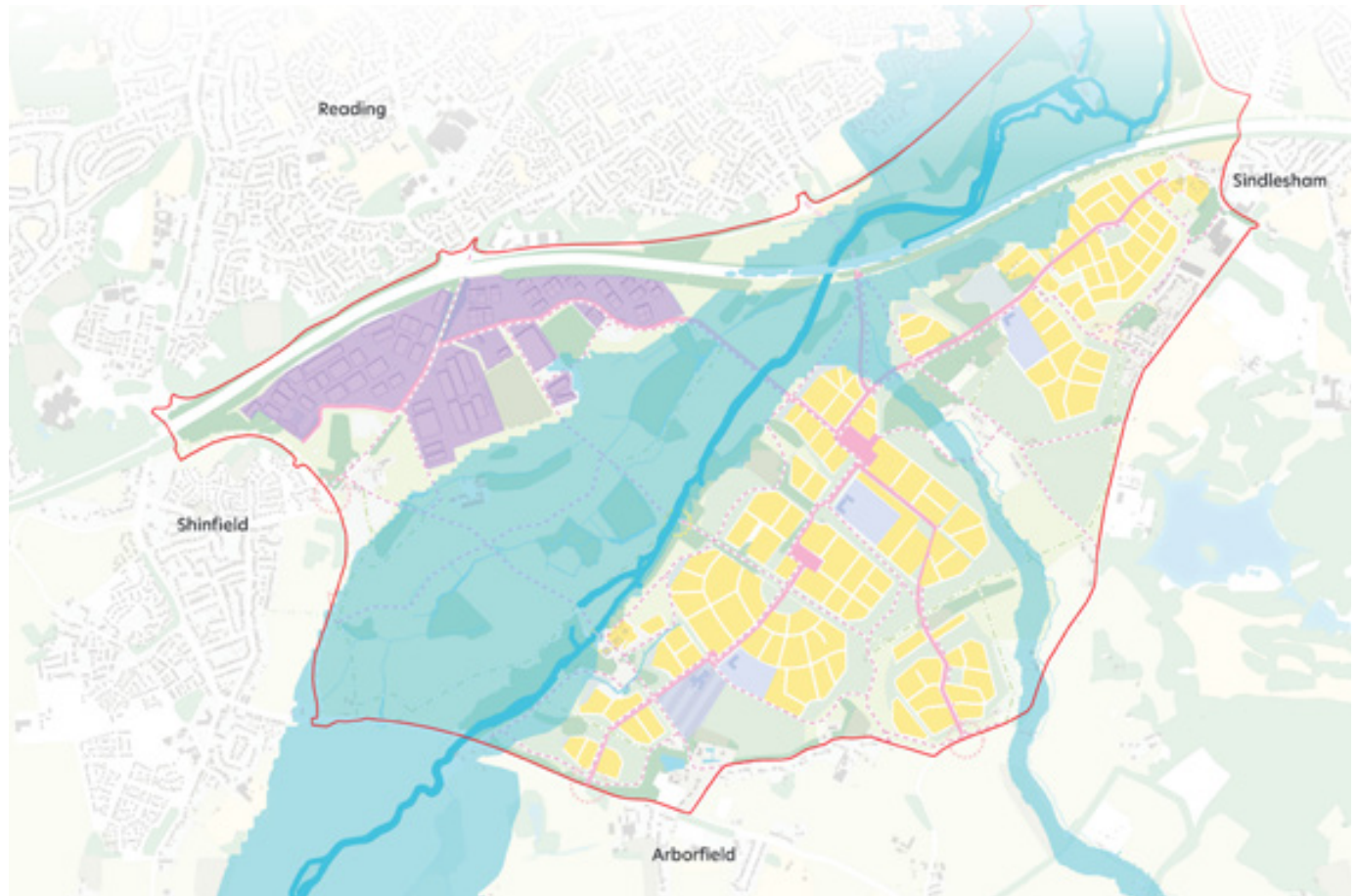
A sustainable approach to water and flood risk is central to the Partners approach to the masterplanning of LGV. Most of the site is unaffected by flooding being in Flood Zone 1, which is low risk. The areas of medium and high flood risk known as Flood Zones 2 and 3 follow the course of the Loddon itself, along with the Barkham Brook and one or two other minor streams.

The masterplan for LGV shows that no new development is located in areas affected by flooding. It will also be ensured that development will not increase flood risk elsewhere (i.e. not in Flood Zones 2 & 3). It is also an underlying principle of the masterplan that any development will not be permitted to increase flood risk elsewhere. This will be achieved through the use of Sustainable Drainage Systems (SuDS), which will convey and attenuate all storms up to and including the 1:100 year return period, including allowances for climate change.

