

Suitable Alternative Natural Greenspace (SANG) Landscape Management Plan

Barkham Square

ECO03176R-RPS-XX-XX-RP-L-9001
Barkham Square SANG LMP
P03
Jan 2026

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
P01	First Issue	MM	MW	NB	10.11.2025
P02	Second Issue	MM	MW	NB	12.11.2025
P03	Third Issue	MM	MW	NB	25.03.2026

Approval for issue	
David Cox	12.11.2025

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1 Introduction

- 1.1 This report has been developed on behalf of Crest Nicholson to accompany the planning application for the proposed residential development at Barkham Square.
- 1.2 The requirement for a SANG as part of the development is driven by the need to avoid increasing recreational pressure on the Thamas Basin Heaths SPA, as described within the Project Habitats Regulations Assessment.
- 1.3 The report solely concentrates within the extent of the SANG land area and does not factor in the maintenance and management of the residential development; it outlines the various elements which will be created as part of this proposal and puts forward the necessary actions required for their ongoing maintenance and management.
- 1.4 This report is inclusive of the proposed maintenance schedule at Appendices A (yearly operations) and B (monthly operations) to achieve and maintain the long-term soft landscape objectives for the scheme.
- 1.5 The recommendations contained within this report shall be implemented post practical completion of all soft landscape areas within the SANG to ensure the effective long-term management of the scheme.
- 1.6 The purpose of the SANG at Barkham Square is to mitigate pressures on similar local sensitive sites by providing a convenient, accessible, enjoyable and satisfying recreation experience in a natural environment alternative for new and existing residents in the area.

2 Policy Background

Natural England SANG Guidance

2.1 This SANG management plan follows the Natural England guidance - Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) – August 2021. SANG are primarily designed to provide alternative recreational land to attract residents away from Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), thereby preventing an increase in visitor pressure on sensitive ecological sites. In the case of this SANG the primary purpose is to provide alternative accessible natural greenspace to the nearby Thames Basin Heath Special Protection Area (SPA). It is a requirement by NE that a SANG must have an approved Management Plan by the Local Planning Authority (LPA).

2.2 The outline SANG principles are:

Advance Delivery

- SANG must be delivered before housing occupation to ensure mitigation is in place.

Long-Term Funding

- Must be funded in perpetuity for maintenance, monitoring, and management.

Site Selection

- Avoid sites of high nature conservation value unless impacts are assessed.
- Sites may be:
 - Existing open spaces with limited access.
 - Accessible spaces that can be enhanced.
 - Land in other uses that can be converted.

Enhancement Assessment

- The degree of enhancement affects mitigation value.
- Enhancements may include:
 - Car parks.
 - Path networks.
 - Improved access.
- Sites with low current use and high enhancement potential count fully toward mitigation standards.

Stakeholder Consideration

- Ensure enhancements do not displace existing users to the SPA.
- Compatibility with other land uses must be assessed.

Monitoring and Effectiveness

- Effectiveness depends on location, design, and ongoing management.

- Must be monitored to ensure continued attractiveness and functionality.

Wokingham Borough Core Strategy (January 2010)

CP8 - Thames Basin Heaths Special Protection Area

- 2.3 Wokingham Borough Council (WBC) Core Strategy policy CP8 states that:
- 'Development which alone or in combination is likely to have a significant effects on the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.'*
- 2.4 Para 4.49 part ii goes on to state:
- 'SANG to be provided and maintained in perpetuity in line with the quality and quantity standards advocated by Natural England.'*
- 2.5 WBC require information regarding the proposed SANG in the Outline Planning Application for Barkham Square. This document deals with the requirement to produce a SANG Management Plan which:
- 'Details the management of the various landscape features and habitats including ancient woodland management to encourage a more diverse woodland both with respect to structure and species present. This could include a process of rotational coppice, additional understorey planting to enhance the structure of the woodland and to control how/where users access the woodland.'*

Wokingham Borough Local Plan update Proposed Submission Plan 2023 -2040 (Regulation 19)

Policy NE3 - Thames Basin Heaths Special Protection Area

- 2.6 The policy relating to the Thames Basin SPA is updated – in relation to potential effects and mitigation:
- 'Development proposals, which either alone or in combination with other plans or projects, are likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) without appropriate avoidance and mitigation measures will be refused.'*
- 2.7 SANG Standards
- 'The provision of SANG will meet the following standards and arrangements:*
- Within the 400m – 5km zone a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) will be provided per 1,000 new occupants.*
- 2.8 In particular and relevant to this development-
- iv Development proposals for a net increase of more than 50 dwellings are expected to provide their own bespoke SANG.'*
- 2.9 The Thames Basin Heaths SPA is 3.45km south-west as such, it is located within the 400m – 5km zone. Therefore, in order to ensure a conclusion of no adverse effect on the integrity of the SPA, the project is required to provide appropriate SANG and SAMM measures.
- 2.10 .Therefore, as per the Wokingham Borough Council guidance, the project has been designed to include a SANG at a ratio of 8ha of SANG per 1,000 new residents. With up to 1,584 new residents, the SANG would therefore be required to be:

Requirement for SANG @ 8ha/1,000 population = 1,584/1,000 x 8 = 12.67ha

- 2.11 As shown on the Illustrative Masterplan (Appendix E), the SANG will be circa 13.23ha in size and, as such, is slightly oversized compared to the minimum.
- 2.12 The policy goes on to say:
‘Larger developments of 50 or more dwellings will normally be expected to provide their own SANG as part of the development. All Strategic Development Location allocations are required to provide SANG as a key aspect of their masterplan. All relevant standards recommended by Natural England should be met, including a financial contribution towards SAMM ‘
- 2.13 This management plan includes how Natural England’s requirements for the SANG are met at Appendix D.

