

Joanna Carter

From: Mark Croucher
Sent: 06 June 2025 15:59
To: Steven Brown
Cc: Adam Constantinou; Brigid Taylor; Sean Watson; Lisa Probyn; Daniel Bradbury
Subject: RE: Arborfield - SANG

Hi Steven,

Sorry for delayed response, I've had some appeal work I needed to prioritise.

The Appropriate Assessment is worded that way because most major application are mitigated by Rooks Nest Wood. However, where this site is outside of the WBC spatial strategy then SANG mitigation would need to be via a third party SANG. The council would not be agreeable to using strategic SANG capacity for sites that are not in accordance with the Development Plan.

Yours sincerely

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

Tel: 07919397028
Email: mark.croucher@wokingham.gov.uk

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

From: Steven Brown <S.brown@woolfbond.co.uk>
Sent: 05 June 2025 11:43
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Cc: Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>; Sean Watson <seawatson@dandara.com>; Lisa Probyn <lprobyn@dandara.com>; Daniel Bradbury <danielbradbury@elstreeland.co.uk>
Subject: RE: Arborfield - SANG

WARNING!

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

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Hi Mark

Hope all is well.

Sorry for the repeated chasers.

However, we are meeting with Counsel shortly and we could really do with a response to my below emails please. It has been 2 weeks since I posed the Q.

THANK YOU

Best wishes

Steven Brown BSc Hons DipTP MRTPI
Managing Director

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Woolf Bond Planning
Chartered Town Planning Consultants

From: Steven Brown

Sent: 03 June 2025 13:30

To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Cc: Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>

Subject: RE: Arborfield - SANG

Hi Mark

Sorry to chase.

Grateful for your thoughts on the below.

Thanks

Best wishes

Steven Brown BSc Hons DipTP MRTPI
Managing Director

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Woolf Bond Planning
Chartered Town Planning Consultants

From: Steven Brown

Sent: 23 May 2025 14:17

To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Cc: Adam Constantinou <A.Constantinou@woolfbond.co.uk>; Brigid Taylor <b.taylor@woolfbond.co.uk>

Subject: Arborfield - SANG

Importance: High

Hi Mark

Pages 34 and 35 of your Report set out the monetary contributions to be secured towards SANG mitigation at Rooks Nest Wood SANG.

I understand there is a certain amount of capacity remaining, albeit an extension to provide a further 33ha has been agreed (creating capacity for a further circa 1,700 dwellings).

I would be grateful if you could confirm the Council would be agreeable to this matter being secured through preparation of a S106 legal agreement as part of the appeal process, thus addressing reason for refusal #7.

If you could come back to me soonest that would be much appreciated.

I look forward to hearing from you.

Best wishes

Steven Brown BSc Hons DipTP MRTPI
Managing Director

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