

Loddon Garden Village

Technical Appendix 11.18: Suitable Alternative Natural Greenspace Delivery Plan

Prepared on behalf of

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Loddon Garden Village

Technical Appendix 11.18: Suitable Alternative Natural Greenspace Delivery Plan

1. INTRODUCTION

Brief

- 1.1 The provision of Suitable Alternative Natural Greenspace (SANG), as set out in this document, is part of a strategy to avoid an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) arising as a result of the Proposed Development at Loddon Garden Village, as described in the separately issued Information for Habitats Regulations Assessment (EPR, 2025).
- 1.2 The following report sets out the principles for the delivery and ongoing management of the SANG to demonstrate that suitable impact avoidance measures can be implemented. Full details, to include infrastructure and planting specifications, will be set out in a 'SANG Creation and Management Plan' to be secured via planning condition.

Site and Development Description

- 1.3 The Site is a large area of land to the west of Wokingham, between the villages of Shinfield, Arborfield and Sindlesham. It is located outside of the Green Belt and is largely made up of agricultural land and grasslands, with pockets of woodland and the River Loddon running through the centre of the Site.
- 1.4 The description of development for the application is as follows:

"Application for the phased development of a new community at Loddon Garden Village, comprising, in outline:

- *up to 2,800 residential units to include up to 100 custom and self-build plots;*
- *2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);*
- *one District Centre, to incorporate up to 11,000m² of Class E (Commercial, business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning);*
- *one Local Centre; to incorporate up to 2,400m² of Class E;*
- *a Sports Hub to include sports pitches and pavilion space;*
- *up to 4,250m² of further Class E, Class F, and sui generis development to include commercial, health care and public house;*
- *comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;*
- *20 gypsy and traveller pitches;*

- *comprehensive drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;*
- *internal road network including spine road with pedestrian and cycle connections and associated supporting infrastructure;*
- *new and modified public rights of way;*
- *associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines;*
- *Ground reprofiling to accommodate infrastructure, flood alleviation and development parcels;*
- *Up to 0.5ha of land adjoining St Bartholomew's church for use as cemetery;*
- *Electricity substation (up to 1.5ha).*

All matters reserved other than access, incorporating:

- *a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout;*
- *a new pedestrian, cycle and vehicular bridge over the M4;*
- *a new pedestrian, cycle and vehicular bridge over the River Loddon;*
- *a new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout;*
- *a new pedestrian, cycle and vehicular access to Thames Valley Science Park;*
- *an initial phase of internal roads with associated drainage, landscape and engineering works and ground reprofiling, between the A327 and the south eastern boundary of the site.*

Application includes full permission for the change of use of 40.4 hectares of agricultural land to Suitable Alternative Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of 20,809 m² of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings on Carter's Hill Lane, and the retention of specified buildings at Hall Farm."

Planning Context with Respect to the Thames Basin Heaths

- 1.5 **Technical Appendix 11.18 Information for Habitats Regulations Assessment** (IfHRA) report (EPR, 2025) provides full details on the Thames Basin Heaths Special Protection Area (SPA), its reasons for designation, and the relevant planning considerations. As such this document should be read in conjunction with the IfHRA and Chapter 11 of the Environmental Statement which details the Ecological Impact Assessment (EPR, 2025b).

- 1.6 The Thames Basin Heaths SPA designation covers a series of heathlands which support internationally important assemblages of ground nesting birds, listed under Annex I of the Birds Directive (Directive 2009/147/EC): Nightjar *Caprimulgus europaeus*, Woodlark *Lullula arborea* and Dartford Warbler *Sylvia undata*. The location of the SPA in relation to the Site is shown on **Map 11.18.1**.
- 1.7 Research has shown that disturbance and predation of nests by domestic pets represents a significant threat to protected ground-nesting bird species, and supporting habitats are affected by eutrophication, trampling, increased risk of fire and fly-tipping (Underhill-Day, 2005). New residential development close to the Thames Basin Heaths increases this threat by introducing more people and their pets.
- 1.8 In light of this research, the Joint Strategic Partnership Board of affected local authorities in and around the Thames Basin Heaths SPA produced the 'Thames Basin Heaths Delivery Framework' (July, 2009), which outlines means by which residential development can avoid a significant negative effect on these birds. The Delivery Framework excludes development within 400m of the Thames Basin Heaths SPA since certain effects, primarily cat predation, cannot be avoided within this zone. Between 400m and 5km, where effects associated with dog-walking are likely, avoidance measures can be applied, including the provision of SANG and Strategic Access Management and Monitoring (SAMM). Large-scale development delivery beyond 5km is considered on a case-by-case basis.
- 1.9 To be effective as an alternative recreational resource to the Thames Basin Heaths SPA for both new and existing residents, the SANG must present particular characteristics that are favoured by existing and potential users of the SOA. Natural England's 'Guidelines for Suitable Alternative Natural Greenspace' describes characteristics that are required or desirable when creating a SANG, based on survey responses provided by visitors to the SPA (NE, 2008).
- 1.10 The key requirement is that a SANG should be perceived as a 'natural' environment. This will usually mean that it should have a mixture of semi-natural habitats, be easily accessible by new and existing residents and through which paths with natural surfacing provide a range of walks, including a circular walk of an appropriate minimum length. It should also be possible for dogs to be let off the lead of a substantial part of the walk throughout the year.

SANG Proposals

- 1.11 Two areas of SANG are proposed to prevent adverse impacts on the Thames Basin Heaths SPA as a result of the Proposed Development. The location of these SANG are shown on **Map 11.18. 2**.
- 1.12 The first SANG is located within the wider EcoValley setting, on the western side of the River Loddon. For the purposes of this report, it will be referred to as the 'Western SANG'. The Western SANG, covering approximately 26.85ha, includes a circular route of 2.6km, with connecting routes providing shorter alternatives. It is located in the region of 400m from the nearest proposed residential parcels, with a car park proposed to be located approximately.
- 1.13 The second SANG is located adjacent to the Proposed Development on the eastern side of the River Loddon and will be referred to as the 'Eastern SANG'. The Eastern SANG benefits from a riverside setting, on-site parking and a variety of habitats. Covering approximately 13.55ha, the Eastern SANG provides a circular walking route of 1.83km.

- 1.14 In addition to the two SANG as outlined above, an area of 18.35km is proposed to be delivered as SANG Link along the River Loddon. This area will include linear footpaths to provide an attractive greenspace linking the Eastern and Western SANG, allowing visitors to complete longer walking routes as desired.

SANG Network

- 1.15 Alongside the newly proposed SANGs the University of Reading already own and manage in perpetuity a suite of SANGs in the local area. The context of the wider SANG network is shown on **Map 11.18.3**. These SANGs, in conjunction with the newly proposed SANGs, provide a multitude of open greenspace options and extensive walking routes throughout the local area.

Consultation

- 1.16 Consultation was undertaken with Natural England on the design of the SANGs in early 2025. A Site visit was undertaken on 10th March 2025, following which a response was provided by Natural England (**Annex 1**). Following this feedback, amendments were made to the design and a subsequent virtual meeting was held on the 29th April 2025. During this meeting the updated designs were presented to Natural England. Further correspondence from Natural England was issued, confirming the acceptability of the Western SANG and advising on amendments required to the Eastern SANG which have been taken into account within this SANG Delivery Plan (**Annex 2**).

2. ENVIRONMENTAL AND ECOLOGICAL CONTEXT

Introduction

- 2.1 This section presents a summary of existing environmental and ecological baseline conditions within the site of the proposed SANGs, as a means to inform its design and creation. Consideration of such contextual information will serve to promote successful establishment of the proposed SANG, and the development of an assemblage of habitats that is at once naturalistic and sympathetic to the present and historic character of the broader landscape.

Physical Context

Site Location & Context

- 2.2 Loddon Garden Village (LGV) is located entirely within Wokingham Borough Council and is proposed for allocation under Policy SS13 within the Local Plan Update (WBC, 2024). LGV is located on the southern outskirts of Reading, bound by the M4 motorway to the north, and the A327 to the south.
- 2.3 Both areas of SANG are located within Flood zone 3.

Western SANG

- 2.4 The Western SANG comprises two distinct areas, Mill Field which includes arable land, and the wider Lourdes Meadow fields which currently support low intensity grazing and silage. It is bound by the River Loddon to the east, and the A327 to the south. The surrounding land is proposed to be included within EcoValley, which will deliver recreational opportunities for local and existing residents alongside enhancements for local wildlife and biodiversity net gain.

Eastern SANG & SANG Link

- 2.5 The Eastern SANG and SANG Link lie along the eastern banks of the River Loddon. Covering approximately 1.4km from north to south the SANG and adjoining Link encompasses woodlands, grasslands and wetland habitats. Small areas of greenspace is proposed to be delivered directly along the borders of the SANG, with residential and commercial development immediately adjacent to these.

Geology and Soils

- 2.6 London Clay forms the bedrock of both SANG with superficial alluvial deposits (clay, silt sand and gravel) on the floodplain. Part of the Western SANG sits on higher ground with river terrace' (sand and gravel) superficial deposits. As a result, this section of the Western SANG usually lies above normal floodwaters.
- 2.7 Soils are generally neutral to weakly acidic.

Existing Habitats

Western SANG

- 2.8 The majority of the Western SANG is comprised of modified grasslands, which are species-poor largely dominated by Creeping Bent *Agrostis stolonifera* and Meadow Foxtail *Alopecurus*

pratensis. Historical maps show that the grasslands previously formed part of ‘Lourdes Meadow’.

- 2.9 A large arable field is also present on the river terrace superficial deposits.