3 Landscape & Biodiversity Aims & Objectives

Introduction

- 3.1 This section considers the aims and objectives of the habitat creation and management within the proposed Barkham Square SANG. Underpinning the habitat creation and management proposals are two principal aims and five derived objectives. The achievement of these can be monitored to evaluate the efficacy of implementation and management work, and to guide future changes to the Management Plan.

Aims

- 3.2 The principal aims of habitat creation and management within Barkham Square SANG are to:
- Provide a convenient, accessible, enjoyable and satisfying recreation experience in a natural environment, so that new and existing residents in the area, who would otherwise travel to other local recreational sites, opt to visit Barkham Square SANG as an alternative, therefore relieving pressure on similar local sensitive sites; and
 - Protect and enhance, through conservation management, the naturalness, biodiversity, and local character of the Barkham Square SANG area, to increase its likely effectiveness as a SANG and in accordance with the spirit of the National Planning Policy Framework and local BAP targets.

Objectives

- 3.3 These principal aims are supported by a series of more specific objectives:
1. To deliver and maintain an accessible greenspace resource in fulfilment of criteria set out in the Joint Strategic Partnership Board's 'Thames Basin Heaths Delivery Framework' and Natural England's 'Guidelines for the Creation of SANG';
 2. To create new semi-natural habitats to achieve biodiversity gains and produce a diverse, naturalistic and attractive landscape;
 3. To maintain and enhance existing habitats including Kidgham Copse ancient woodland to achieve biodiversity gains and produce a diverse, naturalistic and attractive landscape;
 4. To manage for both amenity value and biodiversity benefit; and
 5. To provide opportunities for public engagement and involvement in the management of the SANG

- 3.4 The SANG Illustrative layout shown in Appendix D outlines the means by which these objectives, and thus the main aims from which they derive, will be achieved:

Objective 1: To deliver and maintain an accessible greenspace resource in fulfilment of criteria set out in the Joint Strategic Partnership Board's 'Thames Basin Heaths Delivery Framework' and Natural England's 'Guidelines for the Creation of SANG';

- The SANG land will connect with the existing network surrounding the site, including connections via Commonfield Lane and Langley Common Road. The routes are immersed in semi-natural habitat types such as: coppiced hazel, woodland habitats, parkland trees, native hedgerow along with meadow grassland. This subsequently creates a naturalistic, ecologically rich, diverse

landscape that will be easily accessible to the residents of the new development and the wider community.

- Encourage informal recreational opportunities within the newly designated Suitable Alternative Natural Greenspace.
 - A footpath network will comprise of a circular walk through the landscape retaining a semi-natural feel.
 - Select strategic thresholds to strengthen connectivity between Barkham Village and the new development, existing public right of way and the wider residents.
 - Safe footpaths will be established by maintaining clear and open connections through the natural green space.

Objective 2: *To create new semi-natural habitats in order to achieve biodiversity gains and produce a diverse, naturalistic and attractive landscape.*

- The following new habitats are proposed for delivery within the Barkham Square SANG:
 - native woodland & tree planting;
 - hazel coppice;
 - native shrub planting;
 - species rich hedgerow planting; and
 - meadow grasslands.
- Creation of these habitats will contribute to the achievement of the relevant Natural England SANG principles set out in Section 2 above.

Objective 3: *Maintain and enhance habitats including Kidgham Copse ancient woodland to achieve biodiversity gains and produce a diverse, naturalistic and attractive landscape.*

- The following elements of habitat restoration work are proposed:
 - Ongoing diversification and enhancement of grassland habitats through active conservation management.
 - Ongoing diversification and enhancement of Kidgham Copse ancient woodland and scrub through implementation of traditional management techniques.
 - Recreate part of the extent of the former Kidgham Copse ancient woodland within the SANG.
 - Remaining grassland within the SANG will be enhanced to become species-rich glades within the new blocks of woodland and scrub.
- Restoration of these habitats will contribute to the achievement of the relevant SANG principles as detailed in Section 2 above. This in turn will benefit fauna using these habitats.
- Maximising the wildlife value can be achieved by the long-term management of the site

Objective 4: *To manage for both amenity value and biodiversity benefit*

- Ongoing management will be undertaken to promote both the amenity and biodiversity importance of the SANG, including such actions as;
 - upkeep of site furniture and infrastructure

- aftercare of newly established habitats; and
- ongoing conservation management of new and existing habitats.

Objective 5: *provide opportunities for public engagement with the SANG and involvement in its management to instil social responsibility*

- It is the intention of the applicant to pass the SANG (and other Green Infrastructure within the application site) to a Management Company for ongoing management following the initial implementation and establishment period. Ongoing management will include public engagement – in accordance with Natura England's SANG principles, as set out in Section 2 above. There will be engagement with local residents using such established techniques as running voluntary work parties to undertake management and monitoring tasks; arranging guided walks; and supervising activities for children.

4 Landscape Maintenance and Habitat Management

Introduction

- 4.1 This section describes implementation and habitat creation works that will be completed prior to the opening of the SANG. A summary of the actions is provided in Appendix A. The illustrative layout of the SANG is represented in Appendix D.

