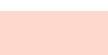


LEGEND

- | | | | |
|---|--|---|-------------------------------------|
|  | SANG |  | Sports / Recreation Grounds |
|  | Strategic Greenspace |  | Community Growing Space |
|  | Allotments |  | SANG Car Parks |
|  | 5km SPA Buffer |  | 7km SPA Buffer |
|  | Residential within 5km SPA Buffer |  | Residential within 5-7km SPA Buffer |
|  | Existing Developments |  | Future Developments |
|  | Third Party |  | Third Party Future Development |
|  | Spencers Wood & Three Mile Cross Residual SANG | | |

Existing developments				
Developments within 5km			Pop per Uni	SANG req.
	Site	Units	Ha	30
1a	Shinfield West	647	1552.8	12.42
2	Assisted care home (rm ref: 180758, Evolution (Shinfield) LLP; Bloor Homes Ltd; Bovis Homes Ltd and Anchor)	80	192	1.54
3	care home (ref: 180757, Montpelier Estates Ltd)	68	0	0.00
4	North Beke Avenue (RM app ref: 211530)	25	60	0.48
5	7 additional dwelling (RMapp ref: 223333)*	7	16.8	0.13
	Total	759	1824	14.57
			* SANG Req. = 8 ha/1000 population	

Development between 5 & 7km		* SANG req. =	8 ha/1000 population	SANG req. =
Site	Units	Ha	Pop per unit	Ha
6 The Manor	125	300	0.52	1.2
7 South of Curbush Lane (parcel A)	249	598	1.03	2.4
8 Curbush Lane (N)	126	302	0.52	1.2
1b Shinfield West	343	823	1.42	3.5
Total	843	2023.2	3.50	8.4
		* SANG Req. =	1.73 ha/1000 population	
Total SANG requirement		Ha- 18.07		Ac- 44.66

Future Developments				
Future Developments 5km			Pop per Uni	SANG req.
Site		Units	2.4	Ha
9	Hyde End Road East & West	220	528	4.72
10a	Land north of Arborfield Road (Parcel B)	100	240	1.92
	Total	320	768	6.14

* SANG Req. = 8 ha/1000 population

Future Developments with 5 + 7km		* SANG Req. =	8 ha/1000 population	SANG req.
Site	Units	Pop per Uni	ha	A
10b Land North of Arborfield Road (Parcel B)	31	2.4	218.4	0.38
11 Manor Allotments	30	72	112	0.19
Total	121	290.4	0.50	1.57
		* SANG Req. =	1.73 ha/1000 population	
Total SANG requirement		Ha- 6.65	Ac - 16.42	

Third Party				
Third Party 5km		Pop per Uni		SANG req.
Site		Units	2.4	Ha
12	Gladman Site (Langford Park - Bellway)	120	288	2.30
13	Spencers Wood - Bewley Homes	32	76.8	0.61
14	Cove - Trowles Lane	20	48	0.38
	Total	172	412.8	3.30