Eastern SANG & SANG Link

- 2.10 The Linear SANG encompasses a variety of habitats, although is dominated by woodland. This includes wet woodland which is overrun with Himalayan Balsam *Impatiens glandulifera*, ‘other broadleaved woodland’ and lowland mixed deciduous woodland which includes an area of provisional Ancient Woodland known as Newbury’s Copse.
- 2.11 Alongside the woodlands, an area of *Deschampsia* neutral grassland falls within the Linear SANG. The grassland is unmanaged and rank, dominated by Tufted Hairgrass *Deschampsia cespitosa*.

Existing Wildlife

- 2.12 Extensive ecological surveys have been undertaken across the wider LGV site since 2022, providing a detailed understanding of the local wildlife and how they are utilising the Proposed Development Site, including both SANG sites.

Freshwater Fish

- 2.13 The River Loddon supports a diverse array of freshwater fish, including the Bullhead *Cottus gobio*, Brown Trout *Salmo trutta* and European Eel *Anguilla anguilla*. At the southern end of the Site (adjacent to the Western SANG), the River Loddon includes shallow well oxygenated gravel beds, which are suitable to support spawning fish such Trout.

Amphibians

- 2.14 Environmental DNA surveys undertaken on the waterbody within Hall Farm Woodland Triangle LWS were negative for the presence of Great Crested Newt *Triturus cristatus*. Surveys across the wider LGV site confirmed Great Crested Newt as likely absent from all waterbodies on Site.
- 2.15 The waterbody within the Western SANG, and wetlands within the Eastern SANG are however likely to support common and widespread amphibian species such as Toad *Bufo bufo*, Frog *Rana temporaria* and other newt species.

Reptiles

- 2.16 Records of reptiles in the local landscape are limited, with Grass Snake *Natrix helvetica* identified as part of wider development works around Shinfield.
- 2.17 Areas of reptile habitat are severely limited in both SANG. The pasture fields are often tightly grazed, and when left to grow provide a monoculture of uniformed swards. Transitional habitats between woodlands and grasslands are largely absent, lacking the cover required in suitable reptile habitats.
- 2.18 Areas of tussocky grassland within the *Deschampsia* neutral grassland of the Eastern SANG, and along the arable field margin on the Western SANG provide the most suitable opportunities

and may support low numbers of common reptiles including Slow Worm *Anguis fragilis* and Grass Snake.

Breeding/Wintering Birds

- 2.19 The wider LGV Site supports a range of bird species, from breeding assemblages of farmland birds to overwintering wildfowl.
- 2.20 The Eastern SANG supports a combination of woodland birds, such as Goldcrest *Regulus regulus*, Garden Warbler *Sylvia borin* and Nuthatch *Sitta europaea* and riparian species including Sedge Warbler *Acrocephalus schoenobaenus*, Cetti's Warbler *Cettia cetti* and Reed Bunting *Emberiza schoeniclus*. Overwintering birds including flocks of Fieldfare *Turdus pilaris* and Redwing *Turdus iliacus*.
- 2.21 By contrast, the Western SANG largely supports farmland birds during the breeding season, including Greenfinch *Chloris chloris*, Yellowhammer *Emberiza citrinella* and Whitethroat *Sylvia communis*. In the winter, the grassland fields often flood and support populations of waterfowl, including large flocks of Greylag Geese *Anser anser* and Canada Geese *Branta canadensis*.

Bats

- 2.22 Nine species (or groups) of bats have been recorded across the wider LGV Site, comprising: Long-eared bat *Plecotis sp*; Common Pipistrelle *Pipistrellus pipistrellus*; Leisler's bat *Nyctalus leisleri*; Myotis species *Myotis sp*; Nathusius' Pipistrelle *Pipistrellus nathusii*; Noctule *Nyctalus noctula*; Serotine *Eptesicus serotinus*; Soprano Pipistrelle *Pipistrellus pygmaeus*; and Barbastelle *Barbastella barbastellus*.
- 2.23 Optimal habitats for bats within the Western SANG are largely limited to linear features, including hedgerows, treelines and the river corridor. Hall Farm Woodland Triangle LWS may provide roosting opportunities for tree-dwelling species.
- 2.24 The Eastern SANG provides a roosting opportunity for tree dwelling species. The River Loddon acts as an important linear feature in the local landscape, providing foraging opportunities for species such as Daubenton's bat which are known to roost under the M4 motorway bridge.

Otter

- 2.25 Both the SANGs border the River Loddon, which has been found to support transient Otter *Lutra lutra*. Although no evidence of a permanent territory has been identified, low levels of foraging activity have been recorded, suggesting occasional use for foraging and/or commuting.

[REDACTED]

[REDACTED]

Opportunities

- 2.27 Creation and ongoing conservation management of the proposed SANGs and SANG Link will result in biodiversity net gains through the improvement and diversification of existing habitats. This will benefit local floral communities, invertebrate assemblages, reptiles, birds, small mammals and bats, including Species of Principle Importance listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended) and the Berkshire Local Recovery Nature Strategy.
- 2.28 Habitats of Principle Importance listed under S41 of the NERC Act 2006 (as amended) to be created, such as Lowland Meadow, will make positive contributions to the aims of the Berkshire Local Recovery Nature Strategy.

3. AIMS AND OBJECTIVES

Introduction

- 3.1 This section considers the aims and objectives of habitat creation and management within the proposed SANGs. Underpinning the SANG delivery proposals are the two principle aims and five derived objectives, whose achievement can be monitored as a means to evaluate the efficiency of implementation and management work, and to guide future changes to the Management Plan.

Aims

- 3.2 The principle aims of habitat creation and manage
- Provide a convenient and accessible, enjoyable and satisfying recreational experience in a natural environment, so that new and existing residents in the area, who would otherwise travel to the Thames Basin Heaths SPA, with or without a dog, opt to visit the proposed SANGs as an alternative; and
 - Protect and enhance the naturalness, biodiversity and local character of the proposed SANGs area, to increase its likely effectiveness as a SANG and in accordance with policy and legislative requirements.

Objectives

- 3.3 These principle 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 Natural England's 'Guidelines for the Creation of SANG';
 - 2) To create new semi-natural habitats in order to achieve biodiversity gains and produce a diverse, naturalistic, and attractive landscape;
 - 3) To restore and enhance existing degraded habitats in order to achieve biodiversity gains and produce a diverse, naturalistic, and attractive landscape;
 - 4) To manage the SANGs and SANG Link for both amenity value and biodiversity benefit; and
 - 5) To provide opportunities for public engagement and involvement in the management of the SANG.

Objective 1: To deliver and maintain an accessible greenspace resource in fulfilment of criteria set out in Natural England's 'Guidelines for the Creation of SANG'

- 3.4 Based on an average household occupancy rate of 2.4 people per household, the proposed provision of up to 2,800 dwellings within the Proposed Development, would result in an additional 6,720 residents. Based on the variable SANG requirements from the different mitigation zone within which the Proposed Development sits, a maximum of 24.33ha of SANG are required (SANG requirement calculations are set out within Technical Appendix 11.17).
- 3.5 Two distinct areas of SANG are proposed to be delivered as part of the Proposed Development, providing a total of 40.40ha. Measuring 26.85ha, the Western SANG provides circular walks of varying lengths, including a 2.6km route. The Eastern SANG connects directly to residential

development and provides a circular route of 1.83km. These SANG are connected via a SANG Link, allowing visitors to complete longer routes as desired.

- 3.6 The proposed SANGs therefore represent an overprovision of SANG of 16.07ha for the Proposed Development.
- 3.7 **Annex 3** relates the specific characteristics of the proposed SANGs to the required and desirable attributes set out in Natural England's 'Guidelines for the Creation of SANG'.

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

- 3.8 The current agricultural landscape is proposed to be diversified through the creation of new semi-natural habitats to provide a diverse and attractive landscape. Habitats proposed for creation include:
- Woodland Pasture type habitats
 - Species-rich Native Grasslands
 - Native scrub
 - Scattered trees
 - Water features, including ponds or permanently wet attenuation basins

Objective 3: *To restore and enhance existing degraded habitats in order to achieve biodiversity gains and produce a diverse, naturalistic, and attractive landscape*

- 3.9 Alongside the proposed habitat creation, the restoration of historic and existing habitats will restore the natural feel of the local landscape and provide opportunities for local biodiversity. Habitats proposed for restoration or enhancement include:
- Lowland Meadow restoration across the historic Lourdes Meadow
 - Reinstatement of historic watercourse within Lourdes Meadow
 - Diversification of existing grasslands along the River Loddon
 - Conservation-led management of existing woodlands

Objective 4: *To manage the SANGs and SANG Link for both amenity value and biodiversity benefit*

- 3.10 To ensure that the amenity and biodiversity value of the SANGs and SANG Link are maintained in perpetuity ongoing management will be undertaken, in line with the management regimes currently in place in across the wider University of Reading SANG network. Such actions will include:
- The checking and upkeep of Site furniture and infrastructure;
 - Aftercare of newly established habitats;
 - Ongoing conservation management of new and existing habitats.

Objective 5: Provide opportunities for public engagement with the SANGs and involvement in its management

- 3.11 It is the intention of the University of Reading to retain the freehold ownership of the SANG, and to manage the SANGs in line with other local SANG under their ownership and management. A ranger will oversee day-to-day management and maintenance of the SANG, including engaging with visitors. Public education events may also be held within the SANGs to further engage local visitors, such as Meadows Day which is currently held annually at Langley Mead.

4. SANG IMPLEMENTATION

Introduction

- 4.1 This section describes the implementation and habitat creation works that will be completed prior to the opening of the SANGs. The proposed layout of the Western SANG is shown at **Annex 4**, and the Eastern SANG on **Annex 5**.
- 4.2 It is intended that both SANG will fall under the wider suite of SANGs owned and managed in by the University of Reading. These include Langley Mead, Langley Mead extension and The Ridge. Infrastructure to be provided within the LGV SANGs will broadly align with the approach and designs of existing infrastructure within the existing suite of SANGs.