Provision of Infrastructure

Footpaths

- 4.2 Footpaths will be used within the management area and will be regularly maintained from litter, overhanging branches and encroaching ground vegetation to ensure a safe journey. Self-bound gravel paths will be provided to ensure all-weather and year-round access.
- Herbicide to be applied annually to paths between March and September.
 - Review the condition of the surfacing annually; supplement material and surface damage when needed.

Site Furniture

- 4.3 The use of site furniture and signage within the SANG will be minimised to maintain an informal, semi-rural ambience. The distribution of benches, bins and informal boards will principally be concentrated within key activity areas, such as around main access points and ponds. Timber will be the predominant material.
- Inspected on an annually basis
 - Repair/ Replace appropriate

Dog & Litter Bins

- These will be monitored and emptied on a fortnightly basis

Fence & Gate

- 4.4 The SANG will be created as a secure, enclosed area, within which dog walkers can allow their dogs to exercise off the lead. It will be installed along lengths of the SANG boundary where fencing is current absent or in unsatisfactory condition. In keeping with the naturalistic, semi-rural character of the SANG, timber post and rail fence with stock-proof netting attached shall bound the SANG area; a timber kissing gate will also be used.
- Inspect annually and any repairs made good.

Habitat Creation

- 4.5 At a national level, the development is located within the Thames Basin Heaths national character area and is situated between the Thames Valley and Hampshire Downs character areas. These areas are defined by Natural England but do not constitute as formal designations.
- 4.6 A summary of the key features of the overall character of the Thames Basin Heaths

“...stretches westwards from Weybridge in Surrey to the countryside around Newbury in Berkshire. The London greenbelt incorporates countryside around Chobham and the rivers Wey and Mole. West of the greenbelt, 20th-century development has given rise to large conurbations including Camberley and the ‘new town’ of Bracknell. Among these conurbations, gardens amount to a significant area of greenspace, with rhododendron being a particular feature, and a major road network incorporates the M25 and M3. This densely settled area can be a significant source of pollution and rapid run-off.

Further from London, in the west, the settlement pattern is a mix of dispersed hamlets, farmsteads and houses interspersed with villages, many of medieval origin. Vestiges of the historic royal hunting forests of Bagshot, Eversley, Pamber and Windsor comprise parkland, ancient woodland, and small to medium-sized fields of semi-natural grassland. Features include ancient hedgerows and veteran trees.”

Native Hedgerow Mix

- Trees within the hedgerow will be left to obtain full maturity.
- The native hedge mix will be trimmed annually for the first 3 years. Thereafter they will be trimmed every 2-3 years on a rotational basis, allowing the hedge to become bushier and allow fruiting of individual hedgerow plants.
- Where gaps occur, infill with native stock.
- Species within the hedgerow, shrub and trees are likely to be Hazel, Holly, Blackthorn, English Oak, and Field Maple.
- Native hedgerows will be complimented by uncut grass to create a steady transition.

Native Shrub Planting

- Formative pruning as necessary to establish a dense screen/buffer.
- Selectively prune shrub planting as required where shrubs start to encroach on footpaths, lighting and signs. Maintain a full planted screen at all times.

Trees

- Check, adjust and replace tree support systems and tree guarding as necessary during establishment period.
- Remove redundant tree support systems once trees are fully established.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.
- Replace any dead, dying or diseased plants in the following planting season with stock of similar specification to the original for the initial five-year establishment period.

Meadow and Long Grass

- Reseed and repair all areas which fail to establish or become damaged in the following planting season as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.

- Strim once annually (in late summer/early autumn – once the wildflowers have flowered and seeded) to a sward height of 100mm.
- Remove all arisings from site.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate areas of poor establishment and thinning sward as required.

Woodland Planting

- Formative pruning as necessary to establish a dense screen / buffer.
- Selectively prune native woodland and shrub planting as required where shrubs / trees start to encroach on dwellings and footpaths. Maintain a full planted screen at all times.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.

Hazel Coppice

- Stagger the coppicing around the whole SANG to create a varied structure, the coppice rotation period is every 7 – 10 years.
- Coppiced poles will be collected and stacked neatly in the new woodland.
- After use hazel will be removed and shredded off site.

Water Course – Barkham Brook

- Remove litter and portions of leaves maintaining an unrestricted water flow.
- If margins become too overgrown with plants such as rush, trim back when required to maintain open water flow.

Deadwood habitats

- Standing and fallen dead wood occurs in places along the ancient woodland and proposed woodland planting; log piles to be placed in strategic locations using any arising from the trees, hedgerows and shrubs.

Maintain and enhance existing landscape features within Barkham Square.

- Proposed creation of natural long grass, tree, hazel coppices and woodland planting. Reinforced existing vegetation and manage sympathetically the existing ancient woodland corridor.

Establish well defined natural edge joining the wider surrounding environment.

- Maintain clear thresholds and along the footpaths; see Appendix A for maintenance information.
- Use native shrub and tree species.

Ancient Woodland - Kidgham Copse

- Appropriate Management to encourage understorey vegetation.
- Re-establish coppice management.
- Control of non-native species and coppicing as a management tool for neglected woodland.

5 Maintenance Notes

- 5.1 The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined below.

Ecology

- 5.2 The following maintenance prescriptions have considered relevant wildlife legislation with maintenance operations timed to avoid certain sensitive periods such as the nesting bird season (March to August inclusive). In addition, the maintenance operations described below, including appropriate cutting regimes for hedgerows, grassland and maintenance of attenuation features will ensure that the ecological value of retained and created habitats is maintained and enhanced in the long-term.

