



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

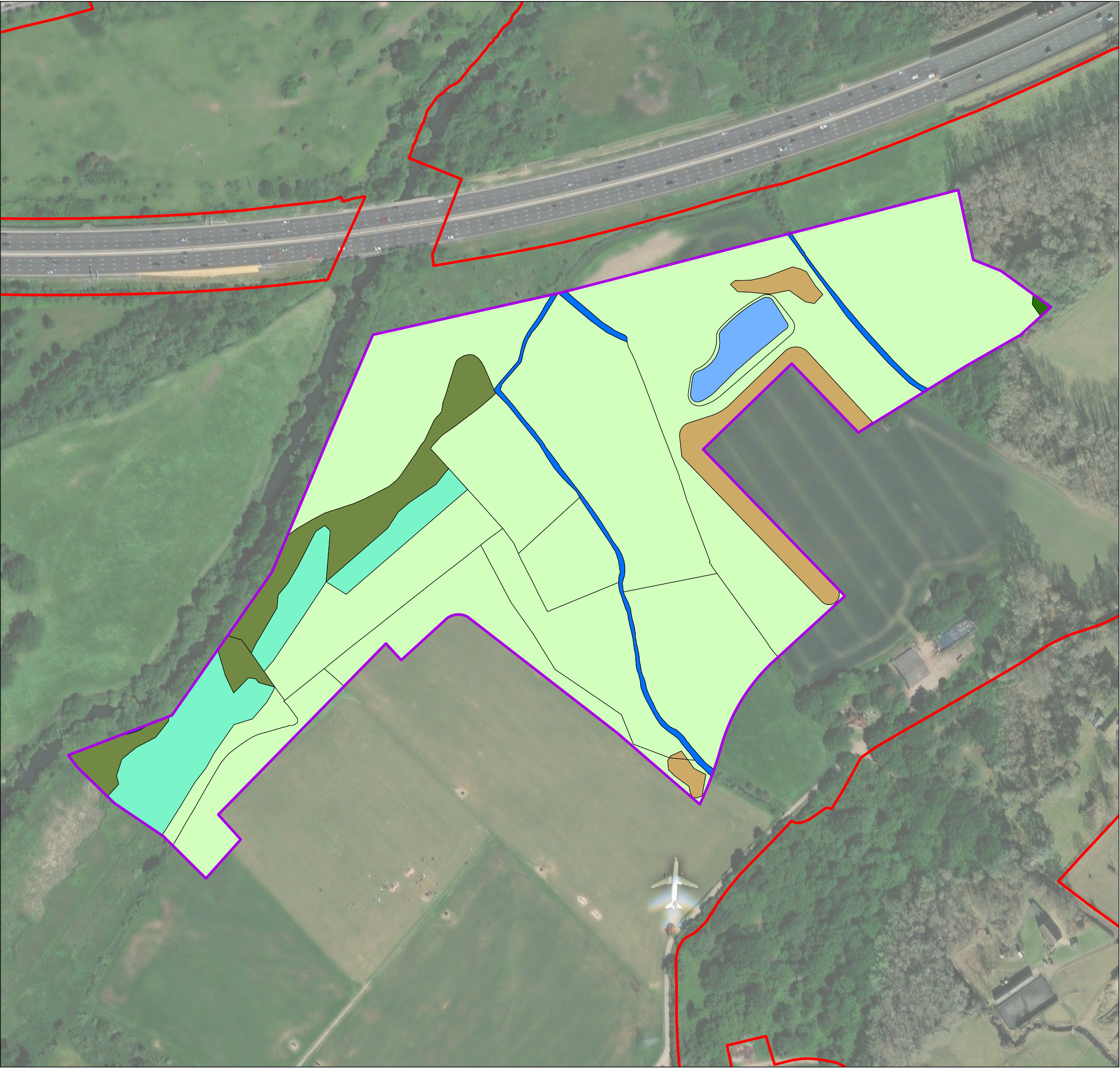


CLIENT: University of Reading

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

Metres

0 50 100 150 200



CLIENT: University of Reading

PROJECT: Loddon Garden Village

DATE: 09 September 2025



## **Annex 1**

### Natural England DAS Response

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



Customer Services  
Hornbeam House  
Crewe Business Park  
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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 20<sup>th</sup> 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 visual 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 20<sup>th</sup> 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



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

## **Annex 2**

### Natural England Meeting Follow Up

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**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](#)

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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>



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**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

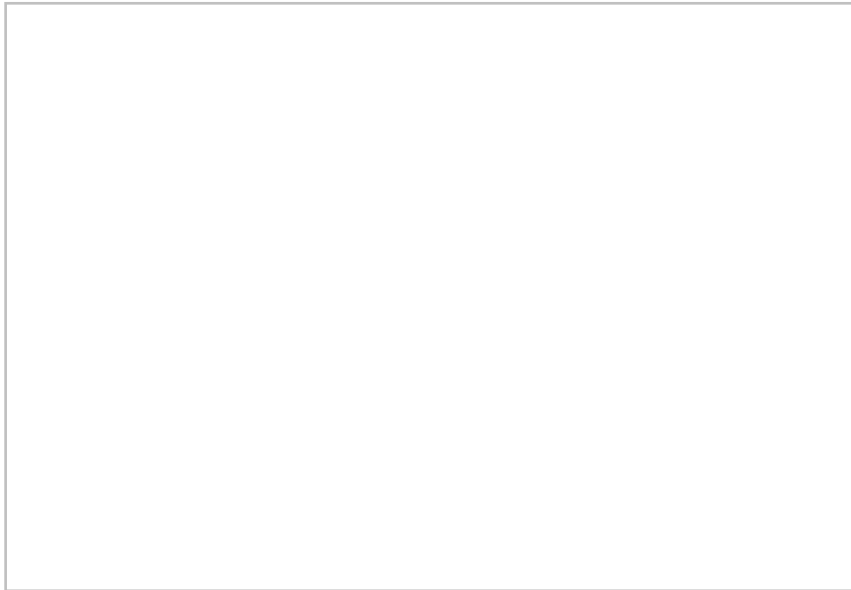
Morning Eleanor,

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

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**From:** Eleanor Osborne <[eleanor.oborne@naturalengland.org.uk](mailto:eleanor.oborne@naturalengland.org.uk)>  
**Sent:** 07 May 2025 16:37  
**To:** Katie Cammack <[katiecammack@epr.uk.com](mailto: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>



