
From: Eleanor Osborne <eleanor.oborne@naturalengland.org.uk>
Sent: 28 January 2026 09:09
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Cc: Alison Bell <alison.bell@planninginspectorate.gov.uk>; Kate Holden <Kate.Holden@pegasusgroup.co.uk>;
Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>
Subject: RE: APP/X0360/W/25/3361360 | LPA Ref: 232621 - Limmerhill Road, Wokingham

Dear Mark,

Thank you for your email.

I can confirm that Natural England consider the alternative use of SANG capacity at Blagrove Lane SANG, as mentioned in section 4.107 of the Appellant's Proof of Evidence – Pegasus Group – January 2026 to be an adequate mitigation measure to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA).

Given the certainty of delivery of Blagrove Lane SANG, supported by its outline planning permission and the existing allocation of housing to its identified capacity, Natural England advises that the use of capacity at this SANG should be secured by a Grampian condition.

Natural England further advises that the Grampian condition should be explicitly defined within the condition wording, so that the decision maker can be satisfied that the mitigation will be secured prior to the commencement of development.

With kind regards,

Eleanor Osborne | Higher Officer
Sustainable Development | Thames Solent Team
Natural England

Please note I work part time Monday to Wednesday

<https://www.gov.uk/natural-england>



From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Sent: 27 January 2026 15:55
To: Eleanor Osborne <eleanor.osborne@naturalengland.org.uk>
Cc: Alison Bell <alison.bell@planninginspectorate.gov.uk>; Kate Holden <kate.holden@pegasusgroup.co.uk>;
Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>
Subject: APP/X0360/W/25/3361360 | LPA Ref: 232621 - Limmerhill Road, Wokingham

Dear Eleanor,

Further to your email of 6 January 2026 regarding this appeal, please find attached the Proof of Evidence from the Appellant's Planning Witness. Pages 19–27 set out the Appellant's evidence in relation to Thames Basin Heaths SPA mitigation. One of the options identified is the use of a Grampian condition to secure appropriate mitigation through an alternative SANG at Blagrove Lane. I would be grateful if you could advise whether you have any comments on this approach and, in particular, whether it would address or mitigate the objection raised.

For transparency, I have copied in the Appellant and the Case Officer at the Inspectorate.

Yours sincerely

Mark Croucher BA (Hons) MSc
Team Manager, Development Management

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