Quality and Workmanship

- 5.3 All operations shall be undertaken in a professional manner in accordance with the principles of good horticultural practice and the relevant and current British Standards.
- 5.4 Emphasis will be placed upon the encouragement of early establishment and the general appearance of the landscaped areas. Notwithstanding the specific instructions in the specification, the Maintenance Operator will be expected to maintain all landscaped areas to a high standard. The need to maintain a weed and litter free environment is seen as essential and the presence of such will not be tolerated.
- 5.5 The practical management of the amenity areas will be undertaken by a competent team of operatives familiar with such management operations. Where necessary, a suitably qualified and experienced professional will supervise all operations to assess and advise on all such operations.

Examination of the Site

- 5.6 The Maintenance Operator should be satisfied as to the nature of the planting, including all new tree, shrub, hedge, grassland and meadow planting, and any other matters that could affect the execution of the landscape maintenance.

Initial Site Preparation

- 5.7 The Maintenance Operator shall ensure that the site is brought up to an acceptable standard before regular maintenance begins.

Climatic Conditions

- 5.8 Work shall be conducted during the appropriate season. Ground and weather conditions should be suitable for the relevant operations.

Machines and Tools

- 5.9 Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees and shrubs.

Damages

- 5.10 Do not damage grass / plants and trees during the maintenance operations. All damaged plants should be replaced by the Maintenance Operator at their own expense. In particular the Maintenance Operator shall ensure that trees are not subjected to damage by strimming / mowing operations and shall implement all necessary protective measures. Protect existing grass by laying boards or tarpaulins. Do not place excavated material directly onto grass.
- 5.11 During the execution of the works, the Maintenance Operator will be held responsible for any damage to highways, roads, kerbs, footpaths and services caused by their employees, and they shall make good any damage at their own expense.

- 5.12 Reinstatement to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work to soil structure, planting, grass, fencing, hard landscaping structures or buildings.

Health & Safety:

- 5.13 The contractor shall refer to the sites Health and Safety File for residual risks and ensure strict compliance to any health and safety measures set out. All maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public. The contractor shall carry out his own risk assessment(s) as necessary to assess current conditions at the time of operation, including compliance when making use of any subcontractors to carry out specialist areas of works.
- 5.14 The Maintenance Operator is to take all safety precautions to prevent injury to any persons by effectively covering excavations, and removing topsoil and rubbish from footpaths / roads etc. Pavements are to be swept and washed down before nightfall and the Maintenance Operator is to comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.
- 5.15 The Maintenance Operator will ensure that all equipment or apparatus brought onto or used on site is safe and without risk to health and has been maintained at a standard that will not constitute an offence under the Health and Safety at Work Act 1974, or any other relevant statutory provision relating to Health and Safety.
- 5.16 Maintenance Operators should be adequately informed, trained and supervised and be sufficiently competent to perform their work without risk to the Health and Safety of themselves, or any other person. All work will be done in accordance with all relevant codes of safety practice currently in force.
- 5.17 All personnel on site shall use PPE (Personal Protective Equipment), or anything else necessary in the interest of the Health and Safety or welfare of themselves or any other persons who may be affected by their work.

Plant Nutrition:

- 5.18 Apply plant nutrients / fertiliser to all planting only if poor growth and signs of deficiency appear subject to soil / leaf analysis and further advice. The use of any fertilisers shall be in strict accordance with the manufacturer's recommendations.
- 5.19 Do not apply fertilisers to meadow / wildflower areas.

General Watering:

- 5.20 Watering shall only be carried out to maintain the health and continued vigour of the trees and shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- 5.21 Areas which become prone to waterlogging shall be alleviated suitably, and / or drainage added as required
- 5.22 Obtain approval before using a water supply other than potable mains water. Use a fine hose or low-pressure hose where appropriate to avoid damage or loosening plants.
- 5.23 Ensure the full depth of topsoil is thoroughly wetted. Where necessary loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

Pesticides Generally:

- 5.24 No pesticides shall be used except with prior written approval of the client (or the management company). In such cases all pesticides shall be selected from the current

list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.

- 5.25 The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse.
- 5.26 Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.

General Chemicals

- 5.27 Use only where specified as approved and only the products on the current list of the Agricultural Chemicals Approval Scheme. Observe all precautions recommended by the manufacturer and remove containers from site immediately after they have been emptied or are no longer required.
- 5.28 Should any applications be required for specific reasons, all such chemicals shall comply with Environment Agency requirements / standards & those of the local Environmental Health Officer. All operations are to comply with current Safety and Pesticide Act Legislation and are only to be undertaken by suitably qualified personnel, all in accordance with Local Authority requirements and current CDM Regulations observing all precautions.
- 5.29 Where work is near water / land drains, comply with the Ministry of Agriculture, Fisheries and Food 'Code of Practice' for the use of herbicides on weeds in watercourses and lakes, and the Environment Agency Guidance Notes 'AqHerb01: Agreement to use herbicides in or near water'. Do not use chemicals in the vicinity of herbaceous / bulb material.

Leaf Fall:

- 5.30 At regular intervals during the autumn/winter months, remove fallen leaves from grass and paved areas.
- 5.31 Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants.

Mature existing trees:

- 5.32 To ensure all mature trees are in a safe and healthy condition all existing mature trees shall be inspected by a qualified and experienced arboriculturist annually. All survey results shall be recorded and passed to the CA. Additional inspections shall be tasked after storms / periods of bad weather.
- 5.33 Complete pruning / dead wooding as recommended by the above survey, all works to accord with BS3998:2010. DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.

