



Land at Phase 2b of the South Wokingham Strategic Development Location

Condition 18 - SANG Delivery Strategy

ON BEHALF OF KIER VENTURES LTD AND MILLER HOMES LTD

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1. Introduction

1.1 This Suitable Alternative Natural Greenspace (“SANG”) Strategy has been prepared by Nexus Planning on behalf of Kier Ventures Ltd and Miller Homes Ltd (“the Consortium”) the developers of Phase 2b of the South Wokingham Strategic Development Location (“SWSDL”) to discharge Condition 18 (Suitable Alternative Natural Green Space (SANG)) pursuant to hybrid planning consent reference 191068.

1.2 This SANG Strategy supersedes the May 2025 version which was approved by Wokingham Borough Council on 20th June 2025 (WBC Ref: 251240) due to delays bringing forwards the St Anne’s and Holme Park SANGs, which were proposed to accommodate early deliveries within the Phase 2b development. The Consortium expect approximately 20 dwellings will be occupied prior to the delivery of SANG on the SWSDL. This updated Strategy proposes to address the development’s SANG requirements through the temporary purchasing of off-site credits via the Council’s strategic SANG at Rooks Nest Wood in order to allow occupations to commence. It is intended that a short-term licence between Miller Homes and the Council will be entered to secure the temporary capacity, which will be returned to the Council on delivery of the first phases of SANG.

1.3 The SWSDL comprises an urban extension to the south of Wokingham, consisting of land south of London Road A329 and north of the London to Reading railway line and land extending between the Borough boundary with Bracknell Forest in the east, and Finchampstead Road in the west. The SWSDL is allocated for a total 2,500 dwellings, retail facilities, primary schools, and SANG space in the adopted Core Strategy (2010) (Policy CP21).

1.4 The Consortium obtained hybrid planning consent in July 2024 for Phase 2b of the SWSDL for:

“Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.” (“the Proposed Development”)

1.5 The remaining parts of the SWSDL comprise Phase 1, which has been built out to the north of the railway line (known as Montague Park); Phase 2a to the eastern side of Phase 2b (ref. 190914 – Kingacre Estates); and Phase 3 to the western side towards the Tesco superstore (ref. 192325 – Charles Church Developments Ltd). Phases 2a, 2b and 3 are referred to as “the Project Site”.

1.6 Condition 18 states:

“Prior to the commencement of the development, a Suitable Alternative Natural Greenspace (SANG) Delivery Strategy shall be submitted to and approved in writing by the Local Planning Authority (LPA). The SANG Delivery Strategy shall be based on the application proposals and set out the approach to and timing of delivery of SANG in relation to the housing it is intended to mitigate, which may be phased. The SANG Strategy shall accord with the Natural England SANG Design and Delivery Guidance (or any guidance that supersedes it) including delivery of at least 27.53 hectares of SANG to fulfil the quantitative requirements of the development, of which 21.41 hectares shall be within the application site boundary and the remaining 6.12 hectares elsewhere within or immediately adjacent to the SDL boundary, plus a further 3.30 hectares within the application site boundary which have been included in the assessment of the qualitative requirements of the SANG but do not contribute to the quantitative requirements. All SANG within the application site boundary shall be delivered in accordance with the details approved pursuant to condition 15 and the timings established

by the SANG Strategy. No phase of the SANG shall be occupied until written confirmation has been received from the Local Planning Authority (LPA) that the SANG has been delivered to an acceptable standard and the SANG is available for public use and no dwelling shall be occupied except in accordance with the SANG Strategy.

Reason: to ensure that the amount and quality of SANG provided is sufficient to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with Core Strategy policies CP8 and CP21 and the South Wokingham SDL SPD.”