The river landscape and water environment is not only a constraint, it is also a significant opportunity. A comprehensive surface water drainage system embracing the SuDS philosophy will not only control runoff, but also enhance amenity and help enable the creation of new habitats, rejuvenated river valley landscaping, increased biodiversity, and specific ecological opportunities. The

most significant opportunity is along the Loddon Valley river corridor itself, which will be the focus of the new Country Park, with the wider park providing an outstanding setting and recreational resource for the new community to enjoy. Uniquely, the scale of the new flood alleviation measures and green

infrastructure delivered by LGV will also be of benefit to existing areas of the Borough at risk of flooding, both upstream and downstream, where the measures introduced will be able to reduce those risks.



ACCESS AND TRANSPORT

LGV is a highly sustainable site in transport terms. It has immediate access by sustainable transport modes to the TVSP, which has a proven track-record for creating new jobs and for which there is further demand. There are also great connections to existing concentrations of employment in Reading, and to the academic and student community of Whiteknights campus. These links create numerous opportunities for integration to ensure that the LGV is not a remote commuter dormitory.

The provision of a range of land uses within the development (homes, employment, education, Local Centres, sports and recreation), as part of a 20 minute community, will further help contain trips within the site as far as is practicable. Our focus on encouraging travel by sustainable travel modes, and in particular active travel, will be driven to reduce vehicular movements on the highway network even further, developing and encouraging the tone of living to be as independent of the car as possible.

LGV is already close to public transport networks and interchanges: for example, there are already well established bus routes that give access to key local destinations including Reading and Wokingham, Green Park, Winnersh and Reading stations. The LGV masterplan integrates directly into, and

positively reinforces these networks with new services. The street network being planned is also being designed to afford a high level of bus priority and include active travel corridors where access by private car would be restricted or made secondary. The main cycle routes will be designed to LTN1/20 standards.

The internal street network will be designed to encourage low vehicle speeds and create an environment where pedestrians and cyclists are welcomed and feel safe. Streets within the development will be provided with high quality footways and cycleways,

allowing free movement through the site. Existing public rights of way (walking and cycling) will be enhanced and expanded into a comprehensive and high quality network, much of which will be traffic free.

There is connectivity to existing communities at Shinfield, Sindlesham and Arborfield, with the opportunity to create new and complimentary facilities such as primary and secondary schools, local centres, Country Park and new pedestrian and cycle routes.



SUSTAINABILITY OBJECTIVES

Loddon Garden Village also offers a number of unique benefits in terms of sustainability and is being planned with a particular focus on responding to the climate emergency. New buildings will be constructed to net zero carbon standards, through a combination of a 'fabric first' approach to reducing energy demand, clean fossil fuel free heating systems and onsite renewable energy generation. This is in line with the well-established energy hierarchy to achieving net zero emissions.

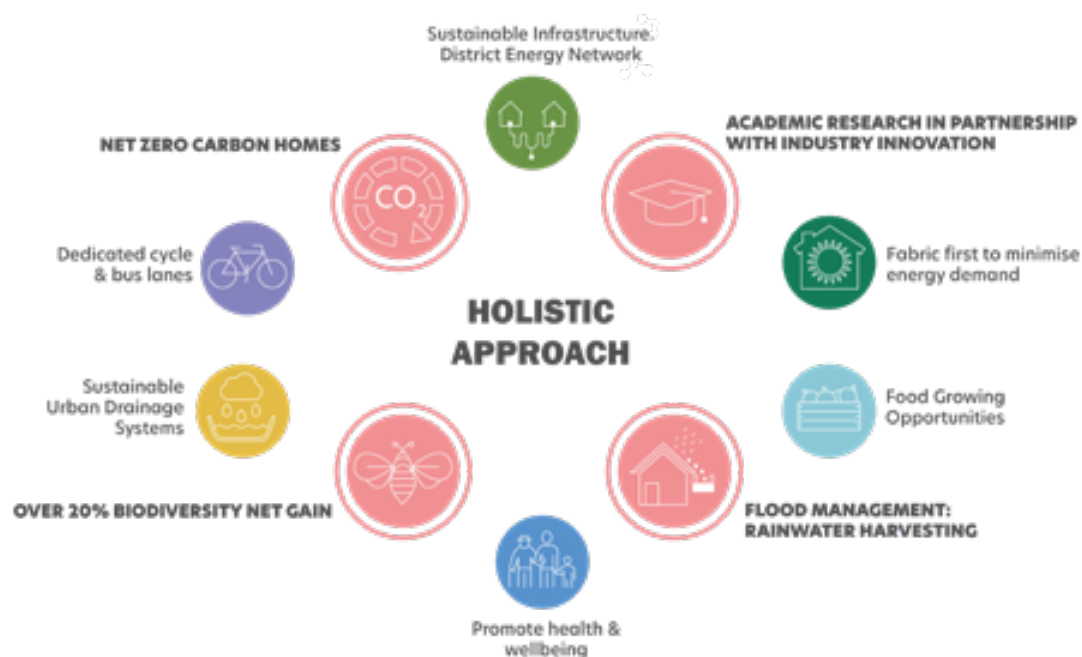
In addition to delivering net zero carbon buildings through technical solutions, LGV will facilitate sustainable lifestyles, allowing occupants to live in a low carbon manner. This will be delivered through the creation of a 20 minute community, which will reduce the amount of private car use through availability of services, facilities, employment and leisure opportunities all within walking and cycling distance. Opportunities for active travel and use of public transport for longer journeys beyond the site will also be created. Opportunities for sustainable food growth, cutting food miles, will also be provided throughout the site.