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

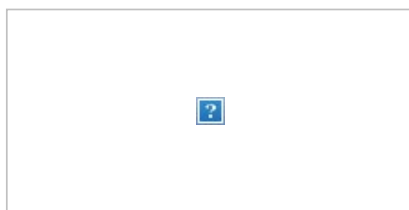
Hi Eleanor,








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](mailto: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

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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.

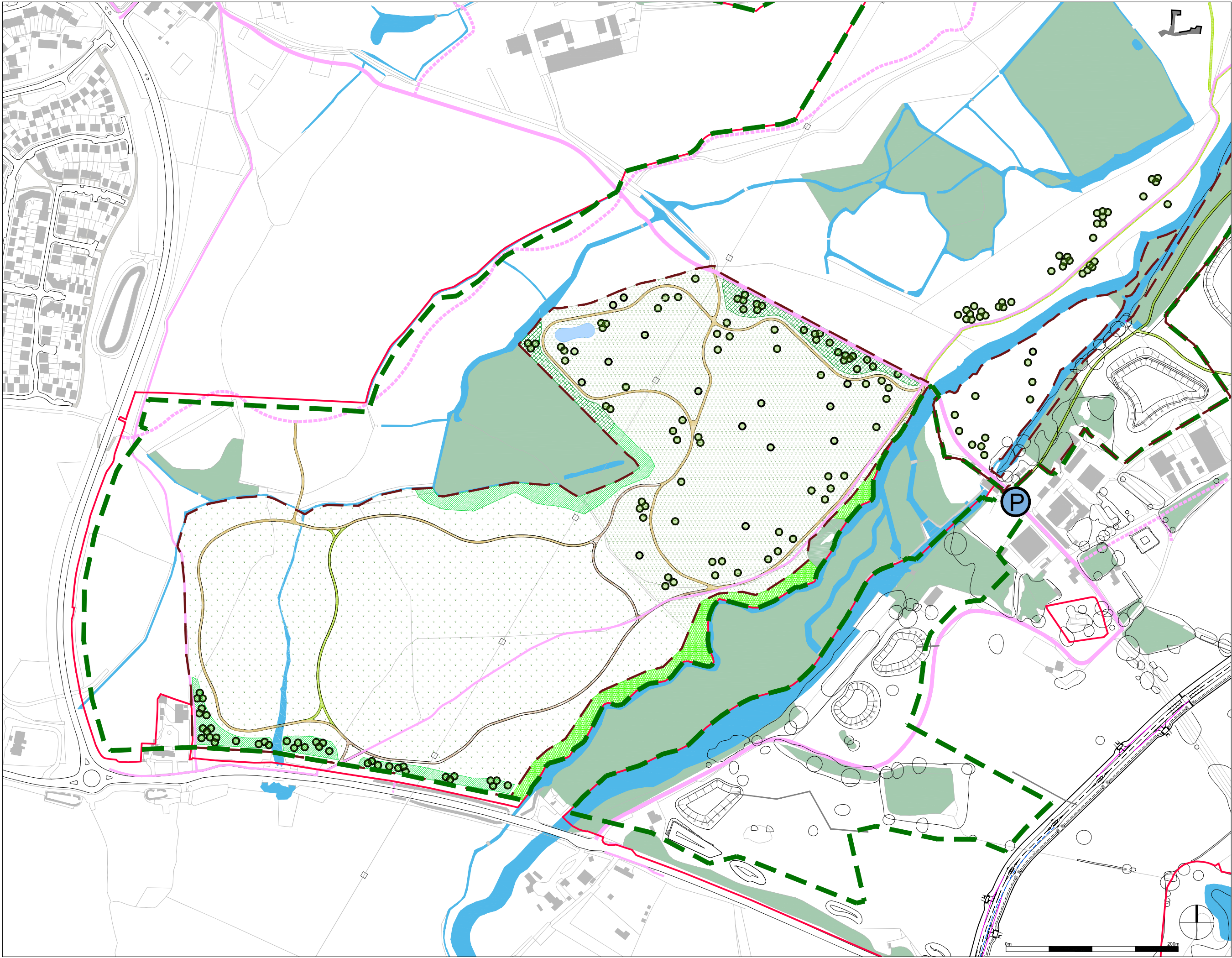
Must have/should have		Criteria	Western SANG Proposals	Eastern SANG Proposals
			habitats. Landscaping will be used to shield the A327 to the south.	
10	Must have	If larger than 12ha then a range of habitats should be present	The SANG will comprise a mixed of woodland pasture habitats, wildflower grasslands, 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)

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**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 hoggin 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 RA	Checked by RB	Scale 1:2,000@A1
Drawn on 11.02.25	Revision G	Job 498048



## **Annex 5**

### **Eastern SANG Proposed Layout (Savills, LA201D)**

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