* SANG Req. = 8 ha/1000 population

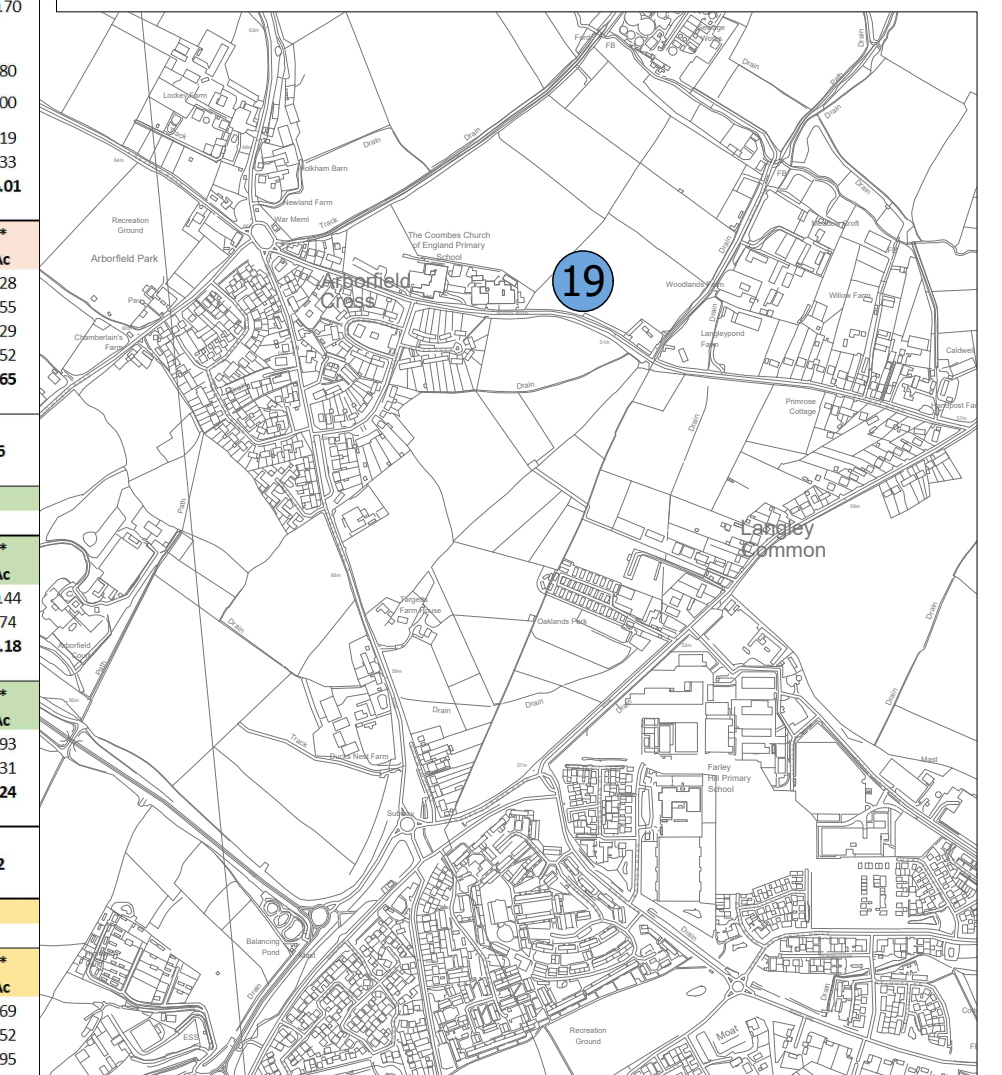
Third party future developments within SKM		Units	2.4	Ha	A
15	Land West of Trowes Lane (Croudace)	81	194.4	1.56	3.1
18	land East of Croft House (App. 232333)	1	2.4	0.02	0.0
19	Langley Pond (Croudace)	100	240	1.92	4.0
	Total	182	436.8	3.49	8.0

* SANG Req. = 8 ha/1000 population

Third party future developments within 5 + 7km		Units	Pop per Uni	SANG req.
16	Site		2.4	Ha
	Wates - Three Mile Cross	140	336	0.58
Total		140	338.4	0.58
		* SANG Req. = 1.73 ha/1000 population		
Total SANG requirement			Ha 7.38	Ac 18.23

Spencers wood and Three Mile Cross residual SANG		Ha	Ac
17	Total	2.31	5.71

Summary - SANG for Future and existing.		Ha	Ac
Total approved SANG		54.55	134.80
Total existing SANG		32.79	81.03
Total SANG req from existing development		23.69	52.82
Total remaining existing SANG capacity		9.10	22.49
Total SANG required for future development		10.72	26.49
Total SANG req (with future development)		34.41	85.03



Project
**UNIVERSITY OF READING
SHINFIELD**

Drawing Title
SANG Capacity Plan

Date	Scale	Drawn by	Check by
16.08.23	1:12,500 @A2	ALC	DS
Project No	Drawing No	Revision	
333100001	RG-M-02	E	



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