Phasing

- 4.3 The Western SANG will be delivered first, to be implemented in full and available to members of the public prior to the first residential occupation of the Proposed Development. At 26.85ha, the Western SANG is of a sufficient size to provide mitigation for the entirety of the Proposed Development.
- 4.4 The Eastern SANG and SANG Link will be delivered at a later stage of the Proposed Development.

Provision of Infrastructure

Fencing and Access

- 4.5 Attractiveness to dog-walkers will be an essential attribute of the SANGs. To this end the SANGs will be created as a secure, enclosed area within which dogs can be freely exercised off-lead.
- 4.6 Where footpaths enter/exit the SANG, self-closing kissing gates will be installed. Field gates for machinery will also be installed at suitable locations to allow access for management.
- 4.7 Dog-proof fencing will be installed around the perimeter of both SANG where required to create a secure space. The exception to this will be along the Eastern SANG boundary with the River Loddon, which will be kept free of fencing to maintain an open feel. The River in itself will provide the boundary delineating the perimeter of the SANG.
- 4.8 In keeping with the naturalistic, semi-rural character of the SANG, boundary fencing will be of timber post-and-wire or post-and-rail construction with stock netting.

Paths

- 4.9 Footpaths will comprise a mixture of bound-gravel and mown paths. Bound-gravel, or similarly resilient substrates will comprise the main walking routes, providing a durable surface which can be accessed by visitors with limited mobility. Such substrates will also ensure footpaths require minimal maintenance after potential inundation events.
- 4.10 Interconnecting footpaths which make up the shorter alternative routes will comprise of mown grass paths to ensure the SANGs do not have an overly urban feel.

- 4.11 Lourdes Meadow and the surrounding fields are subject to regular inundation during the winter months. To maintain access, boardwalks will be used to raise some footpaths above floodwaters for as much of the year as is possible. Alternative routes will comprise of mown paths through the grasslands or bound-gravel paths (or similar) where considered appropriate.
- 4.12 Similarly, parts of the SANG Link pass through areas of wet woodland that may become difficult underfoot during the winter months. Discrete areas of boardwalk will be used in these areas to maintain access between SANG.

Site Furniture

- 4.13 The use of site furniture and signage within the SANGs will be minimised to maintain an information semi-rural ambience. The distribution of benches, bins and information boards will principally be concentrated around key activity areas, such as access points. Timber will be the predominant material, in simple, robust designs.
- 4.14 The exact locations of site furniture will be confirmed post-submission within the SANG Creation and Management Plan.

Habitat Creation

- 4.15 The broad principles for habitat creation are set out below to demonstrate that the SANGs can provide semi-natural habitats in line with the requirements of the Natural England SANG Guidelines.
- 4.16 Further details will be provided in a detailed SANG Creation and Management Plan which will take into account provisions for biodiversity net gain.
- 4.17 An indicative habitat map of proposed broad habitats is shown on **Maps 11.18.4 and 11.18.5**.

Woodland Pasture

- 4.18 Mill Field is proposed to be turned into a woodland pasture type habitat, to include species-rich grasslands with scattered individual and groups of trees, which will then be grazed by cattle.
- 4.19 Grassland type will be suited to local soil conditions, subject to the results of soil sampling. Given the use of the field as arable land, the elevated nutrient levels will impact the ability to deliver a species-rich grassland sward. It is therefore considered that seeding with a suitable seed mix would be the most appropriate method of establishing grasslands in this area.
- 4.20 The inclusion of Yellow Rattle *Rhinanthus minor* seed within the grassland seed mix will aid in reducing the growth of grasses which are likely to outcompete herbaceous species given the nutrient levels of ex-arable land. This will help the herbaceous species to establish and create a more diverse sward.
- 4.21 To create a woodland pasture type habitat, individual scattered trees will be planted across the field. Trees such as Oak *Quercus robur* which are a prominent species in the local landscape will be used, whilst opportunities for fruit and berry-bearing species will also be considered for their value to local foraging wildlife.

Pond Creation

- 4.22 It is currently proposed to include at least one pond within the Western SANG which can be utilised as a feature for dog walkers and for wildlife. Additionally, some attenuation basins will be included as part of the wider drainage strategy.
- 4.23 As the precise characteristics of the attenuation basins which may be included within the SANGs will be determined by the demands of their attenuative function, the habitat creation methods here prescribed relate specifically to the specific wildlife ponds. However, all habitat creation within the SANG will be undertaken in accordance with the underlying objective of providing an attractive recreational destination with a distinct naturalistic character.
- 4.24 Ponds which are not serving a drainage function will be graded and sculpted to form gently sloping, irregularly contoured sides and a series of marginal shelves. A broad and gently shelving "beach" will be created at the point facing the nearest path to serve as an access and emergence point for dogs. Ponds will be planted with native aquatic and marginal vegetation to provide opportunities for invertebrates and amphibians.

Scrub Planting

- 4.25 Discrete blocks of scrub planting may be included at appropriate locations through the SANGs, mostly notably in the Eastern SANG to diversify the habitats available and provide screening. Scrub planting will comprise of native species, including Hawthorn *Crataegus monogyna*, Hazel *Corylus avellana* and Dog Rose *Rosa canina*.

Screening

- 4.26 Where required, planting will be incorporated to provide visual screening from urban intrusions, such as the M4 motorway, the A327 and the Proposed Development.
- 4.27 Screening will include a combination of native scrub planting, as outlined above, and trees such as Oak and Field Maple *Acer campestre*. The exact specification of the screening will be dependant upon the location. For example, screening within the Western SANG will need to consider species which will tolerate regular and potentially prolonged inundation such as Alder *Alnus glutinosa*.

Habitat Restoration and Enhancement

Lowland Meadow

- 4.28 Lourdes Meadow is a historic title for the field within the Western SANG, which can be attributed to the Earl of Fingalls' 1756 Estate Map. The aspiration for this part of the SANG will be to restore the field to the floodplain meadow it would have been historically.
- 4.29 Restoration will follow the framework previously adopted at Langley Mead SANG to restore the grasslands there. Adaptations to the previous methodologies will be made as required based on previous experience and outcomes.
- 4.30 Broadly, the grasslands will be diversified using a green hay from a suitable receptor site, such as Moor Copse Nature Reserve. The exact location of the donor hay will be dependant upon the results of the soil samples.

4.31 The following operations will be carried out in sequence to enhance the existing grassland sward in the areas to receive green hay:

1. Reduce sward height using mowing or heavy grazing in late summer. Remove thistles and other tall ruderal plants using either weed wiping or topping with mower;
2. Harrow using a disc or power harrow until approximately 50% bare ground is visible;
3. Soon after harrowing, harvest green hay and spread immediately onto the assigned receptor location, at a harvesting-to-spreading ratio of approximately 1:2;
4. Leave the fields for at least one week (or three in wet weather) to allow seed to fall;
5. Introduce stock animals (preferably cattle) to graze the site and trample in the seed; and
6. Revisit the fields after one month to sow supplementary seed from suitable species such as Ragged Robin, Great Burnet, Yellow Rattle and Bird's Foot Trefoil, followed by further grazing.

Lourdes Meadow Watercourse

4.32 Evidence of a historic watercourse running through Lourdes Meadow is present on historic maps, and remnants of the channel can be seen on both current aerial imagery and on the ground. Opportunities to re-establish this watercourse will be sought, subject to hydrological advice.

4.33 Given that the channel is still present through much of the meadow, deepening and reconnecting the watercourse to the existing network of ditches along the adjoining Hall Farm Triangle Woodland Local Wildlife Site will be explored, including opportunities to provide new marginal and aquatic vegetation if sufficient water levels can be maintained.

Species-rich Grasslands

4.34 Grasslands within the Eastern SANG will be diversified to improve the existing sward from a species-poor grassland to species-rich.

4.35 The Eastern SANG includes low intensity grazing land and Deschampsia grasslands. Both are currently species poor and in the case of the Deschampsia grasslands lacking management.

4.36 Grasslands will be diversified through the introduction of suitable seed mixes, green hay or a combination of both, the composition of which will be subject to the results of soil sampling.

4.37 Where green hay is used, the methodology will follow that as outlined above for the lowland meadow creation. Seed distribution would follow a similar methodology in terms of ground preparation and aftercare but seed spreading would be subject to the recommendations of the supplier.

5. ONGOING MANAGEMENT

Introduction

- 5.1 This section sets out an overview of the broad management prescriptions that will ensure the SANG is maintained to the required standard in perpetuity to maintain its function in providing amenity space and biodiversity value.
- 5.2 Full details of proposed management regimes for habitats and infrastructure will be set out in the SANG Creation and Management Plan, to be secured through planning condition.
- 5.3 The long-term aim will be for both SANGs and the SANG Link to be incorporated into the wider SANG Management Regime undertaken by the University of Reading across the suite of SANG under their ownership and management.

Infrastructure Maintenance

- 5.4 Regular maintenance checks will be conducted to identify and remedy damage to items of amenity infrastructure, such as fences, gates and boardwalks. These checks will be undertaken by the Ranger on a regular basis
- 5.5 Checks of footpaths will be regularly undertaken to ensure they remain accessible and are not obstructed or blocked. Strimming of mown paths may be required on occasion to ensure the routes remain clear, particularly in the early phases of the SANG when usage may not be sufficient to keep them open.
- 5.6 Removal of loose litter and emptying of dog waste and litter bins will be undertaken at appropriate intervals.
- 5.7 In the longer term, items of site furniture and infrastructure will be repaired or replaced as required to maintain the safety and accessibility of the SANG, and the integrity of its perimeter fencing.

Habitat Management

- 5.8 Ongoing habitat management will be undertaken to ensure the proposed habitats can be delivered to provide visits with the natural experience expected of a SANG.