Damage to Existing Trees / Shrubs

- 5.34 Any damage incurred to existing trees / shrubs by the Maintenance Operator during the works will be the liability of the Maintenance Operator and they shall replace such trees / shrubs at their own expense with material of a size and species to be agreed with the Local Authority.

Thinning by Removal of Surplus Plants

- 5.35 It should be noted that the objective of thinning is to aid the establishment and overall development of plant material. The main aim of thinning is to provide adequate space for improved growth. Overcrowded trees will become tall and thin with relatively limited root systems. It is important that thinning is conducted before trees become spindly, as some varieties are not able to respond well if they are given additional space in later years.

- 5.36 Selectively thin shrubs using the methods in BS 7370: Part 4, Clause 3.5.17.1. At the discretion of the Maintenance Operator and where necessary following the advice of consultants, begin to thin soon after the foliage of adjacent plants has begun to touch.

Litter Control:

- 5.37 Scavenging for and removing litter from all hard and soft areas at regular intervals.
- 5.38 Frequency of litter control works to be fortnightly. After each litter control visit all hard and soft landscaped areas to be completely litter free.

Monitoring and Inspection:

- 5.39 Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.
- 5.40 Personnel completing inspections to be suitably qualified and experienced in monitoring landscape works (such as a Member of Landscape Institute).

Timing of Operations – Nesting Birds

- 5.41 It is an offence to disturb nesting wild birds and their nests under the Wildlife and Countryside Act 1981 (as amended).
- 5.42 Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive. If operations have to take place during this time then a qualified Ecologist shall check in advance that there are no birds nesting in the planned area of operation.

Notice

- 5.43 Provide 2 days' notice of the following operations:
- Use of any equipment during maintenance that may pose a risk to public health and safety;
 - Application of herbicide;
 - Application of fertiliser;
 - Watering;
 - Each site maintenance visit.

Shredding

- 5.44 Chipping or shredding on site of materials arising from work will not be permitted, unless instructed otherwise.

Replacement Planting Prior to Final Completion

- 5.45 All planting and turfing conducted by the Maintenance Operator shall carry a guarantee for 12 months from the date of Practical Completion. The works as finally handed over shall fully meet the specification in all respects. A plant or area of turf may need replacing more than once if the original plant, as well as its replacement, has failed to establish. Only plants that have been stolen, trampled or vandalised and have been reported in the monthly maintenance reports are excluded from this guarantee.

Monitoring

- 5.46 This Suitable Alternative Natural Green Space Landscape Management Plan and Maintenance Schedule will be reviewed every 10 years and the Local Planning Authority (LPA) consulted as necessary as part of the review. **This document will not be changed without the written prior approval of the LPA.**
- 5.47 It is anticipated that there will be an annual review of the site looking at the following:

- Tree and shrub establishment;
- Pedestrian routes and desire lines;
- Litter;
- Usability of the Public Open Space.

5.48 It is anticipated that following the review, any problems or changes that are impacting on the landscape will be accommodated within reason with the prior agreement of the LPA.

Long Term Objectives

5.49 The long-term design objectives of this Landscape Management and Maintenance Schedule are as follows:

- To integrate the proposed development sympathetically, to be in keeping with the local landscape character and setting;
- To retain (where possible) the areas of existing woodland, the trees and hedgerows to the site boundaries and the grassland to these areas;
- To ensure the successful planting operations, initial establishment and continued long term growth through to maturity of the trees, shrubs, amenity grass and wildflower grassland for the benefits of the users and wildlife;
- To ensure the continued health and welfare of existing trees, hedgerows and grassland across the area;
- To establish functional and attractive public open spaces adjacent to the housing development that contribute to the visual amenity and promote opportunities for exercise, which will aid the health and wellbeing of the residents;
- To ensure the best of horticultural and health and safety practices at all times;
- To maintain and progress standards by thorough management procedures;
- To identify any defects in the landscape and address them promptly;
- To ensure that formal and informal footpath routes throughout the site are maintained to provide access routes in and around the area and continued access to adjacent areas and footpaths;
- To create a more diverse and species rich habitat through the planting of development of native trees, shrubs and grassland areas.

6 Responsibilities for Management

- 6.1 All maintenance and management of soft landscape areas within the SANG will be undertaken by a suitably qualified landscape management contractor on behalf of Crest Nicholson, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.
- 6.2 The maintenance works shall be monitored and supervised by an independent, suitably qualified person; who will be responsible for the establishment and completion of the maintenance works. The appointed supervisor shall be a Member of the Landscape Institute (CMLI).
- 6.3 Periodically the landscape maintenance works shall be reviewed by a suitably qualified and experienced person to ensure that the landscape management operations are being completed in accordance with the approved report. During the first 2 years of establishment, the works shall be inspected 3 times (during the growing season) and thereafter the works shall be inspected annually.