2. South Wokingham Strategic Development Location SANG

- 2.1 The role of SANG is to provide alternative areas of natural greenspace to help divert visitors from visiting the Thames Basin Heath Special Protection Area ("TBHSPA"). Therefore, SANG is intended to provide mitigation for the potential impact of residential development on the SPA by helping to offset visitor pressures.
- 2.2 Policy CP8 "Thames Basin Heath Special Protection Area" of WBC Core Strategy (2010) stipulates that new residential development which, alone or in combination, within a 7km zone of influence is likely to have a significant effect on the TBHSPA and development and development will be required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered. The SWSDL falls within the 5km zone of influence
- 2.3 Policy CP21 "SWSDL" of the WBC Core Strategy (2010) identifies that a well-designed mixed use development that includes provision for SANG will be required. The Policy sets out that SANG at a minimum of 8ha/1,000 population (rate of 2.4 persons per household is required).
- 2.4 Natural England have published guidance on the creation of SANG (August 2021) and the types of sites which should be selected as SANGs. As part of this guidance, Natural England provides specific "must have" criteria and "desirable" characteristics that should be considered in the identification, allocation and design of new SANGs. As the Proposed Development, and wider Project Site are located within close proximity to the TBHSPA, the Project Development has provided approximately 40.67ha of SANG, split across the three Phases, to mitigate any potential adverse effects of the development.
- 2.5 The following SANGs have planning consent in relation to the Phase 2a, 2b and 3 developments of the SWSDL and are shown at Appendix 1 (drawing SDL SANG Location Plan - dwg no. P19_0052-45 Rev C). All of the SANGs to be delivered at the SWSDL comply with the Natural England criteria.
 - a. St Anne's SANG (7.83ha) secured in association with the Phase 2a outline consent (refs. 190900 and 190914) by Kingacre Estates (shown in blue);
 - b. Holme Park SANG (21.41ha) secured under the Phase 2b hybrid consent (ref. 191068) by the Consortium (shown in orange);
 - c. Gray's Farm (3.30ha) secured under the Phase 2b hybrid consent (ref. 191068) by the Consortium (accounted for in the assessment in qualitative terms but does not contribute to the quantitative requirements) (shown hatched); and
 - d. Chapel Green SANG (8.114ha) secured under the Phase 3 hybrid consent (ref. 192325) by Persimmon Homes (shown purple).
- 2.6 Overall, the SANG provision within the SWSDL sufficiently meets the quantitative requirements of the proposed number of dwellings for the Project Site, as shown in Appendix 2.
- 2.7 A temporary car park is proposed to be provided at Heathlands Road, which will be subject to submission pursuant to Condition 59. The permanent SANG car park will either be incorporated within the neighbourhood centre, located to the north of the Ludgrove Track and accessed off the South Wokingham Distributor Road; or the temporary car park made permanent (subject to approval of conditions).

3. SANG Requirements for Phase 2b

- 3.1 The Phase 2b development makes provision for up to 1,434 dwellings. SANG is required to be provided for 8ha per 1,000 people (average of 2.4 occupants per dwelling), and this results in a quantitative requirement for Phase 2b to deliver 27.53ha of SANG in total.
- 3.2 The Proposed Development at Phase 2b has full planning permission to provide 21.41ha (equivalent to 1,115 dwellings - see Appendix 2) of SANG at Holme Park SANG in the south-western portion of the Site. This excludes Gray's Farm SANG, which cannot be accounted for in the quantitative requirements.
- 3.3 As such, there is a shortfall of 6.12ha (319 dwellings) of SANG to serve the Phase 2b development. Condition 18 requires the remaining SANG to be provided within or immediately adjacent to the SDL boundary and therefore will be required to be accommodated within the St Anne's SANG or Chapel Green SANG.
- 3.4 In total, St Anne's SANG is 7.83ha in size, the equivalent of 407 dwellings. The associated development, Phase 2a, has consent for up to 215 dwellings, which only requires 4.13ha of SANG, and therefore results in a surplus of 192 dwellings / 3.7ha (see Appendix 2).
- 3.5 Chapel Green SANG is 7.73ha in size, equal to 402 dwellings. The Phase 3 development is for up to 171 dwellings, with a SANG requirement of 3.28ha, thus a surplus of 231 dwellings / 4.45ha (see Appendix 2).