Grasslands

Grazing

- 5.9 It is proposed that where possible grasslands will be grazed to maintain their biodiversity interest. An appropriate grazing regime will be set out within the SANG Creation and Management Plan, to include livestock type, stocking density, timing and length of grazing that will support herb-rich grasslands.
- 5.10 A small herd of suitable cattle will be used to graze the SANG, which are adapted to feeding on rough grasslands and compatible with public access and dogs. The stock will not include dairy cattle, but more docile species such as Aberdeen Angus, Dexter or Belted Galloway. As required by law for sites with public access, no dairy bulls will be allowed to graze within the SANG.

- 5.11 Where possible, areas of SANG will be kept cattle free at times, to provide visitors with walking route options which do not require them to enter spaces with cattle.
- 5.12 Full details of the proposed grazing regime will be set out in the SANG Creation and Management Plan.

Mowing

- 5.13 Where grazing is considered impractical or unsuitable, mowing regimes will be implemented to maintain biodiverse grasslands. Mowing regimes will comprise of two cuts a year during mid-summer, during which arisings will initially be left on the surface to allow seeds to disperse before being removed.

Woodlands & Trees

- 5.14 Felling will only be carried out on trees that are considered to be a significant hazard or would be deemed to be beneficial to the ecology of the area. Major maintenance work or felling of trees will be undertaken outside of the bird nesting season (March – August inclusive), unless there are over-riding health and safety concerns. In this instance, the advice of a suitably qualified ecologist would be sought prior to felling.
- 5.15 Regular checks of trees within close proximity of footpaths will be undertaken to maintain a safe walking environment.

Native Scrub

- 5.16 Trimming and cutting of scrub will take place to prevent encroachment and provide edge habitats of value to local biodiversity.

Waterbodies

- 5.17 Ponds and watercourses will require minimal ongoing management, other than to prevent the encroachment of vegetation that may otherwise colonise the margins.
- 5.18 Should vegetation such as rushes establish and begin to enclose the scrape, it will be cut and removed to maintain an open habitat. Mowing of grasslands around the margin may become necessary if it becomes overgrown.

6. DELIVERY, FUNDING AND MANAGEMENT ARRANGEMENTS

Introduction

- 6.1 This section sets out the arrangements for delivery and future ownership of, and responsibility for the future management of, the Western and Eastern SANGs at LGV; the mechanisms through which the required funding will be secured in-perpetuity; and the detailed costs that will be associated with setting up the SANG and managing it.

Delivery

- 6.2 The University of Reading will undertake the implementation works details in **Section 4** above to deliver the Western and Eastern SANG to the standard envisaged in this Delivery Plan but may call upon assistance from external organisations as required.

Ownership & Management

- 6.3 Ownership and management responsibilities for the Western and Eastern SANG, as well as the SANG Link will remain with the University of Reading.
- 6.4 Both SANG and the SANG Link will remain as a freehold of the University of Reading. The University intends to manage the SANGs in line with other local SANG under their ownership and management (Langley Mead, Langley Mead extension and The Ridge). The University will manage the SANGs themselves but may call upon assistance from external organisations as required.
- 6.5 The SANGs will be managed in-perpetuity, or for as long as is required by relevant legislation and policy.
- 6.6 The University will provide financial security for the SANG management in-perpetuity through the setting aside of a ring-fenced capital sum (the “Contingency Fund”) sufficient to fund the SANG management, and the provision of ‘step in rights’ to Wokingham Borough Council to permit them to take over the SANG and acquire the Contingency Fund if independent arbitration agrees that the SANG is not being managed adequately. The Council would then be able to manage the SANG itself from the proceeds generated by the Contingency Fund.
- 6.7 The Contingency Fund will be ring-fenced and index-linked by the University, which remain outside of the University’s general liabilities. The capital sum will increase in accordance with the Consumer Prices Index from the date of the grant of planning permission of the Loddon Garden Village to the contingent date when the sum is passed to the Council. Subject to the above, the University will have the benefits of all income arising from the fund.

Cost Assessment

- 6.8 A costing assessment to include likely capital costs is included at **Annex 6**.

7. REFERENCES

Natural England (2021). Guidelines for the Creation of Suitable Alternative Natural Green Space.

Thames Basin Heaths Joint Strategic Partnership Board (2009). *Thames Basin Heaths Special Protection Area Delivery Framework*.

Wokingham Borough Council (2010). Wokingham Borough Local Development Framework, Adopted Core Strategy Development Plan Document, January 2010. Available at: <https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies>.



Map 11.18.1 Site Location and Context

KEY

Site boundary

SCALE: 1:25,000 at A3

0 250 500 750 1,000 Metres



CLIENT: University of Reading

PROJECT: Loddon Garden Village

DATE: 27 August 2025



Map 11.18.2 Proposed SANG Location

KEY

Site boundary

Proposed SANG location

SCALE: 1:13,000 at A3

0 200 400 600 800 Metres

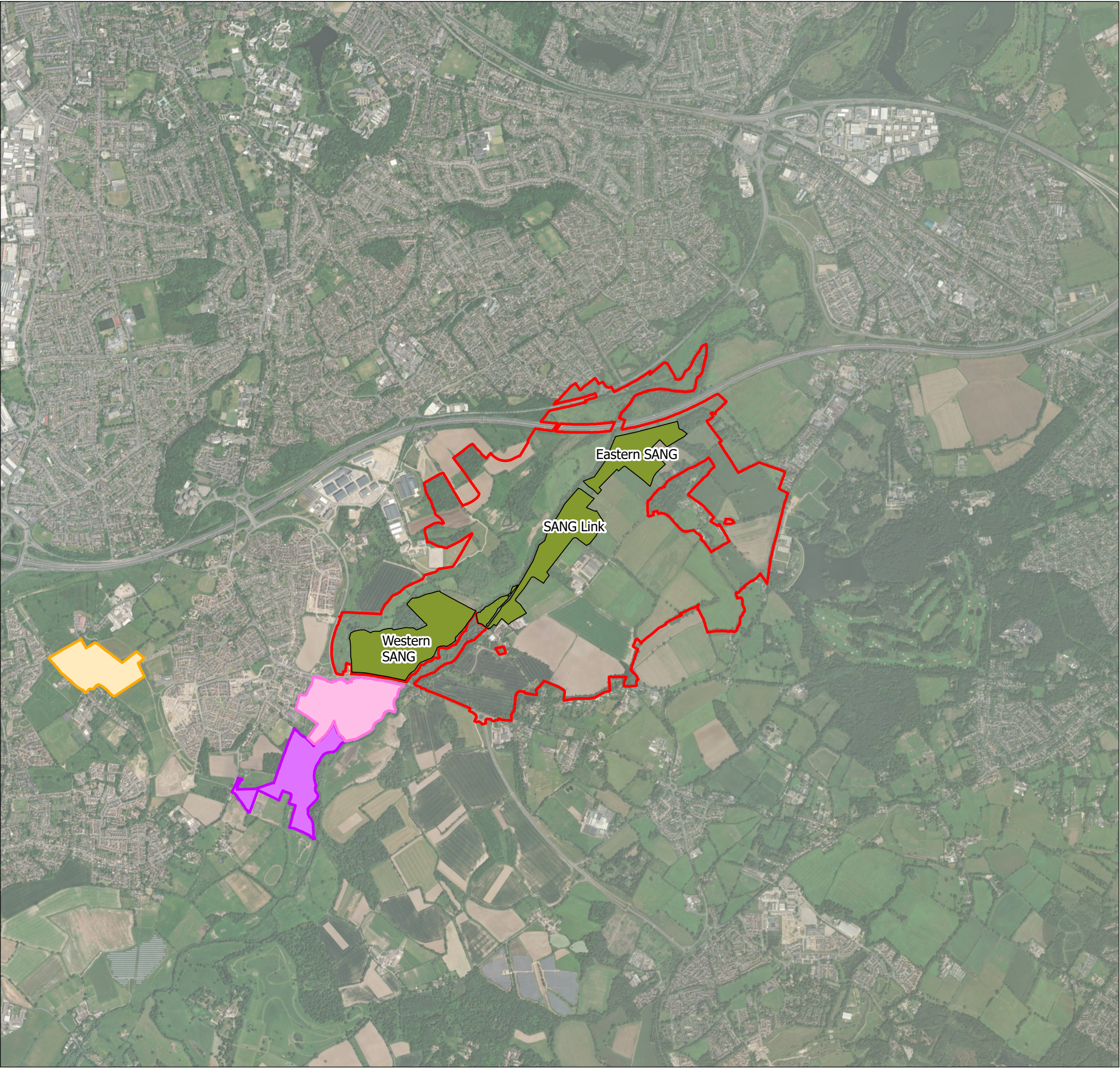
N



CLIENT: University of Reading

PROJECT: Loddon Garden Village

DATE: 27 August 2025



Map 11.18.3 Proposed SANG Location

KEY

- Site boundary
- Proposed SANG location
- Langley Mead SANG
- Langley Mead SANG Extension
- The Ridge SANG and Ridge Extension

SCALE: 1:26,000 at A3

0 250 500 750 1,000 Metres



CLIENT: University of Reading

PROJECT: Loddon Garden Village

DATE: 27 August 2025



Map 11.18.4 Western SANG Indicative Habitats

- KEY
- Site boundary
 - Proposed SANG location
 - Watercourse
 - Lowland meadows
 - Lowland mixed deciduous woodland
 - Mixed scrub
 - Other neutral grassland
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)
 - Watercourse footprint
 - Wetlands
 - Woodland pasture

