

**Town and County Planning Act 1990
Section 78 (As Amended)**

**STATEMENT OF COMMON GROUND ON
SUITABLE ALTERNATIVE NATURAL
GREENSPACE (SANG) MATTERS**

Prepared by:

**Woolf Bond Planning LLP
for Dandara Southern Ltd & Elstree Land Ltd**

and

Wokingham Borough Council



**WOKINGHAM
BOROUGH COUNCIL**



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Land North of Reading Road, Arborfield

PINS Ref: APP/X0360/W/25/3371069

LPA Ref: 243099

WBP Ref: 9015

March 2026

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1. **SUMMARY OF MATTERS WHICH ARE AGREED AND THOSE IN DISPUTE**

1.1 The following table records the SANG matters which are agreed and those which are disputed:

SANG	Is Appeal Site within Catchment <i>(ie, is this SANG suitable/ effective mitigation in principle?)</i>	Is SANG consented?	Is SANG legally secured?	Does SANG have capacity to meet the needs of this appeal scheme?	Is there sufficient certainty that this SANG will be available to mitigate the development's impacts?
Rooks Nest SANG (LPA)	Yes	Yes (Ref: F/2009/1388 24 th August 2009)	Yes	Capacity limited to 1.13 ha (CD14.06 - Carter Rebuttal - para 1.28) Capacity since reduced by 0.38 to 0.75ha to account for the supply to the Land to the North East of Westwood Cottage (application reference 240731 – resolution to approve by Planning Committee 11/03/26; 20 units)	Matter in Dispute
Rooks Nest SANG Extension (LPA)	Yes	No. Application expected to be submitted Spring 2026 and approved Summer 2026. (CD14.06 (Carter Rebuttal) para 1.30 and CD16.10)	No	Yes. The HRA for the Local Plan Update confirms that the RNE SANG will be 33ha and that the allocations within the necessary catchment (5km) generate a requirement for 2.03ha of this 33ha (254 residents). (Table 5-3 of the HRA). These are the <50 unit allocations.	Matter in Dispute

				30.97ha unallocated capacity for 'windfall development' in accordance with the LPU glossary definition.	
Ridge Ridge Reserve SANGS (Private: UoR) +	Yes	Yes. Ridge SANG: PP Ref: O/2010/1432 (8th November 2012); O/2013/0346 (22nd July 2014) Ridge Reserve Extension: PP Ref: 171151 – (20th October 2017) and 181499 APP/X0360/W/19/3238203 (10 March 2020)	Yes	Yes. Remaining capacity: 2.92ha (equivalent to 152 dwellings in the 400m to 5km linear mitigation zone). This remaining capacity is calculated accounting for supply to the 191 dwelling scheme which was resolved to be approved by Planning Committee on 11/3/2026 (application reference 242484, Land to the North of Arborfield Road). As confirmed in CD14.06 (Carter Rebuttal) para 1.52 -1.53 and CD16.12 (email from Mr Fisher)	Matter in Dispute
Langley Mead Extension SANG (Private UoR)	Yes	Yes. Original LM SANG PP Ref: F/2010/1434 – (8th November 2012) Extension (in 2 phases): PP Ref: 181631 (6th January	No – currently awaiting completion of S106 as not yet legally secured as SANG.	Yes. Only existing commitment is Land East and West of Hyde End Road – resolution to approve by Planning Committee 11/3/2026	Matter in Dispute.

		2020). Phase 1 (4.03ha). Phase 2 (17.7ha).		Ref: 252138). – 183 dwellings requiring 3.51ha Phase 1 has remaining capacity of 0.52ha (after deducting for Land East and West of Hyde End Road). Phase 2 has 17.7ha of remaining capacity.	
Loddon Valley SANG 'Lourdes Meadow' (Private UoR)	Yes	No (Full application reference 252498 (validated 24 th October 2025) pending determination	No	Uncertain presently pending determination of the application confirming parameters of approved SANG	Matter in Dispute

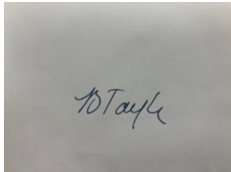
2. **AGREEMENT: SCHEDULE OF COMMON GROUND**

2.1 This document is accepted as the agreed Statement of Common Ground
for the Appeal being considered under PINS Ref:

APP/X0360/W/25/3371069

2.2 It has been duly signed by representatives of the Appellant and
Wokingham Borough Council.

Signed on behalf of the Appellant

Name:	Brigid Taylor on behalf of Dandara Southern Ltd & Elstree Land Ltd
Signature:	
Date:	17.03.2026
Position:	Director

Signed on behalf of Wokingham Borough Council

Name:	Joanna Carter on behalf of Wokingham Borough Council
Signature:	
Date:	17/03/2026
Position:	Principal Planning Officer
