

Joanna Carter

From: Duncan Fisher
Sent: 23 February 2026 11:02
To: Joanna Carter
Subject: Current position regarding University of Reading owned SANG

Hi Joanna,

Following on from the letter from Haslams (ref: CN/SANG; 29 January 2026), I can give an update on the overall picture for University of Reading owned SANGs in Wokingham.

Langley Mead SANG (18.41ha) – Allocated to:

- 101507 – 15.07ha
- 130104 – 2.3ha
- 130363 – 0.52ha
- 132180 – 0.52ha

Remainder unallocated = 0ha

The Ridge SANG (11.71ha) – Allocated to:

- 101507 – 0.92ha
- 130162 – 2.33ha
- 161255 – 0.61ha
- 162498 – 0.38ha
- 230422 – 1.56ha
- 232490 – 0.96ha
- 250735 – 1.34ha

Also:

- 242484 – 2.43ha – Will be taken to March planning committee and is University of Reading land proposing to consume University of Reading capacity

Remainder unallocated = 1.18ha

The Ridge Reserve SANG (2.77ha) – Allocated to:

- 181499 – 1.03ha

Remainder unallocated = 1.74ha

Total capacity unallocated in existing open SANG = 2.92ha (equivalent to 152 new dwellings in the 5km zone)

Other developments on University of Reading land expecting to go to March planning committee:

- 252138 – 183 dwellings requiring 3.51ha of SANG capacity.

This proposal is expecting to realise and secure additional SANG capacity at Langley Mead Extension (public open space of 21.7ha not currently SANG).

So, the current capacity of existing and open SANG (at The Ridge and Ridge Reserve) is sufficient to supply 243099. Even if the University of Reading were to use the remaining capacity for 252138, it would need to secure Langley Mead Extension as SANG to pass appropriate assessment. The March planning committee is unlikely to result in sufficient SANG capacity not being available at University owned SANG.

Does that help clarify the situation?

Kind Regards,

Duncan

Duncan Fisher

Green Infrastructure Team Manager

Wokingham Borough Council

Email: duncan.fisher@wokingham.gov.uk

Telephone: 07867 372468

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