SCALE: 1:3,250 at A3

0 50 100 150 200 Metres

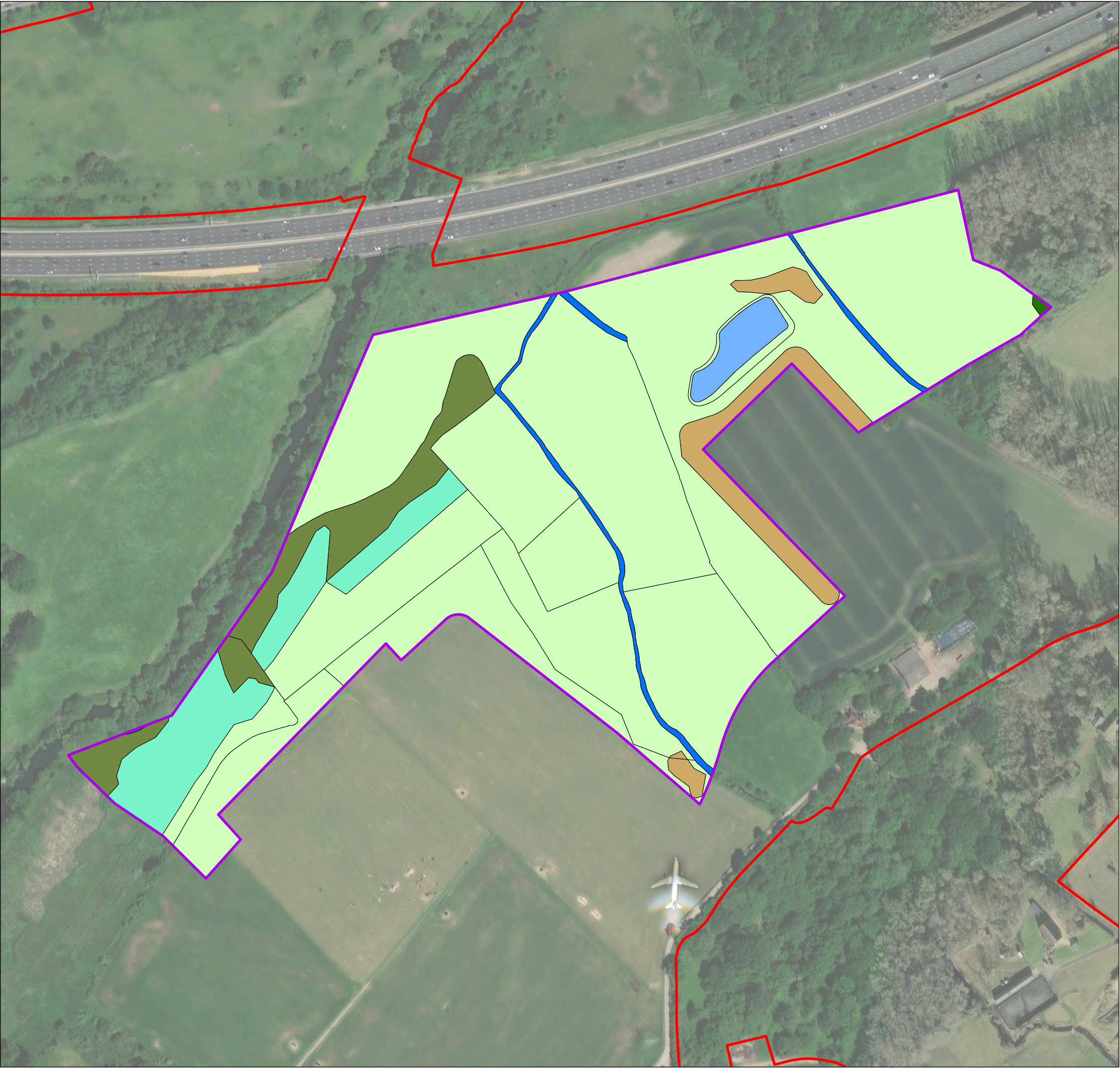
N



CLIENT: University of Reading

PROJECT: Loddon Garden Village

DATE: 09 September 2025



Map 11.18.5 Eastern SANG Indicative Habitats

- KEY
- Site boundary
 - Proposed SANG location
 - Lowland mixed deciduous woodland
 - Mixed scrub
 - Other neutral grassland
 - Sustainable drainage system
 - Watercourse footprint
 - Wetlands
 - Woodland/Scrub

SCALE: 1:2,750 at A3

0 50 100 150 200 Metres



CLIENT: University of Reading

PROJECT: Loddon Garden Village

DATE: 09 September 2025

Annex 1

Natural England DAS Response

Date: 18 March 2025
Our ref: DAS/ A017452/498484
Your ref: Loddon Garden Village



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

0300 060 3900

BY EMAIL ONLY

Dear Katie Cammack,

Discretionary Advice Service (Charged Advice): DAS A017452/498484

Development proposal and location: Loddon Garden Village, Reading Road, Shinfield, Reading, RG2 9HY

This advice is being provided as part of Natural England's Discretionary Advice Service. Ecological Planning & Research Ltd has asked Natural England to provide advice upon:

- Suitability of parcels of land as SANG, to provide mitigation for the development's impact on Thames Basin Heaths Special Protection Area

This advice is provided in accordance with the Quotation and Agreement dated 20th January 2025.

The following advice is based upon the information within:

1. 498048 - MF02LGV - Strategic Masterplan. April 2024.
2. Loddon Garden Village Briefing Note for Natural England. EPR. March 2025.
3. Map1_SiteLocation_080125. January 2025.
4. Map2_LocalSANG_090124. January 2025.
5. Information provided during a site meeting on 10 March 2025 between Natural England officers Miranda Petty and Eleanor Osborne, representatives from Ecological Planning & Research, representatives from the University of Reading and a representative from Savills.

It is our opinion that the proposed areas of SANG have the potential to deliver the mitigation for the Loddon Garden Village's impact on the Thames Basin Heaths Special Protection Area (TBH SPA). However, this is dependent on the associated network of greenspace ('Eco Valley'/Country Park) coming forward as part of the development. Standalone, the 10.5 SANG 01 is too small and the 16.74 SANG 02A and the 10.35 SANG 02B are likely too narrow to be able to comply with the SANG guidelines.

A condition will be required to ensure that the Eco Valley/Country Park will always be open and accessible greenspace and that it will be maintained as such in perpetuity.

Further details and information are provided in the advice note below.

General Advice for both SANG 01 and SANGs 02A and 02B

SANG and Country Park/Eco Valley Phasing

At application stage, we would expect to see information submitted regarding the proposed phasing of the development and SANG. At occupation of each parcel of development, there must be fully open and functioning SANG available which mitigates for their impact on Thames Basin Heaths SPA. It would also be preferred that most of the Country Park would be accessible early in the development occupation. This is to build habits of people moving in and utilising their most convenient natural greenspace. The network of SANG and greenspace is then better able to all function together, along with the links to existing SANGs in the area. In the wider greenspace, paths and primary infrastructure should be built first, with less crucial elements such as benches added later.

SANG Management Plan

Natural England would expect the full SANG Management Plan and detailed landscape plan to be provided at outline application stage. The Management Plan should include:

- Costs set out for both capital works and full in perpetuity (minimum 80 years) management.
- Secure funding mechanisms set out for capital works and in perpetuity management.
- Appropriate management body identified – preferred to be the LPA, otherwise Parish Council or charitable organisation e.g. the Land Trust. If the intention is for a private management company, step-in-rights need to be agreed in writing with the LPA.

Grazing

It is noted that the intention is for the SANGs to be at least partially managed via grazing. This should be at a very low density, to be specified, with a docile breed. Only one part of the SANG should be grazed at any one time and the paths should be routed so that people can avoid this area if desired. Signage is important to make visitors aware and flexibility in the management plan so that if there are conflict with users then the cattle can be removed, and the area mown or managed differently instead.

Biodiversity Net Gain (BNG)

BNG can be implemented on SANGs. However, this can only be calculated after the SANG has secured the necessary uplifts to reach the required SANG guidelines. Additional biodiversity and habitat improvements can then have the potential to qualify for BNG.

SANG 01

Overview

This site does not have the draw to function as a standalone SANG due to its smaller size and lack of the required length of circular walk (1.35 km). SANGs are required to be managed in perpetuity (minimum of 80 years). We will need assurances at application stage that the 'eco valley' would be similarly secured and managed. This also applies to the approximately 140m SANG link between SANG 01 and the linear SANG. This route should be created in a SANG-like semi natural way and managed in perpetuity.

SANG 01 is currently a field in grazing use. It is wide open with no differences in habitat, topography or features, except for the River Loddon running alongside. It is a blank canvas which has potential to be improved for both visitors and wildlife. It is proposed to create areas of wood pasture habitat, which is supported. We would also advise the inclusion of some features of interest, to provide more of a draw for visitors. This could be in the form of a dog pond.

Public Rights of Way (PROW)

There is well used PROW which runs alongside the boundary outside of SANG 01. This boundary and the walking route around the SANG would therefore need to be carefully considered to avoid parallel paths inside and outside of the SANG, and visual intrusion into the SANG. Having the walking route within the SANG screened from the PROW by an undulating planted woodland boundary, and bringing the route away from the SANG's boundary could help with this.

There is also a PROW within the proposed SANG parcel. Visitor surveys would be required, to determine the existing level of use on the site. These should be undertaken for a minimum of two weekdays and two weekend days. The [Bracknell SPD calculations](#) (table 15) can then be used to work out the remaining site capacity

Pylons

The site has a line of large pylons crossing it. These should be screened with vegetation where possible, to detract from the visit intrusion as much as possible. The footprint of each pylon tower should have its capacity discounted from the overall SANG calculation, as those areas are not able to function as SANG.

SANG 02A and SANG 02B (Linear SANG)

Overview

The proposed linear SANG has the potential to create an interesting and varied SANG. There are a variety of existing habitats already on-site including floodplain grazing marsh, ancient woodland, open grassland, marshy areas, rivers and streams. These can be further enhanced and/or expanded, and other habitats e.g. wood pasture and wildlife ponds created to further provide areas of interest for visitors and wildlife.