Loddon Garden Village offers the potential to alleviate flooding elsewhere in the Borough through flood mitigation on undeveloped land. Rainwater runoff will be collected for use onsite. Loddon Garden Village is also

being planned to offer biodiversity net gain in excess of 20%, through the protection and strengthening of existing local species populations and the reintroduction of species which are close to being lost. Additional green infrastructure across the site will link the development to existing habitats, including Bearwood Lakes and Swallow's Meadow.

A critical aspect of Loddon Garden Village will be the ongoing academic and research presence and involvement of the University of Reading. The University is already engaged

in some of the world's most advanced research on climate change and sustainable urbanism. Its continuous involvement in the development of LGV will allow this research to continue through initiatives such as monitoring carbon sequestration on site and assessing biodiversity gains during delivery. This will allow LGV to partially act as a 'living laboratory', providing feedback on interventions to ensure that the sustainability objectives set out at the start of the design process are delivered in practice.



The background of the page features a detailed, light-colored line drawing of a village. A river flows from the bottom left towards the center, surrounded by numerous trees of various shapes and sizes. In the middle ground, there are several clusters of buildings, some with flat roofs and others with gabled roofs, interspersed with more trees. The overall style is a soft, illustrative sketch, providing a sense of place and community for the Loddon Garden Village project.

CONCLUSION

The Partners' ambition is for Loddon Garden Village to be a fully integrated and sustainable new community comprehensively masterplanned and delivered in accordance with 20 minute community principles.

You can be assured of our absolute commitment to work positively and openly with Wokingham Borough Council, stakeholders and residents throughout the lifetime of the development. Together, we will achieve an exemplary model of sustainable living that is fit for the future: one that is thriving, diverse and inclusive, bringing benefits to existing and future residents, and which respects and permanently enhances the special natural environment of the Loddon.

Loddon Garden Village

.....
A 20 MINUTE SUSTAINABLE GARDEN COMMUNITY

Presentation to WBC Councillors

21 October 2022



INTRODUCTIONS



Prof. Robert Van De Noort

Vice Chancellor



Nigel Frankland

Strategic Estates Manager



Geoff Wilde

Strategic Land Director



Rachel Scott

Development Director



Phil Brown

Director, Planning



Vinita Dhume

Director, Urban Design





COMMUNITY



EXCELLENCE



SUSTAINABILITY



ENGAGEMENT

Bellway

in partnership with

Hatch Farm Land Limited



BETTER WITH
Bellway

A circular graphic with a green border. Inside, the text 'ENERGY HOUSE 2.0' is displayed in a bold, sans-serif font. 'ENERGY' is in red, 'HOUSE' is in white, and '2.0' is in white. The background is dark and textured, resembling a roof or a wall, with a prominent red diagonal stripe.