Appendices

Appendix A Summary of Maintenance Actions over 10 year period

APPENDIX A – MAINTENANCE SCHEDULE YEARS 1 TO 10

Actions	During Construction Year:	Post Construction Years:									
	0	1	2	3	4	5	6	7	8	9	10
Objective 1: To deliver and maintain an accessible greenspace resource in fulfilment of criteria set out in the Joint Strategic Partnership Board's 'Thames Basin Heaths Delivery Framework' and Natural England's Guidelines for the Creation of SANG'											
Installation of SANG infrastructure: pedestrian access gates, machinery access gates, interpretation boards at entrances, benches, dog waste & litter bins and sign-posts to the SANG	≤										
Establishment of self binding gravel footpaths	≤										
Clearance of encroaching vegetation as required in order to maintain access along the full length of the walking route		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Emptying of dog waste & litter bins at appropriate intervals		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Periodic monitoring and maintenance of SANG infrastructure.		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Provision of a leaflet about the SANG, including directions and a site map, to all new and existing local residents.	≤										
Objective 2: To create new semi-natural habitats in order to achieve biodiversity gains and produce a diverse, naturalistic and attractive landscape											
Planting Native Woodland & Trees	≤										
Planting Native Shrubs	≤										
Planting Species Rich Native Hedgerow	≤										
Objective 3: To restore and enhance existing degraded habitats in order to achieve biodiversity gains and produce a diverse, naturalistic and attractive landscape.											
Wildflower meadow creation	≤										
Wildflower meadow management	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Restorative woodland management: selective thinning and coppice management	≤					≤					≤
Objective 4: To manage for both amenity value and biodiversity benefit											
Planting maintenance		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤

APPENDIX A – MAINTENANCE SCHEDULE YEARS 1 TO 10

Actions	During Construction Year:	Post Construction Years:									
Replacing planting		≤				≤					≤
Monitoring and management of watercourse		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
	0	1	2	3	4	5	6	7	8	9	10
Rotational coppicing of Hazel							≤	≤	≤		
Amenity grassland management: mowing at appropriate intervals		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Wildflower meadow management: main hay cut and supplementary spring & autumn cuts		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Ongoing woodland management: clearance of scrub regeneration from thinned areas		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Objective 5: To provide opportunities for public engagement and involvement in the management of the SANG											
Pursuit of opportunities for involvement with voluntary working parties		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤
Pursuit of opportunities for involvement with public/ family activities such as guided walks		≤	≤	≤	≤	≤	≤	≤	≤	≤	≤

Appendix B Monthly Maintenance
Schedule

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
General Planting	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	Landscape Contractor
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			≤	≤	≤	≤	≤	≤	≤	≤			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			≤	≤	≤	≤	≤	≤	≤	≤			
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 14 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			≤ (1)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (1)			

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			≤						≤				
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			≤							≤			
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders and seek appropriate permission prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			≤						≤				
General Planting	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	≤		≤		≤		≤		≤		≤		Landscape Contractor

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												≤	
	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			≤										
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										≤			
	Generally, make good all ridges, ruts, depressions and dead areas.			≤	≤	≤	≤	≤	≤	≤	≤			
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
Existing Ancient Woodland	Where possible and where it is safe to do so, standing dead wood to be retained to provide opportunities for wildlife. Where dead wood must be thinned, this should be retained within habitat areas and stacked into piles to provide wildlife habitats. Additional wood resulting from pruning or other tree works to be similarly retained within discrete piles where possible. Surplus / additional prunings / clippings to be removed. Selective thinning of trees and shrubs including coppicing to be undertaken as required (outside of spring / summer to avoid detrimental effects on nesting birds), to ensure successful development of an open canopy and understorey vegetation. Where gaps are present, supplementary planting of native species to match those already present should be undertaken and managed accordingly. Use of herbicides, pesticides and fertilisers to be avoided.	≤	≤								≤	≤	≤	Landscape Contractor
Existing Hedgerow	To ensure that the hedgerows retain dense growth and value to wildlife, clipping should be minimized where possible. No more than one side of the hedgerow should be trimmed in any one year, with the remainder left un-trimmed to allow continuity of cover and opportunities for wildlife. Trimming should take place during late winter to maximise food and cover availability for wildlife and also to avoid detrimental effects on breeding birds. Where gaps are present, supplementary planting of native species to match those already present should be undertaken and managed accordingly. Use of herbicides or pesticides to be avoided.	≤	≤											Landscape Contractor

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
New Hedgerow	New hedgerows to be trimmed / faced up to promote healthy growth and effective screening. Allow for 3 No. cuts total. New hedge planting to be maintained at a height of 1m. Screening hedge to be maintained at 1.5m height (unless site conditions dictate otherwise). Where infill planting within an existing hedgerow, new planting to be maintained at a height to match existing hedgerow. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built. Invasive species (e.g. bramble) should be controlled to allow new planting to establish, taking care not to damage new hedgerow plants.	≤	≤										≤	Landscape Contractor
Woodland Planting	Monitor initial establishment of planting to ensure trees and shrubs remain upright, stable and in good condition. Where necessary, cut back or spot treat excessive bramble or other invasive / ruderal weeds to allow planted species to establish, taking care not to damage new planting. Use of herbicides or other pesticides to be avoided where possible.				≤					≤				Landscape Contractor

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
Hazel Coppices	Cut all fringe areas adjacent to footpaths / hard surfaces fortnightly between April and November, mow to a height of 40mm													Landscape Contractor
	Stagger the coppicing around the whole SANG to create a varied structure, the coppice rotation period is every 7 – 10 years.													
	Thinning the standard trees at each coppice cycle to achieve one third canopy closure by the standards at the start of the coppice cycle increasing to two thirds enclosure by the end of the cycle. This will probably entail removing 15-25% of the standards at each clearance.	≤	≤									≤	≤	
	Restock following clearance with pre-selected natural regeneration or new planting if necessary.													

