

Joanna Carter

From: Nigel Frankland <n.d.frankland@reading.ac.uk>
Sent: 12 February 2026 13:27
To: Joanna Carter
Cc: Connor Corrigan
Subject: RE: 243099 Reading Road, Arborfield

WARNING!

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

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Hi Joanna,

Further to our conversation this morning I would like to clarify the position with Elstree Land/Dandara. The University has the capacity to meet the SANG requirements of the 111 dwellings, but it has **not** entered into any form of agreement, or even exchanged Heads of Terms, with Elstree Land/Dandara. We are not currently engaged in any negotiation with them and have not reserved the 2.13 Ha of SANG I have estimated they will require. If WBC was minded to grant consent we would be prepared to negotiate terms for the provision of SANG on the understanding that they also contributed to the Loddon Garden Village infrastructure their development would consume. I have assumed any such agreement would also need to include WBC as a party.

Kind regards,
Nigel

Nigel Frankland BSc (Hons), MRICS

Land Management Director

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From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 12 February 2026 12:55
To: Nigel Frankland <n.d.frankland@reading.ac.uk>
Cc: Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>
Subject: 243099 Reading Road, Arborfield

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Good afternoon Nigel,

I hope you are well. I am the case officer on behalf of the LPA dealing with the above appeal against a refusal to grant outline permission for up to 111 units.

I am in receipt of the Appellant's Proof Evidence with Annex 5 (the latter is attached), which confirms that capacity is available in UoR's suite of SANGs. It also indicates that an agreement has been reached and capacity is reserved for this appeal scheme.

The Council would expect an allocation agreement or heads of terms to be made available as part of the appeal to provide the Inspector with the necessary level of certainty that the proposed solution to mitigate impacts on TBH SPA is viable.

I understand capacity within the Ridge SANG is available, albeit it is limited. Therefore, I would be grateful if you could assist in ascertaining whether capacity for 111 units has been reserved for this scheme.

Kind Regards,

Joanna

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