CONSULTANT TEAM

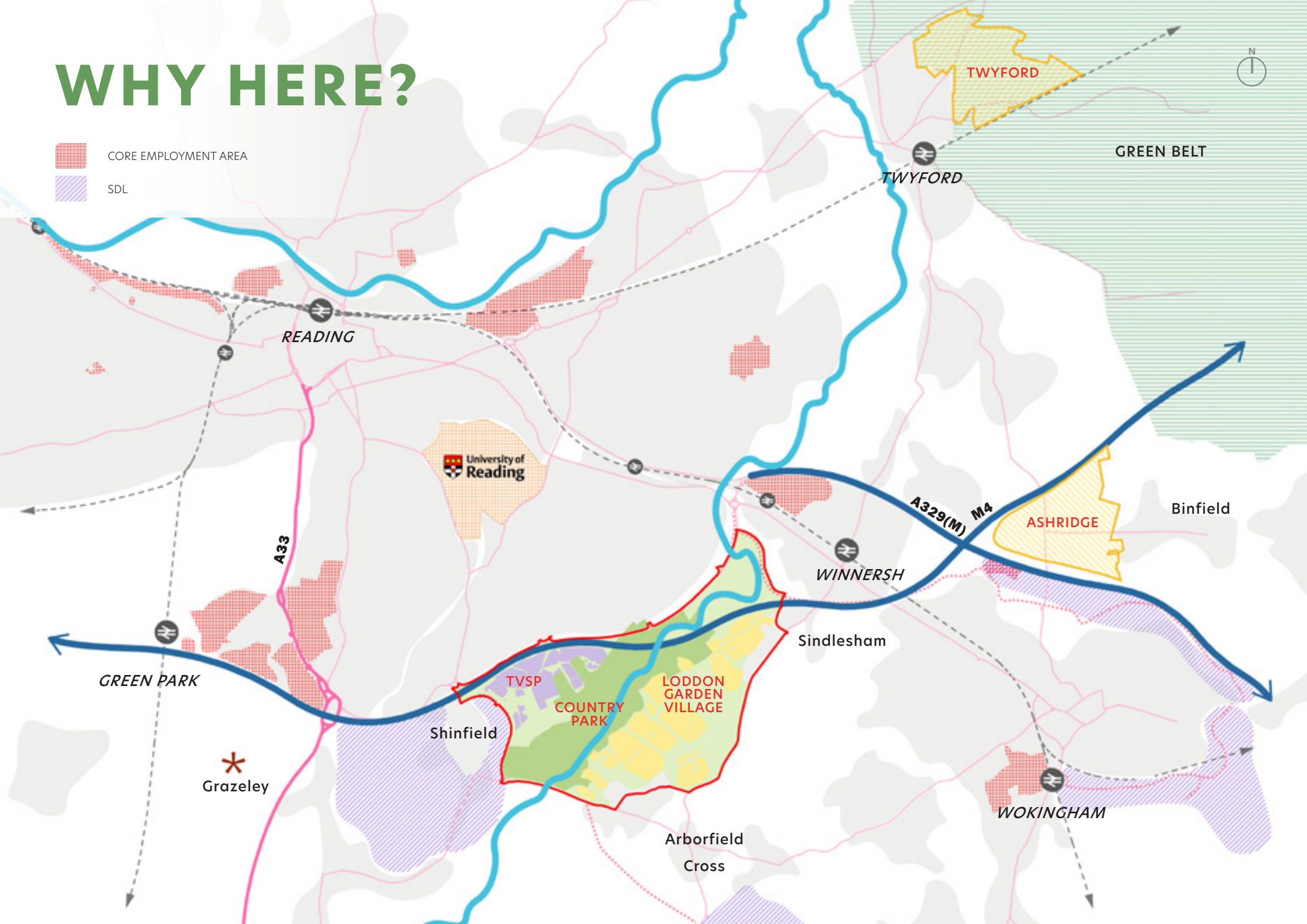


WHY HERE?