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
Wildlife hibernacula and 'ecopiles'	A portion of the cut timber from felling/maintenance activities should be retained in locations on site to creation refuges for wildlife, where this does not constitute a health and safety risk.													Landscape Contractor
	Log piles can be created using timber in varying lengths. These should be laid / piled within the edge of wetland habitats around ponds and on the periphery of wooded areas.													
	Loggeries can be created within woodland areas by digging half of the timber length into the ground (this promotes rotting and speeds up the process of decay) to provide valuable habitat for invertebrates.	≤	≤								≤	≤	≤	
	All bat, dormice and bird boxes should be checked annually, and fixed / repair if damaged. Avoid nesting / roosting periods.													
	IF IN DOUBT, CONSULT AN ECOLOGIST TO CONFIRM ECOLOGICALLY SENSITIVE WORKS OR TIMESCALES													
General Grassland	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			≤	≤	≤	≤	≤	≤	≤	≤			Landscape Contractor
	All grassed areas to be watered so as to maintain healthy growth / establishment.			≤	≤	≤	≤	≤	≤	≤	≤			

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			≤	≤	≤	≤	≤	≤	≤	≤			
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				≤					≤				
Wildflower Meadow	Area to be sown with seed in spring. Area to be mown late summer after annual weeds have flowered and late autumn (2 No. cuts total). Remove cuttings from site. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).								≤ (1)		≤ (1)			Landscape Contractor
Open Mosaic Habitat	Management under the direction of the site ecologist to ensure a range of habitat is maintained in the long term. Maintenance requirements and visits to be confirmed.	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	Landscape Contractor
Watercourse	Remove invasive scrub. Carry outworks outside of bird nesting season.		≤									≤		Landscape Contractor
	Mow bankside vegetation, one side per year. Once cut annually on rotation, no lower than 150mm.								≤					
	Dredging. When required. One side of bank per year.		≤									≤		
	Inspect and maintain drainage features (headwalls etc.) at each visit	≤	≤					≤	≤	≤		≤	≤	

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
	Remove litter and rubbish / debris	≤		≤		≤		≤		≤		≤		
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	Landscape Contractor
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			≤				≤						
Fencing	Report any damage (including rabbit fencing); provide temporary barriers to secure fence line where damage poses a risk to public safety.	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	Landscape Contractor
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	≤ (2)	Landscape Contractor
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	≤	
Monitoring	Annual monitoring of watercourse, including aquatic and marginal planting, to ensure vegetation is establishing and that a third of the pond surface remains free from vegetation from September to November. Marginal and emergent vegetation to be maintained at a maximum extent of 20%. Vegetation removed (by Landscape Contractor by hand / netting) to be left within 1m of the pond for 24 hours to allow any pond fauna to return, followed by removal from Site. Ponds to be checked for fish presence (fish to be removed if found).										≤			Suitably qualified Ecologist

APPENDIX B: Monthly Maintenance Schedule

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Responsibility
Monitoring	A programme of periodic arboricultural assessments is to be undertaken in order to regularly assess the full health and safety of all trees both in full leaf and bare stem. The assessments should prioritize areas based on levels of access and presence of target (i.e. exposure of people to hazard) and accord with arboricultural advice, taking account of relevant arboricultural factors (where known) that affect safety such as the age class, condition, size and species of the trees. Re-inspections on an 18-monthly basis are recommended, unless otherwise recommended e.g. further monitoring of a tree with an identified structural defect.						≤						≤	Suitably qualified Arboriculturist
Monitoring	Annual monitoring of all hedge and scrub habitats to ensure vegetation is established, thriving and dense. Replacement planting to be undertaken as necessary as detailed above.						≤							Suitably qualified Ecologist
Monitoring	Annual monitoring of the new meadow seeding will take place to ensure that species-diversity is maintained. If grasses are dominating, then yellow rattle may be over sown to reduce the vigour of grasses before re-seeding / planting. If any planted species continue to be unsuccessful in the first five years they will be re-introduced via plug planting.						≤							Suitably qualified Ecologist
Monitoring	Annual monitoring of all wildlife features (log piles, standing deadwood, hibernacula / refugia) to assess any damage and / or deterioration.						≤							Suitably qualified Ecologist

Appendix C British Standards in Relation
to Maintenance Operations

BS	3882	Specification for Topsoil
BS	3998	Recommendations for Tree Work
BS	4428	Code of Practice for General Landscape Operations (excluding hard surfaces)
BS	5837	Guide for Trees in Relation to Construction
BS	7370	Grounds Maintenance
	Part 1	Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance
	Part 2	Recommendations for maintenance of hard areas (excluding sports surfaces)
	Part 3	Recommendations for maintenance of amenity and functional turf (other than sports turf)
	Part 4	Recommendations for maintenance of soft landscape (other than amenity turf)
	Part 5	Recommendations for the maintenance of water areas

Appendix D How this Management Plan Complies with the Natural England SANG Design Guidelines (Natural England 2021)