4. SANG Delivery

- 4.1 This strategy is submitted to set out how the development would accord with the qualitative requirements of the development and how the delivery would be phased (as shown in the Plan at Appendix 3). No occupations of dwellings will take place beyond the deliverability of SANG that it is required to mitigate.
- 4.2 As outlined above, a permanent SANG Strategy was approved by the Council on 20th June 2025 (ref. 251240), however, delays in the delivery of the necessary early phases of SANG means that forecasted occupations (circa 20 dwellings) will not benefit from SANG provision. As such, it has been agreed that in order to mitigate the impacts of the development, a short-term licence will be entered with the Council for the temporary purchase of off-site credits from its strategic SANG at Rooks Nest Wood. This will be Phase A for 20 dwellings.
- 4.3 It is proposed to permanently obtain 88 dwellings / 1.67ha worth of SANG capacity from St Anne's SANG from the first occupations of the Proposed Development (Phase 1). This will be shared equally between the Consortium. St Anne's SANG will be used for occupations following its completion and ahead of its transfer to the Council.
- 4.4 Concurrently, it is proposed to commence works on Holme Park SANG and to deliver the 2.4km full length, circular footpath through the southern and northern parts of the SANG, as part of Phase 2 of the SANG delivery. Commensurate landscaping will be delivered in the southernmost part of the SANG, to the south of the Ludgrove track, to cater for the relevant population capacity at the time, in accordance with the Natural England SANG Design and Delivery Guidance.
- 4.5 The Holme Park SANG development is required to be phased as parts of the SANG will be subject to land that will be occupied under license whilst the SWDR is being constructed. It is expected that there will be construction activities surrounding the Phase 2b SANG, however, Natural England has confirmed that temporary noise and disturbance is acceptable and in line with development phasing approaches.
- 4.6 Phase 3 works to complete the landscaping works to the northern part of the SANG to the south of the Ludgrove track will be carried out following the departure of the SWDR construction activities from the Site. Phase 4 would comprise the southern half of the northern section of the SANG (located to the south of the Emm Brook), with Phase 5 being the northern half of the SANG (located to the north of the Emm Brook).
- 4.7 Phase 6 will comprise the Chapel Green SANG (231 dwellings / 4.45ha), which will be connected to Holme Green SANG at the eastern end.

SANG	Delivery by	Number of Occupations	Area to be delivered	Cumulative Occupations	Master Phase Occupations
Phase A – Credit Purchase from Rooks Nest Wood Strategic SANG	1 st Occupation	20	N/A	20	R10 (20)
Phase 1 - St Anne's SANG	40 th Occupation	88 (including the first 20 occupations purchased as	1.67ha	88	R10 (49) and R11 (39)

		temporary credits)			
Phase 2 - Holme Park SANG (2.4km footpath and partial landscaping in the southernmost part of the SANG)	89 th Occupation	240	4.6ha	328	R10 (132) and R11 (108)
Phase 3 - Holme Park SANG (completion of the SANG to the south of the Ludgrove track and Gray's Farm SANG)	329 th Occupation	425	8.17ha	753	R10 (34), R11 (196), R13 (177), R8 (18)
Phase 4 - Holme Park SANG (completion of the southernmost part of the SANG north of the Ludgrove track)	754 th Occupation	195	3.75ha	948	R8 (157), R7 (38)
Phase 5 - Holme Park SANG (completion of SANG to the north of the Ludgrove track)	949 th Occupation	255	4.89ha	1,203	R8 (4), R4 (126), R5 (125)
Phase 6 - Chapel Green SANG	1,204 th Occupation	231	4.45ha	1,434	R9 (90), R5 (52), R4 (89)
Total		1,434	27.53ha	1,434	