CORE EMPLOYMENT AREA

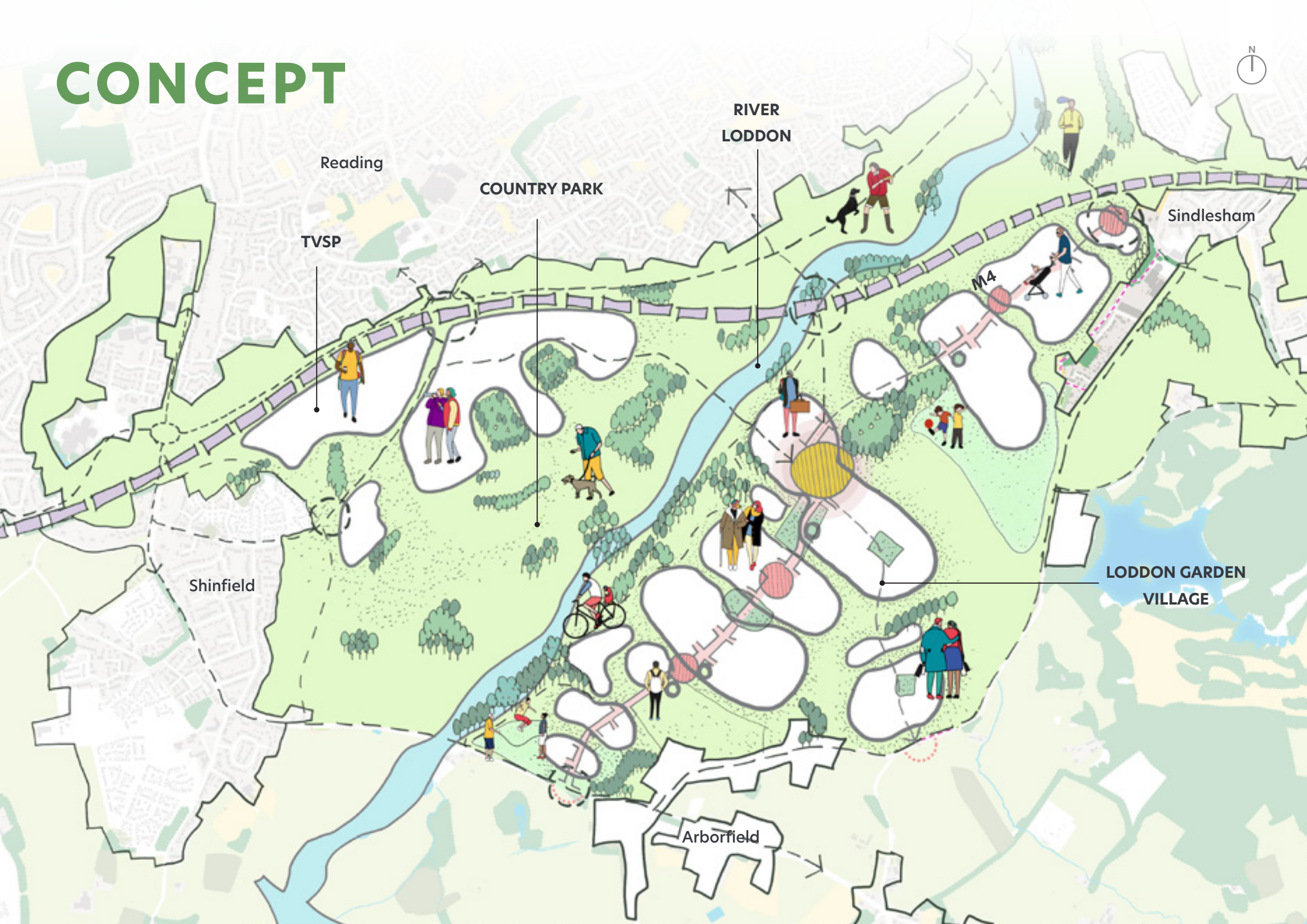
SDL



A PLACE FOR ALL GENERATIONS



CONCEPT



ILLUSTRATIVE MASTERPLAN



COUNTRY PARK



RIVER LODDON



SCHOOLS



KEY CENTRES



NEW EMPLOYMENT AREA



BUS ROUTES

Reading

Sindlesham

M4























Shinfield

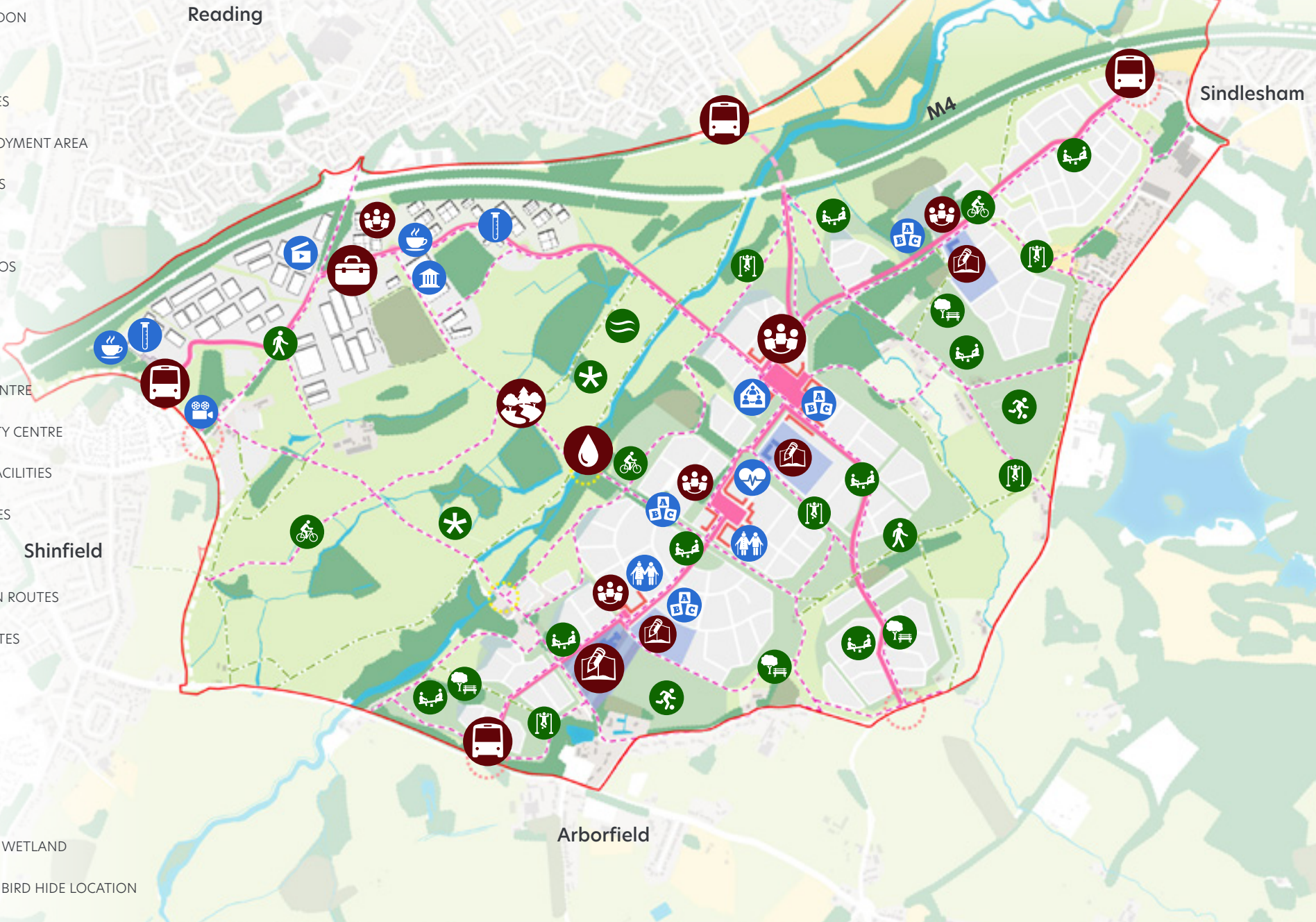
Arborfield



INFRASTRUCTURE



-  COUNTRY PARK
-  RIVER LODDON
-  SCHOOLS
-  KEY CENTRES
-  NEW EMPLOYMENT AREA
-  BUS ROUTES
-  CAFE
-  FILM STUDIOS
-  CINEMA
-  MUSEUM
-  SCIENCE CENTRE
-  COMMUNITY CENTRE
-  MEDICAL FACILITIES
-  CARE HOMES
-  NURSERY
-  PEDESTRIAN ROUTES
-  CYCLE ROUTES
-  PARKS
-  PLAY
-  SPORTS
-  TRIM TRAIL
-  ENHANCED WETLAND
-  INDICATIVE BIRD HIDE LOCATION



A PLACE FOR ALL GENERATIONS



- 500M RADIUS
- 20 MIN WALK, 5 MIN CYCLE
- TRIM TRAIL (9KM)
- SCHOOLS
- KEY CENTRES
- NEW EMPLOYMENT AREA
- COMMUNITY CENTRE
- MEDICAL CENTRE
- CARE HOMES
- NURSERY
- PLAY
- TRIM TRAIL

Reading





Sindlesham

Shinfield

Arborfield



GREEN CONNECTIONS

-  COUNTRY PARK
-  SANG
-  PUBLIC OPEN SPACE
-  NEW BRIDGE



GREEN SPACES



COUNTRY PARK



PARKS



PLAY



SPORTS

Reading



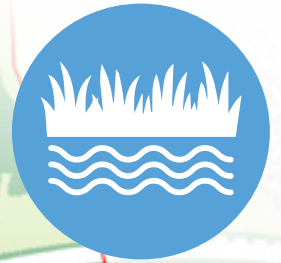
Sindlesham

Shinfield

Arborfield



BIODIVERSITY



COUNTRY PARK



PARKS



POTENTIAL ENHANCED WETLAND