M4 Motorway

The M4 motorway runs to the north of the linear SANG, running particularly close to SANG 02B. This is currently an obvious eyesore from areas within the SANG. Significant screening through tree and scrub planting would be required to shield the road, and the circular walk should avoid passing too close to the boundary. It would be pertinent to undertake some noise surveys and acoustic modelling here, to determine the level of noise within the SANG. If the amount of noise from the road exceeds 60 decibels within the SANG, bunds or barriers to reduce the noise intrusion should be considered or these areas excluded from the formal SANG capacity area.

Development parcels and association with SANG

Due to the gradient of the land in places, there are parts of the linear SANG which look as though they will be substantially overlooked by development parcels. The land slopes up from the SANG towards the housing in areas such as this:



The boundary with the housing here would be expected to be carefully designed to reduce the feeling of being overlooked within the SANG. This could be via screening from tree and hedge planting and/or landscaping work to create mounds and a more varied topography, which will help filter the views of the housing from the SANG. The housing heights and numbers here should also be carefully considered and designed, to reduce the feeling of being overlooked.

The location of the current Hall Farm agricultural buildings is also on a significant slope above the thinner area of the linear SANG. The aspiration is for this site to be a light industry/vet/wildlife hospital type of use. Due to the overlooked nature of the proposed SANG in this location, we would advise that this area will need to be developed sensitively and well screened from the SANG. It is noted that, in some locations, the SANG directly abuts the development parcels, with very little to no buffer. It is our view that the primary walking route should be largely avoided in these areas, whilst ensuring the most logical and enjoyable route is created.

There was some discussion over which areas might qualify as appropriate SANG. Some areas that don't qualify (e.g. have too much visual/audible urban intrusion) do have potential to be included within the SANG management, but could be removed from the associated mitigation capacity calculations.

Paths

The primary walking route within the linear SANG doesn't currently look to meet the SANG guidelines in providing a truly circular route. There are multiple single track paths which would require doubling back on in order to complete the entire walk length, as illustrated in the below screenshot which also shows a figure-8 where the route goes underneath the development main access road.



It is recognised that it is the intention to provide a wider 'eco valley' country park which would provide strong green infrastructure links and other areas of green open space, as well as links to nearby existing SANG. It may therefore be that we would be able to be slightly more flexible with the usual guidelines if this site could function as part of a wider SANG network. However, all possible avenues should be explored in terms of creating a proper circular walk with no doubling back, not overly convoluted, no figure-8 sections and no pinch points between paths. The rule of thumb in open areas is that pathways should be a minimum of 100m distance from each other, this can be reduced if the area is densely wooded or has varied topography.

On site, the proposed long distance Loddon Footpath route was discussed. If this is intended to pass within the SANG, it should be ensured that there is sufficient space for it, to avoid the above undesirable route characteristics. The area designated as SANG should also be kept as natural as possible. Wide open multi-use pathways with a non-natural specification surface material and/or lighting should be provided outside of the SANG boundary.

Parts of the site, especially towards the River Loddon and its back channels and adjacent wet/marshy habitats will likely require boardwalk to ensure that the circular walk will be accessible all year round, in all weathers. In other areas, the paths and any other structures should be in-keeping with the semi-natural feel. Hoggin paths and natural-looking resin bound are acceptable, but an urban feel should be avoided.

Access Road

SANG 02A and SANG 02B is bisected by the main access road to the development, with a large bridge spanning the SANG and an underpass providing unrestricted access for dogs off leads. It would be helpful have more details at pre-/application stage on what the bridge would look like and how it is proposed to be screened and softened into the SANG landscape. There is only one path going under the road, which results in a section of walk which is a figure-8 (as discussed in *Paths* section above), which we generally wouldn't accept. It will be necessary to get some more details on the paths and their proposed routes.

Habitats

There are various parcels of ancient woodland and established woodland habitat dotted around the proposed SANG sites. These would benefit from active management to further improve biodiversity, and to manage the invasive Himalayan Balsam. Walking routes should, where possible, be located to avoid negative impacts on the sensitive ancient woodland and established non-designated woodland from recreation. Our standing advice on ancient woodland can be found [here](#).

There is a lot of potential to improve the habitats within the linear SANG. There are areas of floodplain grazing marsh, important river and riverside habitats, woodland and open grassland, all of which could be managed more effectively for people and wildlife.

Angling Club

The existing angling club is quite small scale and, although well used, shouldn't pose a significant impact on the wider SANG landscape. Within the SANG Management Plan, it should be emphasised that the SANG should always feel welcoming and safe to all users. Provision should be made within the plan in case there are ever any conflicts between anglers and SANG visitors, with the priority within the SANG going to the SANG visitors.

This letter concludes Natural England's Advice within the Quotation and Agreement dated 20th January 2025.

☒ The advice provided in this letter has been through Natural England's Quality Assurance process

The advice provided within the Discretionary Advice Service is the professional advice of the Natural England adviser named below. It is the best advice that can be given based on the information provided so far. Its quality and detail is dependent upon the quality and depth of the information which has been provided. It does not constitute a statutory response or decision, which will be made by Natural England acting corporately in its role as statutory consultee to the competent authority after an application has been submitted. The advice given is therefore not binding in any way and is provided without prejudice to the consideration of any statutory consultation response or decision which may be made by Natural England in due course. The final judgement on any proposals by Natural England is reserved until an application is made and will be made on the information then available, including any modifications to the proposal made after receipt of discretionary advice. All pre-application advice is subject to review and revision in the light of changes in relevant considerations, including changes in relation to the facts, scientific knowledge/evidence, policy, guidance or law. Natural England will not accept any liability for the accuracy, adequacy or

completeness of, nor will any express or implied warranty be given for, the advice. This exclusion does not extend to any fraudulent misrepresentation made by or on behalf of Natural England.

Yours Sincerely,
Eleanor Osborne
Higher Officer – Sustainable Development
Thames Solent Team

Annex 2

Natural England Meeting Follow Up

From: [Eleanor Osborne](#)
To: [Katie Cammack](#)
Subject: RE: LGV SANG Plans
Date: 12 May 2025 13:14:39
Attachments: [image001.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.jpg](#)
[image023.png](#)
[image024.png](#)

Hi Katie,

Thanks for providing the further information and the photos corresponding to the Western SANG.

Western SANG (SANG 01)

- Since the site visit, this SANG area has been increased in size from 10.5 to 26.7 hectares
- The original part is dry, but the newer (westerly) part floods seasonally. The intention is therefore to do areas of boardwalk on the primary walking route. There should also be non-boardwalked areas on secondary routes, to give more choice on route when there is no water there. We would also advise exploring if there are other ways of building up paths or improving drainage so boardwalks are not needed across the whole site area.
- There should be screening to the roads to the south and west – through planting trees (those suited to seasonal flooding such as alder, willow). This is especially important where the road is raised up.
- There should also be screening to hide any visual intrusions such as the white mobile home shown in photo EV03.
- The PROW and pylon advice given in my letter of 18/3/25 still applies.
- I am of the opinion that this site has the potential to function as a standalone SANG. It is therefore less important that the country park is phased in line with the development as was previously advised in my letter dated 18/3/25.

Linear SANG

- This is now proposed to include a single linear path broadly following the course of the River Loddon, with access paths into the housing development.
- Natural England put significant weight on creating a more traditional SANG, unless significant assurance and evidence shows that a particular linear SANG provides a comparable experience.
- In this instance, we do not currently have the assurance and/or evidence that the narrower parts of the Linear SANG can provide an avoidance experience similar to that of a traditional SANG. The narrower parts (SANG 2A and the narrower section of SANG 2B) are overlooked and the 'there and back' element of the walk is not considered to be SANG compliant in this instance. It is my opinion that the narrower parts of the linear SANG should be secured and managed as a 'SANG link', connecting the Western SANG to wider green infrastructure. However, it would not be able to contribute towards the capacity of the SANG as it does not fulfil the necessary SANG criteria.
- If it is 10 hectares +, in SANG 2B where it widens out, there may be the potential for just this section to contribute towards capacity of the SANG. The path would be needed to be made more interesting and a circular loop more varied, and as long as the development can be sufficiently screened. This would also provide a reason to visit and use the SANG link for those

seeking a longer walk.

- Both SANG and SANG link would have to be managed in perpetuity and as a 'SANG-like' environment.

I hope this helps with progression of plans. We have now concluded our advice to you via our previously signed DAS service quote. If you require any further advice, please could you submit a new DAS request.

With kind regards,

Eleanor Osborne | Higher Officer
Sustainable Development | Thames Solent Team
Natural England

Please note I work part time Monday to Wednesday

<https://www.gov.uk/natural-england>



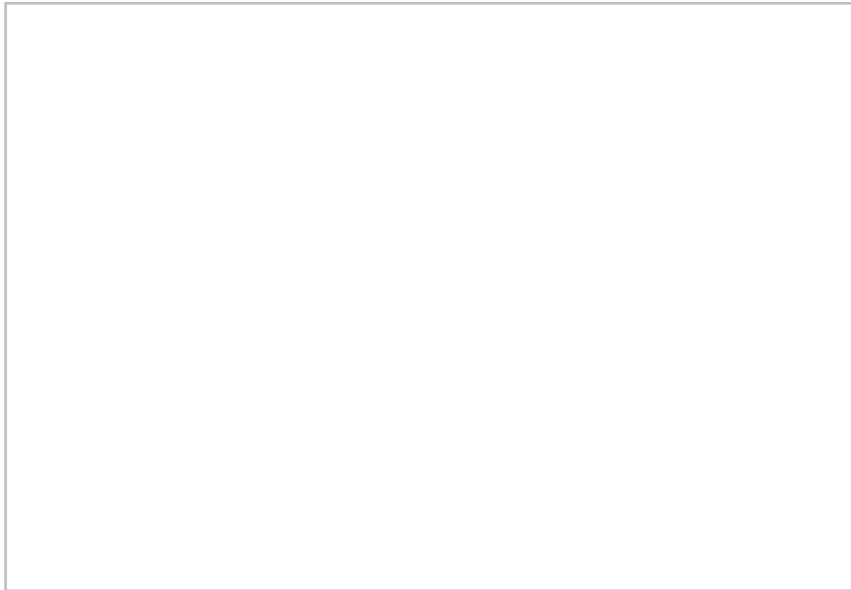
From: Katie Cammack <katiecammack@epr.uk.com>
Sent: 08 May 2025 09:18
To: Eleanor Osborne <eleanor.osborne@naturalengland.org.uk>
Subject: RE: LGV SANG Plans

Morning Eleanor,

Please see photos attached which align with the parcel ID's in the screenshot below.

