

29th January 2026

**STRICTLY PRIVATE AND CONFIDENTIAL
TO BE OPENED BY ADDRESSEE ONLY**

Daniel Bradbury
Elstree Land Limited
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Your Ref:

Our Ref: CN/SANG

By Email Only

Dear Mr Bradbury

Re: UNIVERSITY OF READING SANG

I act on behalf of the University of Reading in relation to its sale of SANG capacity which can assist with the delivery of development land within Wokingham Borough.

The University owns the Ridge SANG at Spencers Wood and the Langley Mead and Langley Mead Extension SANGs at Shinfield.

The University has recently sold SANG capacity to the following developers:

Anwyl Land - Land at Langley Common Road, Arborfield (application no. 232490).
Bewley Homes - Land at Hyde End Road Road, Shinfield (application no. 161255).
Cove Homes - Land at Trowes Lane, Swallowfield (planning application no. 162498).
Lightwood Strategic - Land at Limmerhill Road, Wokingham (planning application no. 232621).

I confirm that the University has SANG capacity available for sale to Elstree Land/Dandara to assist with the proposed development of 111 dwellings north of Reading Road, Arborfield (planning application no. 243099).

Following commercial discussions and agreement between the parties, I confirm the necessary SANG capacity to facilitate this development is reserved until such a time as a decision has been issued by the Inspector. We will await a decision before instructing solicitors to save any abortive legal work for both sides.

Regards

Yours sincerely



Chris Newman MRICS
Haslams