5. Conclusion

- 5.1 This SANG Delivery Strategy demonstrates that the SANG will be delivered to meet the quantitative requirements (27.53ha) for the Phase 2b development through six phases (Appendix 3) within SANG within the SWSDL that has prior consent from the local planning authority:
- a. Phase 1 - St Anne's SANG (shown light green in Appendix 3)
 - b. Phase 2 - Holme Park SANG (2.4km footpath and partial landscaping in the southernmost part of the SANG) (shown dark orange in Appendix 3)
 - c. Phase 3 - Holme Park SANG (completion of the SANG to the south of the Ludgrove track and Gray's Farm SANG) (shown pink in Appendix 3)
 - d. Phase 4 - Holme Park SANG (completion of the southernmost part of the SANG north of the Ludgrove track) (shown mauve in Appendix 3)
 - e. Phase 5 - Holme Park SANG (completion of SANG to the north of the Ludgrove track) (shown dark green in Appendix 3)
 - f. Phase 6 - Chapel Green SANG (shown blue in Appendix 3)
- 5.2 A temporary purchase of credits from the Council's strategic SANG at Rooks Nest Wood will be secured via short-term licence between Miller Homes and the Council in order to mitigate the impact of the first 20 homes to be occupied on-Site prior to the delivery of St Anne's and Holme Park SANGs.
- 5.3 All SANG within the application site boundary shall be delivered in accordance with the details pursuant to the outline planning conditions and the timings established by the SANG Strategy.

Appendix 1 - SDL SANG Location Plan (dwg no. P19_0052-45 Rev C)