INDICATIVE BIRD HIDE LOCATION



WOODLAND PLANTING



NEW BRIDGES

OPPORTUNITIES FOR SPECIES ENHANCEMENT



GRASS SNAKES/NEWTS



WADING BIRDS/OWLS/KINGFISHER



SNAKESHEAD FRITILLARY/LODDON LILY



BATS



WATER VOLES/OTTERS/DORMICE

Reading

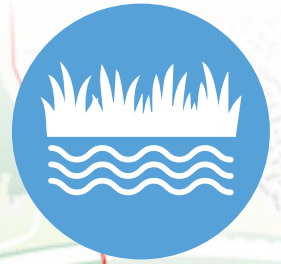
SWALLOWS
MEADOW

Sindlesham

Arborfield



RIVER LODDON



Reading

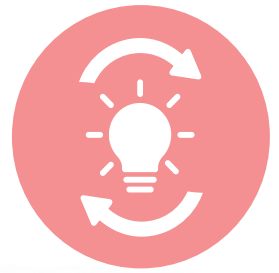
Sindlesham

Shinfield

Arborfield



SUSTAINABILITY



Sustainable Infrastructure
District Energy Network



**ACADEMIC RESEARCH IN PARTNERSHIP
WITH INDUSTRY INNOVATION**



NET ZERO CARBON HOMES



Dedicated cycle
& bus lanes



Fabric first to minimise
energy demand



**HOLISTIC
APPROACH**

Sustainable
Urban Drainage
Systems



Food Growing
Opportunities



OVER 20% BIODIVERSITY NET GAIN



**FLOOD MANAGEMENT:
RAINWATER HARVESTING**



Promote health &
wellbeing



COMMUNITY INFRASTRUCTURE



500M RADIUS



COUNTRY PARK



RIVER LODDON



NEW EMPLOYMENT AREA



SCHOOLS



KEY CENTRES



CAFE



FILM STUDIO



CINEMA



MUSEUM



SCIENCE CENTRE



COMMUNITY CENTRE



MEDICAL CENTRE



BANK



LOCAL SHOP



LIBRARY



POST OFFICE



EV CHARGING



GYM



PARKS



PLAY



SPORTS

Reading

Sindlesham

Shinfield

Arborfield



A WELL CONNECTED PLACE



KEY CENTRES



BUS ROUTES



M4 / A329(M)