SANG Requirement	'Must have' 'Should have' or "Desirable" features	How the Barkham Square SANG relates to this requirement
Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	Must have	A car park is not considered necessary, although on-street parking will be possible within the development adjacent to the SANG.
It should be possible to complete a circular walk of 2.3-2.5 km around the SANG.	Must have	Circular bound surfaced path – hoggin style - through a variety habitats will be provided – accessible by foot from the adjacent new housing development.
Car parks must be easily and safely accessible by car and be clearly signposted.	Must have	A car park is provided off Common Road by the allotments with a surfaced path to the main part of the SANG. On street parking will be available within the new development as well.
Access points appropriate for particular visitor use the SANG is intended to cater for	Must have	Easy access for local residents from the new development. Access points from the new development at both the north, centre and south of the Site. Footbridges will be provided across Barkham Brook on the west side of the SANG to provide safe access. These will be regularly inspected and maintained.
SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in vicinity of car parks. Visually sensitive way markers and benches are acceptable.	Must have	The habitats to be created will ensure a natural feel to the SANG and a variety of habitats for users to experience, a combination of woodland, grassland, scrub and Barkham Brook. Access points will provide low key way markers for the circular path. Benches will be provided along the route. These will be regularly inspected and maintained.
If larger than 12 ha then a range of habitats should be present	Must have	The proposed SANG is circa 13.23ha - a range of habitats will be provided and maintained as shown on the SANG Illustrative Layout (BMD). These habitats require maintenance in order to retain their range and extent.
The SANG will be free from artificial structures other than dog bins near to entrances	Must have	The proposals do not include for any artificial structures apart from waymarkers, surfaced paths including bridge crossings over Barkham Brook and seating. There are no proposals for lighting or formal play equipment.
Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	Must have	The SANG area will be open and unrestricted to allow dogs to be safely exercised off lead. The edges of the SANG will be appropriately fenced with low-key fencing to support this function. Open areas will range from areas through the existing woodland to meadow as shown on SANG Illustrative Layout (BMD).
Sign posting and waymarking	Should have	The SANG will be clearly sign-posted from within the development including from the 'green corridor' within the new housing and at access points into the SANG from the development and Common Field Lane. Waymarking will be inspected and repaired as necessary.

APPENDIX F: SANG Illustrative Costs

The SANG will be a naturalistic space, with areas of open grassland and denser woodland/scrub through which residents will be able to walk

Desirable

A rich mixture of habitats is shown on the SANG Illustrative Layout (BMD). The overall management of each element is detailed in this Management Plan, together with a monthly Maintenance schedule at Appendix B.

Appendix E SANG Illustrative Layout
(BMD)

Appendix F SANG Indicative Costs

Activity	Quantities	Units	Unit Rate £ (New)	Total £
Tender, Procurement, CDM and Technical Management	1	budget	10,500.00	10,500.00
Prelims Budget	1	budget	10,500.00	10,500.00
Hard Landscaping			0.00	0.00
Hoggin footpath	6692	m2	50.00	334,600.00
Footbridges	4	no	4,000.00	16,000.00
Benches - Supply	7	no	420.00	2,940.00
Benches - Install	3	days	168.00	504.00
Bins - Supply	4	no	603.75	2,415.00
Bins - Install	4	days	168.00	672.00
Fingerpost - Supply	6	no	236.25	1,417.50
Fingerposts - Install	2	days	168.00	336.00
Way marker posts - Supply	15	no	84.00	1,260.00
Way maker posts - Install	2	days	168.00	336.00
Map Boards - Supply	2	no	2,100.00	4,200.00
Map Boards - Install	2	days	168.00	336.00
Bat Schwegler 1FF boxes - Supply	4	no	73.50	294.00
Bat 2FN bat boxes - Supply	4	no	52.50	210.00
Schwegler 2gr (27mm and 30x45mm holes) - Supply	8	no	42.00	336.00
Open front Schwegler 2H - Supply	4	no	42.00	168.00
Owl boxes - Supply	2	no	115.50	231.00
Bird and Bat Boxes - Install	2	days	168.00	336.00
Kissing Gates (with radar locks) - Supply	3	no	1,050.00	3,150.00
Kissing Gates (with radar locks) - Install	2	days	168.00	336.00
Vehicle Gates - Supply	1	no	367.50	367.50
Vehicle Gates - Install	3	days	168.00	504.00
H&S signs Supply	1	no	262.50	262.50
H&S Signs Install	0.25	days	168.00	42.00
Dog Dip Creation	1	no	2,100.00	2,100.00
1.2m high timber post and rail fence	1,147.00	m	25.00	28,675.00
Existing woodland			0.00	0.00
Ancient woodland management - encourage understorey, rotational staggered coppicing, removal dangerous trees	1	budget	10,000.00	10,000.00
Soft Landscaping			0.00	0.00
Planting	741	m2	15.75	11,670.75
Wildflower Meadow			0.00	0.00
Planting	38598	m2	1.50	57,897.00
Spray and Scarify	38598	m2	1.50	57,897.00
Native Shrub Mix		m2	0.00	0.00
Planting	9038	m2	2.45	22,143.10
Weed control	9038	ha	0.50	4,519.00
Native Broadleaved Woodland		m2	0.00	0.00

APPENDIX F: SANG Illustrative Costs

Planting	19341	ha	2.45	47,385.45
Weed control	19341	ha	0.50	9,670.50
Hazel Coppice		m2	0.00	0.00
Planting	4836	m2	2.45	11,848.20
Weed control	4836	m2	0.50	2,418.00
Coppicing (1 round of coppicing)	4836	m2	1.00	4,836.00
Native Woodland Edge Mix		m2	0.00	0.00
Planting	5502	m2	2.45	13,479.90
Weed control	5502	m2	0.50	2,751.00
Large Ex Heavy Standard Feature Trees			0.00	0.00
3 to 3.5m tall 14- 16cms girth	25	no	50.00	1,250.00
Days to install trees	2	days	168.00	336.00
Feathered Standard Trees			0.00	0.00
1.5-2m tall trees	148	no	10.00	1,480.00
Days to install trees	4	days	168.00	672.00
Aftercare			0.00	0.00
Aftercare works and replacement of failed planting	10	years	11,145.75	111,457.50
Other			0.00	0.00
Leaflets	1	budget	2,100.00	2,100.00
Sub-Total				796,839.90
Contingency	10	%		79,683.99
Subtotal				876,523.89
Management Cost (inc expenses)	10	years	4000	40,000.00
Total				£916,523.89