

Joanna Carter

From: Mark Croucher
Sent: 25 February 2025 09:48
To: Daniel Bradbury
Cc: Sean Watson
Subject: RE: Reading Road Arborfield - SANG Offer

Hi Daniel,

Thank you for your email.

The issue with utilising council owned SANGs for unallocated sites outside of development limits is that there's a capacity limitation rather than a financial constraint – council SANGs have a fixed capacity, and this is required to delivery the allocated development in the current plan. Therefore, it's a practical stance rather than a punitive one.

Notwithstanding, I'll forward your email to the Green Infrastructure Team and let you know their response.

Yours sincerely

Mark Croucher BA (Hons) MSc
Principal Planning Officer Team Manager - Development Management

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This email constitutes Officer opinion only and does not constitute any formal determination under the Town & Country Planning Act.

Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

From: Daniel Bradbury <danielbradbury@elstreeland.co.uk>
Sent: 25 February 2025 07:45
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Cc: Sean Watson <sewatson@dandara.com>
Subject: Reading Road Arborfield - SANG Offer

You don't often get email from danielbradbury@elstreeland.co.uk. [Learn why this is important](#)

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For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Hi Mark,

I wanted to table something with you here which may or may not be of interest to the Council.

The 111 unit application you are dealing with will require SANG, and the private SANG market is currently controlled by the University who are charging extortionate prices.

I think its fair statement to suggest the Council are in a bit of both with their housing numbers and will need to allocate / consider sites currently outside their Local Plan to meet the unmet need (of c.4000 if my maths is correct).

Private SANG costs when built in with BNG and CIL requirements are hamping land values to the point they almost dont work, and i wonder if the council may accept, given their new position, enhanced payments into their own SANG if they may be needed to consent windfall (non adopted sites)

I would propose here at Arborfield a pre commencement payment of £1,000,000 to the council for capacity within the Rooks Nest (or equivalent) SANG for our development at Reading Road. (this is equvilant of around x8 times the current rate set out in your local plan)

My feeling, if WBC are needed to deliver more, why should private landowner get these payments when it could go back to the LPA.

I look forward to hearing.

Kind Regards
Dan



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