At the moment all the fields are used for grazing, so are largely comprised of species-poor nutrient enriched grasslands.

Do let me know if you need anything else.



Kind regards
Katie

Katie Cammack BSc (Hons) MSc MCIEEM

Principal Ecological Consultant

Ecological Planning & Research Ltd



07940 369294



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The Barn, Micheldever Station, Winchester, Hampshire, SO21 3AR



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From: Eleanor Osborne <eleanor.oborne@naturalengland.org.uk>

Sent: 07 May 2025 16:37

To: Katie Cammack <katiecammack@epr.uk.com>

Subject: RE: LGV SANG Plans

Hi Katie,

Thanks very much for sending. We wondered if you had any photos/aerial photos of the extended Western SANG area?

Many thanks,

Eleanor Osborne | Higher Officer
Sustainable Development | Thames Solent Team
Natural England

Please note I work part time Monday to Wednesday

<https://www.gov.uk/natural-england>



From: Katie Cammack <katiecammack@epr.uk.com>
Sent: 06 May 2025 09:26
To: Eleanor Osborne <eleanor.osborne@naturalengland.org.uk>
Subject: RE: LGV SANG Plans

Hi Eleanor,

Thanks for your time last week. Please see attached the most up to date plans for the SANGs.

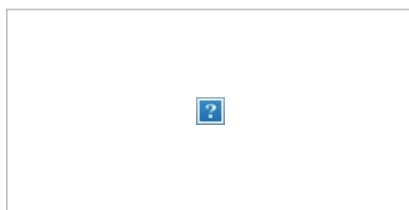
If you have any questions do let me know.

Kind regards
Katie

Katie Cammack BSc (Hons) MSc MCIEEM

Principal Ecological Consultant

Ecological Planning & Research Ltd



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From: Katie Cammack
Sent: 29 April 2025 11:51
To: Osborne, Eleanor <eleanor.osborne@naturalengland.org.uk>

Subject: LGV SANG Plans

Hi Eleanor,

Ahead of our meeting this afternoon please see attached an updated layout for the western SANG at Loddon Garden Village for discussion. We do have some amendments to the Linear SANG as well but the plans are still being updated. If they are available before the meeting I will send them over.

Kind regards

Katie

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Annex 3

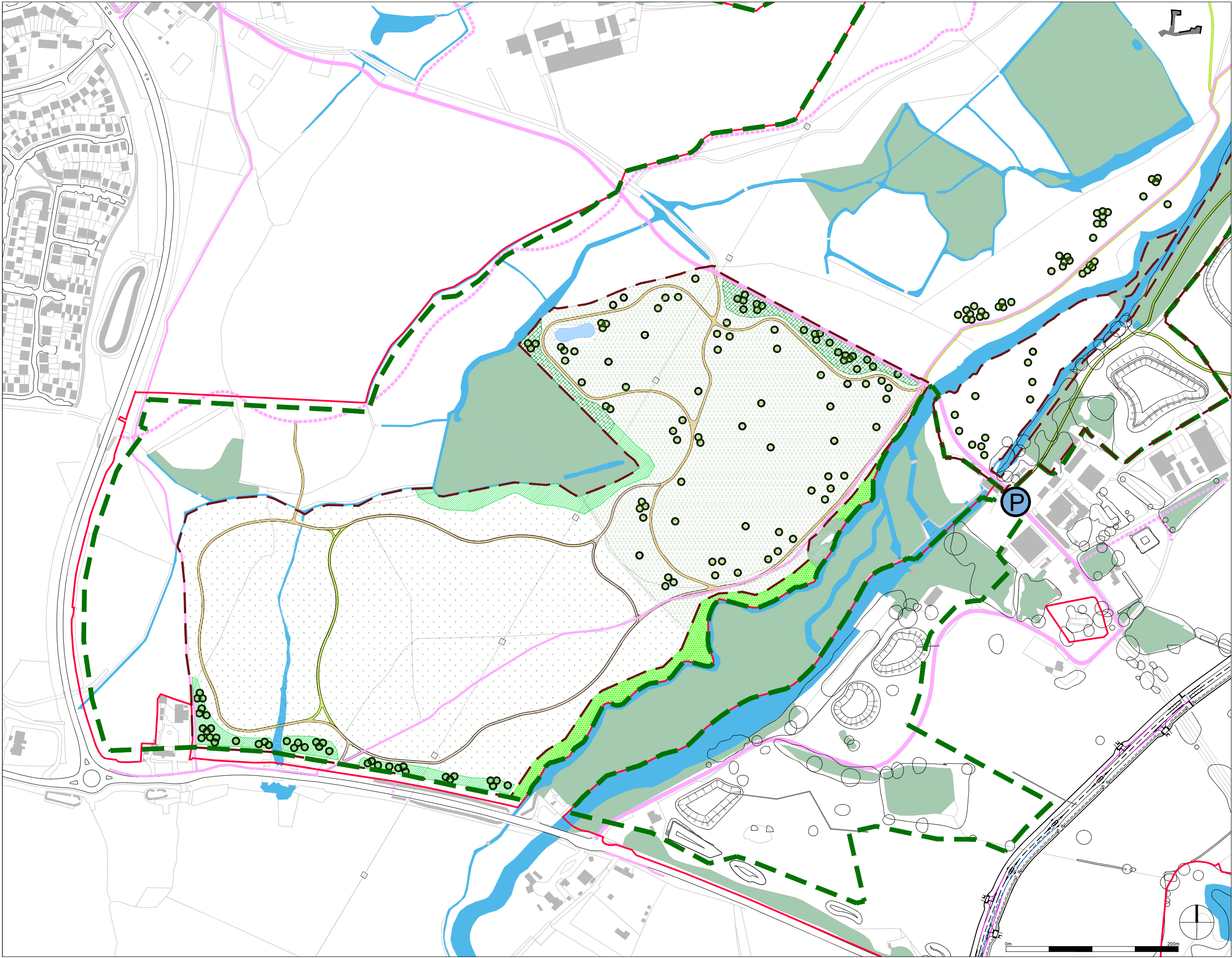
SANG Criteria

Must have/should have		Criteria	Western SANG Proposals	Eastern SANG Proposals
1	Must have	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	A car park is proposed on the edge of the Proposed Development, approximately 250m from the entrance of the SANG.	The SANG is located within close proximity (<400m) to residential development, and a car park is proposed on the edge of the SANG.
2	Must have	Circular walk of 2.3-2.5km	Circular walk of 2.6km provided, plus shorter routes and links to longer options available, including Langley Mead SANG and the SANG link to the Eastern SANG.	Circular walk of 1.83km, plus longer options available via the SANG link.
3	Must have	Car parks easily and safely accessible by car and clearly sign posted	The car park will be sign posted, and the SANG will be accessed via a footpath over the River Loddon.	The car park will be sign posted, and linked directly to the SANG circular route.
4	Must have	Access points appropriate for particular visitor use the SANG is intended to cater for	The SANG will be accessible from public footpaths running through EcoValley, connecting to the Proposed Development.	The SANG will be accessible from the car park, as well as the SANG Link which links to the wider development area.
5	Must have	Safe access route on foot from nearest car park and/or footpath	The SANG will be accessed via a footpath over the River Loddon.	The car park links directly to main paths within the site.
6	Must have	Circular walk which starts and finishes at the car park	The circular walk will start and finish at the closest point to the car park.	The proposed circular route will start and end at the car park.
7	Must have	Perceived as safe – no tree and scrub cover along part of walking routes	The SANG will comprise of open habitats, with individual or small groups of trees.	The SANG will largely comprise of open habitats. Where woodland habitats are present, footpaths will be kept open to ensure clear sight lines.
8	Must have	Paths easily used and well maintained but mostly unsurfaced	Mown paths will be regularly monitored to ensure they remain open and in good condition.	Mown paths will be regularly monitored to ensure they remain open and in good condition.
9	Must have	Perceived as semi-natural with little intrusion of artificial structures	The SANG lies within the proposed EcoValley, which will comprise of extensive semi-natural	Landscaping will be used to shield the M4 to the north, and the proposed substation.

Must have/should have		Criteria	Western SANG Proposals	Eastern SANG Proposals
			habitats. Landscaping will be used to shield the A327 to the south.	
10	Must have	If larger than 12ha then a range of habitats should be present	The SANG will comprise a mixed of woodland pasture habitats, wildflower grasslands, with wetland habitats prevalent in the winter months.	The SANG will comprise a mixture of wildflower grasslands, woodlands, scrub and open water habitats.
11	Must have	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	T The site is large and well connected to other open spaces. Suitable fencing will be used to contain off-lead dogs.	The site is large and well connected to other open spaces. Suitable fencing will be used to contain off-lead dogs.
12	Must have	No unpleasant intrusions (e.g. sewage treatment smells etc)	No unpleasant intrusions will be present once landscaping works are implemented.	No unpleasant intrusions will be present once landscaping works are implemented.
13	Must have	Clearly sign posted or advertised in some way	Signs will be installed as part of the Proposed Development.	Signs will be installed as part of the Proposed Development.
14	Must have	Leaflets or website advertising their location to potential users	To be created and distributed to new and existing residents to increase awareness.	To be created and distributed to new and existing residents to increase awareness.
15	Should have	Can dog owners take dogs from the car park to the SANG safely off the lead	The SANG will be available along a public footpath, although will not be a secure route.	The car park will open directly onto the SANG
16	Should have	Gently undulating topography	The SANG is gently undulating with no steep slopes.	The SANG is gently undulating with no steep slopes.
17	Should have	Access points with signage outlining the layout of the SANG and routes available to visitors	Interpretation boards will be installed to demonstrate the walking routes available.	Interpretation boards will be installed to demonstrate the walking routes available.
18	Should have	Naturalistic space with areas of open countryside and dense and scattered trees and shrubs. Provision of open water is desirable	The SANG includes open landscape, with scattered trees, hedgerows and scrub planting. A stream runs through the Site and during the winter areas of standing water will be present.	The SANG includes open landscape, with small areas of woodland, scrub and scattered trees. The SANG is located, and includes a section of footpath, adjacent to the River Loddon.
19	Should have	Focal point such as a viewpoint or monument within the SANG	N/A	The SANG is located adjacent to the River Loddon, providing a focal point within the SANG.

