



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