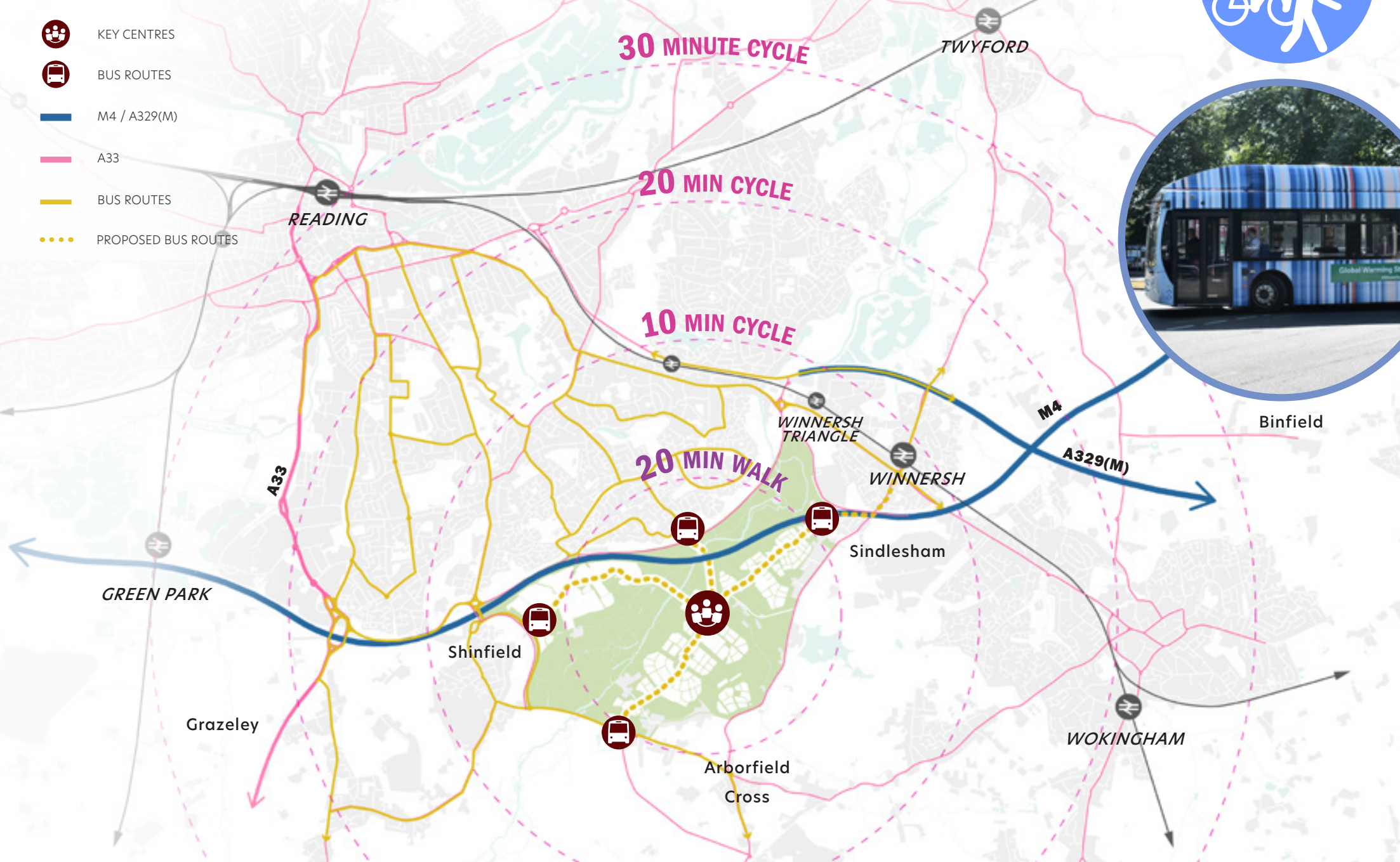
A33



BUS ROUTES

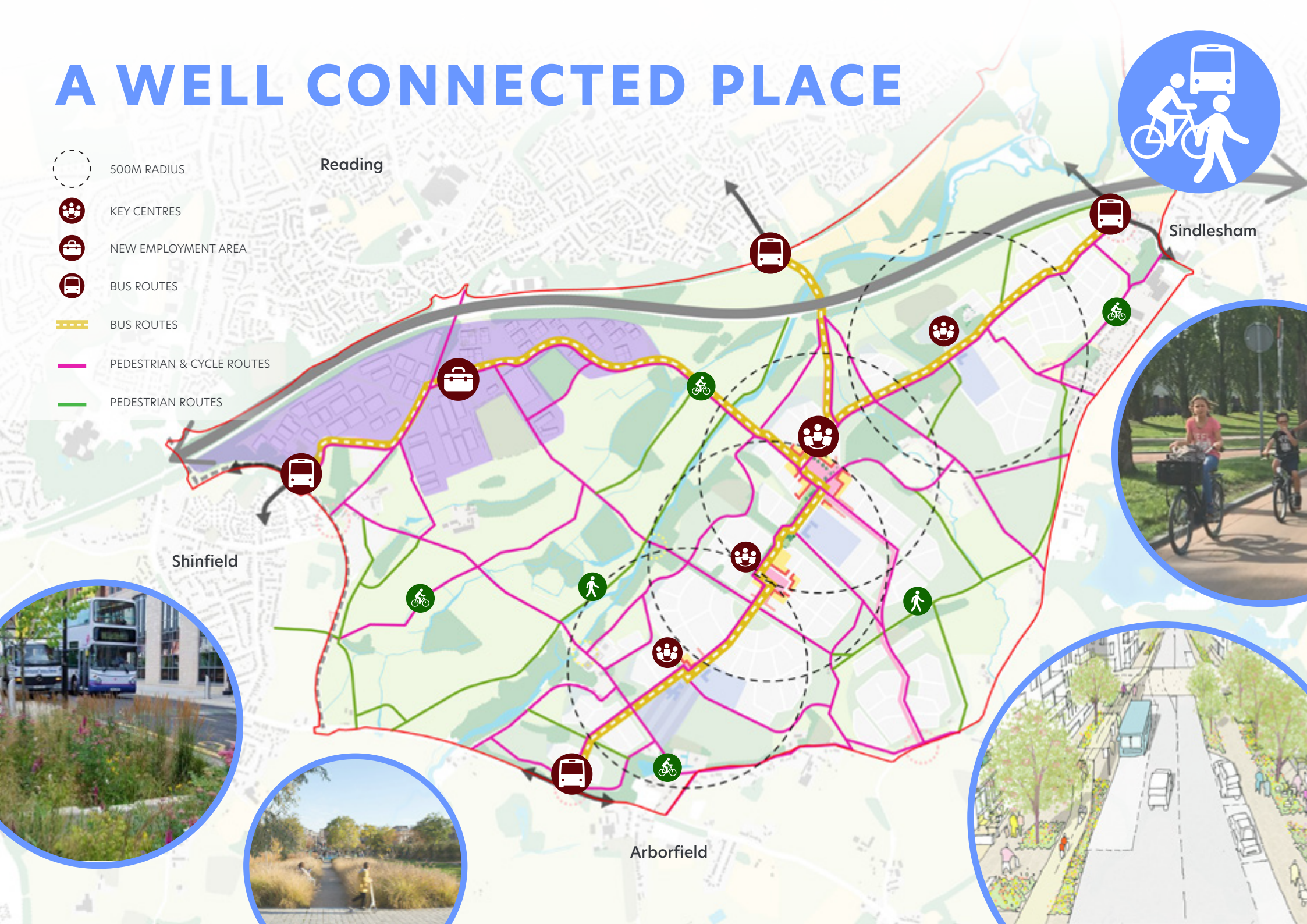


PROPOSED BUS ROUTES



A WELL CONNECTED PLACE

- 500M RADIUS
- KEY CENTRES
- NEW EMPLOYMENT AREA
- BUS ROUTES
- BUS ROUTES
- PEDESTRIAN & CYCLE ROUTES
- PEDESTRIAN ROUTES



GROW THE LOCAL ECONOMY



**WORLD RENOWNED ORGANISATIONS ARE INVESTING
IN THAMES VALLEY SCIENCE PARK**



**JOBS DURING
CONSTRUCTION**



**PERMANENT
JOBS**



12,000 JOBS



**£140 MILLION
OF
LOCAL AUTHORITY
REVENUES**

The British
Museum

N NATURAL
HISTORY
MUSEUM



HOMES FOR ALL GENERATIONS



HIGHER DENSITY AREA

MEDIUM DENSITY AREA

LOW DENSITY AREA

Reading

Sindlesham

Shinfield

Arborfield



PROTECT & ENHANCE HERITAGE



DELIVERY



2023

**PRODUCE AND CONSULT
ON THE DRAFT LOCAL
PLAN**

INITIATE WORK ON SPD

2024

**LOCAL PLAN
EXAMINATION**

SPD PREPARATION

2025

LOCAL PLAN ADOPTION

SPD ADOPTION

FIRST APPLICATIONS

2026-2030

INITIAL IMPLEMENTATION

2030 ON GOING

BUILDING THE LEGACY

ENGAGEMENT



OUR VISION

Follow this QR code to see our short film



**MIX OF HOUSING FOR ALL
AGES, TO MEET LOCAL NEEDS**



THANK YOU