Key

Phase 2a

Planning Reference: 190914

Phase 2b

Planning Reference: 191068

Phase 3

Planning Reference: 192325

St Anne's SANG

Planning Reference: 190900

Holme Park SANG

Planning Reference: 191068

Gray's Farm SANG

Planning Reference: 191068

Chapel Green SANG

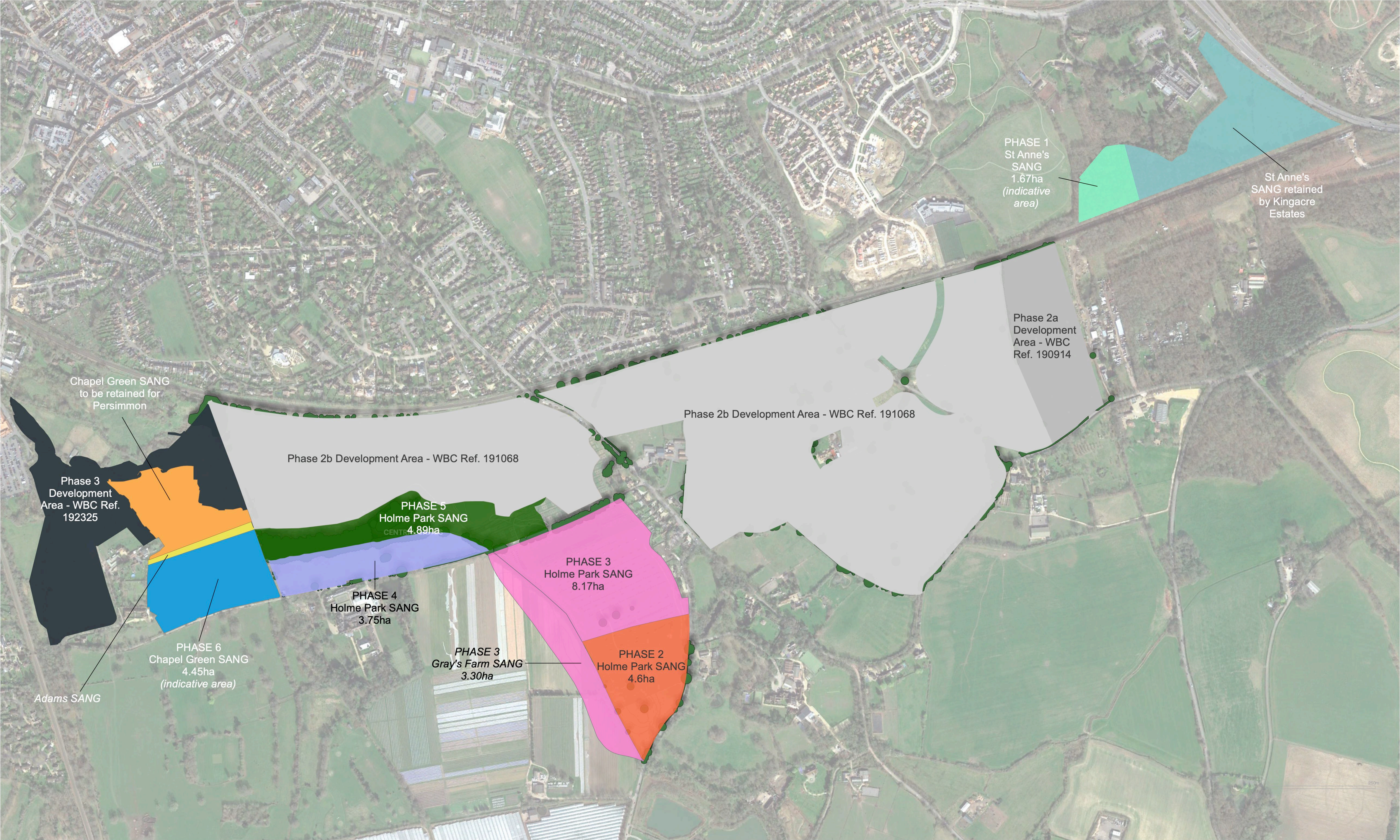
Planning Reference:192325



Appendix 2 – Table Showing SWSDL SANG Requirements

SANG	Dwellings	SANG Requirement (ha)	SANG Provision (Equivalent dwellings)	SANG Provision (ha)	Surplus/ deficit (dwellings)	Surplus/ deficit (ha)
Phase 2b Development (the Consortium)	1,434	27.53				
Holme Park SANG – excluding Grays Farm			1,115	21.41		
Total					-319	-6.12
Phase 2a Development (Kingacre Estates)	215	4.13				
St Anne's SANG			407	7.83		
Total					+192	+3.7
Phase 3 Development (Charles Church Developments Ltd)	171	3.28				
Chapel Green SANG (0.38ha of the 8.114ha SANG being kept by landowner)			402 accounting for committed capacity at Ann Adams	7.73 accounting for committed capacity at Ann Adams		
Total					+231	+4.45
Grand Total					+102	+2.03

Appendix 3 – SANG Phasing Strategy Plan (dwg no. P19_0052-128A)



Key

- Phase 2a Development Area
WBC Ref. 190914
- Phase 2b Development Area
WBC Ref. 191068
- Phase 3 Development Area
WBC Ref. 192325

MK SANG Requirements

- Phase 1 - St Anne's SANG
WBC Ref. 190900
(indicative area)
1.67ha (88 dwellings)
- Phase 2 - Holme Park SANG
WBC Ref. 191068
4.6ha (240 dwellings - 328 cumulative dwellings)
- Phase 3 - Holme Park SANG and Gray's Farm SANG
WBC Ref. 191068
8.17 (425 dwellings - 753 cumulative dwellings)
- Phase 5 - Holme Park SANG
WBC Ref. 191068
3.75ha (195 dwellings - 948 cumulative dwellings)
- Phase 6 - Holme Park SANG
WBC Ref. 191068
4.89ha (255 dwellings - 1203 cumulative dwellings)
- Phase 7 - Chapel Green SANG
WBC Ref. 192325
4.45ha (231 dwellings - 1434 cumulative dwellings)
- St Anne's SANG retained for Kingacre
6.16ha (320 dwellings)
- Adams Retained Land
0.384ha (20 dwellings)
- Chapel Green SANG retained for Persimmon
3.29ha (171 dwellings)

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