Annex 4

Western SANG Proposed Layout (Savills, LA200G)



Key

Site boundary

Proposed SANG boundary

Existing woodland to be retained

Existing trees and vegetation to be retained

Existing watercourse to be retained

Existing Public Rights of Way

Existing overhead cables and pylons

Proposed surfaced path with hoggins or equivalent finish

Proposed mown grass path, exact alignment to be agreed

Proposed sections of boardwalk

Proposed car park

Extent of proposed Eco valley

Proposed specimen tree planting - refer to planting plans for details

Proposed mixed species native scrub planting, refer to planting plans for details

Existing grass swards to be enhanced to improve biodiversity

Proposed scrape/shallow pond

Notes:

- Details and location of street furniture to be agreed.
- Street furniture anticipated to include the following elements:
 - Seating (with backrest)
 - Cycle parking (Sheffield type stands)
 - Wayfinding & information signage as appropriate
 - Dog waste bins
 - Litter bins
- Details of paths and boardwalks to be agreed
- Specimen trees to be protected by cattle proof fencing secured to timber stakes
- Exact alignment of paths to be agreed

Rev.	Date	Note	By
G	02.07.25	Drawing and key updated	RA

LODDON GARDEN VILLAGE
on behalf of
University of Reading

LA200
LGV - Lourdes Meadow SANG
Strategy Plan

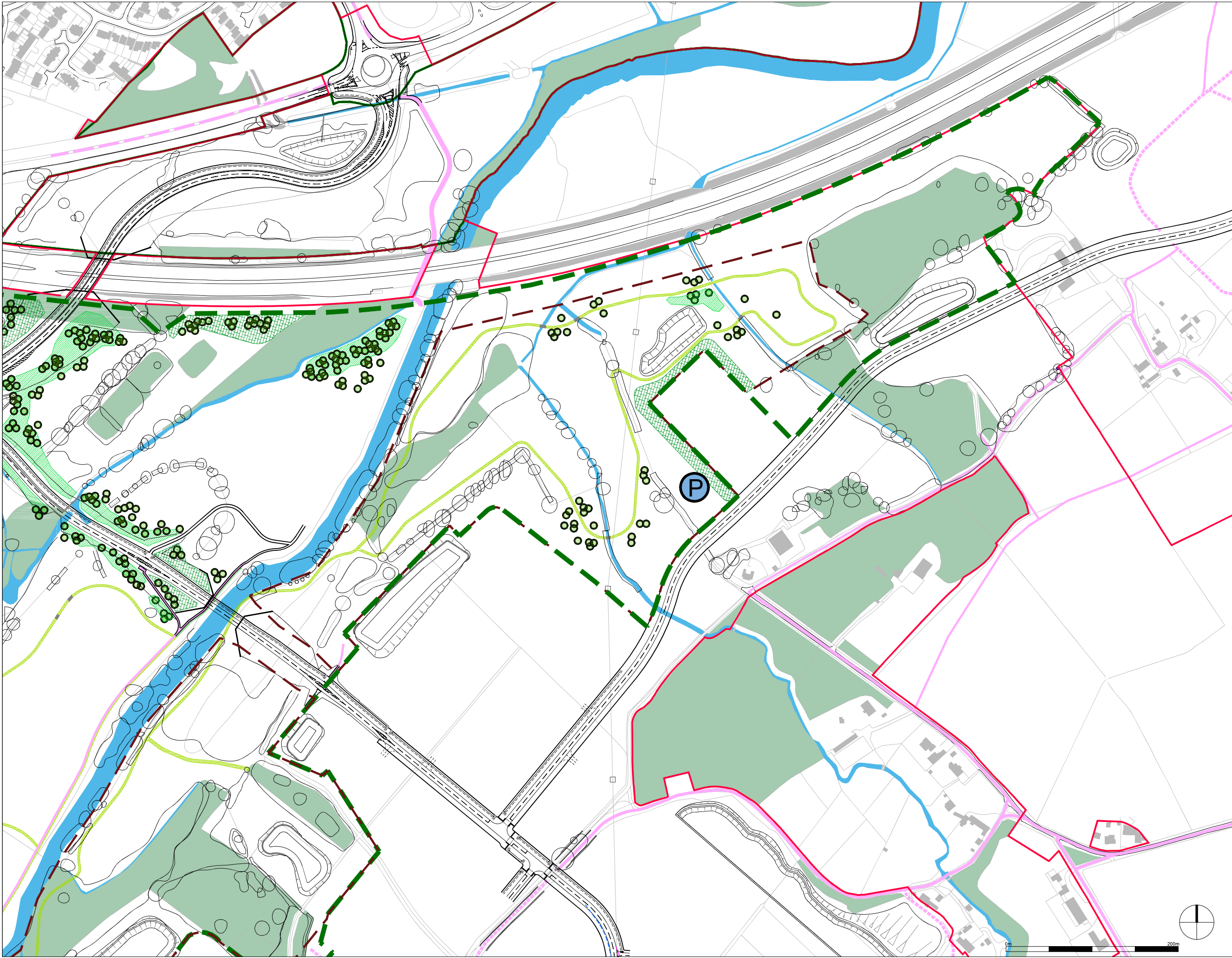
Drawn by	Checked by	Scale
RA	RB	1:2,000@A1

Drawn on	Revision	Job
11.02.25	G	498048



Annex 5

Eastern SANG Proposed Layout (Savills, LA201D)



Key

- Site boundary
- Proposed SANG boundary
- Existing woodland to be retained
- Existing trees and vegetation to be retained
- Existing watercourse to be retained
- Existing Public Rights of Way
- Existing overhead cables and pylons
- Proposed surfaced path with hoggins or equivalent finish
- Proposed mown grass path, exact alignment to be agreed
- Proposed sections of boardwalk
- Proposed car park
- Extent of proposed Eco valley
- Proposed specimen tree planting - refer to planting plans for details
- Proposed mixed species native scrub planting, refer to planting plans for details
- Existing grass swards to be enhanced to improve biodiversity
- Proposed scrape/shallow pond

Notes:

- Details and location of street furniture to be agreed.
- Street furniture anticipated to include the following elements:
 - Seating (with backrest)
 - Cycle parking (Sheffield type stands)
 - Wayfinding & information signage as appropriate
 - Dog waste bins
 - Litter bins
- Details of paths and boardwalks to be agreed
- Specimen trees to be protected by cattle proof fencing secured to timber stakes
- Exact alignment of paths to be agreed

Rev.	Date	Note	By
D	02.07.25	Drawing and key updated	RA

LODDON GARDEN VILLAGE
 on behalf of
 University of Reading

LA201
 LGV - Northern SANG Strategy Plan

Drawn by RA	Checked by RB	Scale 1:2,000@A1
Drawn on 04.03.25	Revision D	Job 498048



Annex 6

Costing Assessment

LODDON GARDEN

ESTIMATE VERSION 3 SEPTEMBER 2025



LOCATION HEADING 1/HEADING 2 ITEM

URN81 SANG 40.4Ha & SANG LINK 18.35Ha

Rates Current At September 2025

Ref	Description	Qty	Unit	Rate GBP	Total Cost GBP
LS	PARKS & RECREATION LANDSCAPING				
LS	Parks & Recreation Landscaping				
1	SANG Brown boundary other incl initial establishment 6 months, overseeding for BNG in part, fencing, gates, signage	587,500.000	m²	2.50	1,468,750.00
2	Savill drwgs sent 4/6/25	1.000	No		Incl.
3	Trees	244.000	No	400.00	97,600.00
4	Proposed Native Scrub Planting - Standard Mix, refer to schedule for details incl prep	17,006.800	m²	20.00	340,136.00
5	Proposed Native Scrub Planting - Wet Mix, refer to schedule for details incl prep	14,988.300	m²	20.00	299,766.00
6	Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details incl prep	11,246.100	m²	20.00	224,922.00
7	Paths hoggin 2.5m wide with timber edging	3,958.100	m	150.00	593,715.00
8	Grass mown paths	3,597.700	m	10.00	35,977.00
9	Bridge / culverts over water courses provisional	12.000	No	4,000.00	48,000.00
10	Land cost £25k per Acre (excl SANG LINK) - SANG AND SANG LINK exclude UoR advice 10/7	58.800	ha		Excl.
11	Maintenance UoR advice 10/7 £146k per Ha plus WBC 20% OH&P adjusted for BNP review	58.800	ha	146,288.44	8,601,760.27
12	Existing grassland to Lourdes	247,725.100	m²		Incl.
13	2 no. Carpark complete with fencing and camera and signage (excl payment machines)	1,700.000	m²	150.00	255,000.00
14	Board walk 2500 wide	778.000	m	300.00	233,400.00
LS - Parks & Recreation Landscaping					12,199,026.27
LS - PARKS & RECREATION LANDSCAPING					12,199,026.27
SANG 40.4HA & SANG LINK 18.35HA					12,199,026.27