

Land off Basingstoke Road, Spencers Wood

SANG Creation and Management Plan

Prepared on behalf of

Richborough

Revised Report

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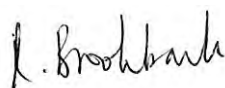
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SANG Creation and Management Plan

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Land off Basingstoke Road, Spencers Wood

SANG Creation and Management Plan

1. INTRODUCTION

Background

1.1 A Hybrid Planning Application has been submitted to Wokingham Borough Council (WBC) for a mixed-use development, which includes the creation of a Suitable Alternative Natural Greenspace (SANG), at Land off Basingstoke Road, Spencers Wood, Wokingham (the 'Site').

1.2 The Application Proposal is described within the application material as follows:

“Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 0.8ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.”

1.3 The Site is located within the 5km zone of influence of the Thames Basin Heaths Special Protection Area (SPA) (**Figure 1**), a conservation designation of International importance afforded strict protection under The Conservation of Habitats and Species Regulations 2017 (as amended)(the 'Habitats Regulations'). In line with the strategy adopted by Local Planning Authorities across the Thames Basin Heaths region, SANG is proposed to avoid a net increase in recreational pressure that would otherwise arise from the proposed development. A contribution to the Thames Basin Heaths Strategic Access Management and Monitoring (SAMM) Project will also be secured by Section 106 contribution.

1.4 In order to provide sufficient information regarding the design and delivery of SANG, WBC has requested that permission be sought for the SANG in detail, and as such, that a SANG Creation and Management Plan is required in addition to a Landscape General Arrangement Plan. Further detailed specification plans will then be secured by planning condition or obligation. This plan therefore sets out the information that WBC requires in order to discharge their duties under the Habitats Regulations, and specifically addresses pre-application comments provided by WBC's Ecologist.

Brief

1.5 Ecological Planning & Research Ltd (EPR) was instructed by Richborough to advise on SANG design and to produce a SANG Habitat Creation and Management Plan to provide further information requested by Natural England and WBC to enable determination of the hybrid development proposals at Land off Basingstoke Road, Spencers Wood.

1.6 This Plan builds on information previously submitted to WBC, including that set out in the following plans and documents which should be read alongside this report:

- ES Figure 5.9 Illustrative Landscape Masterplan (Pegasus Group, February 2026);
- Ecological Impact Assessment (EclA), comprising Biodiversity Net Gain (BNG) assessment (RammSanderson, February 2025); and
- EclA and BIA Addendum Technical Note (RammSanderson, February 2026).

Planning Context with Respect to the Thames Basin Heaths

- 1.7 The Thames Basin Heaths SPA designation covers a series of heathland Sites of Special Scientific Interest (SSSIs) that extend across South-East England and support important populations of three bird species – the Nightjar *Caprimulgus europaeus*, Woodlark *Lullula arborea* and Dartford Warbler *Curruca undata*.
- 1.8 Research has found that disturbance and predation of nests by domestic pets represent a significant threat to protected ground-nesting bird species, and that heathland habitats are susceptible to ‘urban edge’ effects such as eutrophication, trampling, increased fire risk, and fly-tipping. New residential development close to the heaths increases this threat by introducing more people and their pets. In light of this research, the Joint Strategic Partnership Board (JSPB) of affected local authorities in and around the Thames Basin Heaths SPA produced the ‘Thames Basin Heaths Delivery Framework’ (July 2009), which sets out measures by which residential development can avoid a significant negative effect on these bird species.
- 1.9 The Delivery Framework excludes residential development within 400m of the SPA since certain effects 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).
- 1.10 To be effective as an alternative recreational destination to the Thames Basin Heaths SPA for both new and existing residents, SANG must present particular characteristics that are favoured by existing and potential users of the SPA. Natural England’s ‘Guidelines for the Creation of Suitable Alternative Natural Greenspace’ describe characteristics that are required or desirable when creating a SANG, based on survey responses provided by visitors to the SPA (NE, 2021).
- 1.11 The key requirement is that a SANG should be perceived as a ‘natural’ environment. This will usually mean that it should contain a variety of semi-natural habitats; be easily accessible by new and existing residents; and provide a range of walks across a network of naturally surfaced paths, including a circular walk of at least 2.3km. It should also be possible for dogs to be let off the lead for a substantial part of the walk throughout the year. **Section 4** of this document relates these requirements to the objectives for habitat creation and management within the SANG.

2. ENVIRONMENTAL CONTEXT

Introduction

- 2.1 This section presents a summary of existing environmental and ecological baseline conditions within the site of the proposed SANG, as a means to inform its design and creation. Consideration of this contextual information will serve to promote the 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 historical character of the broader landscape.

Physical Context

Location & Site Description

- 2.2 As shown in Figure 1 of the EclA report (RammSanderson, 2025), the Site occurs within the Borough of Wokingham. The Site extends to approximately 38 ha and is dominated by cropland bound by native hedgerows, some of which support broadleaf trees and shallow ditches. The landscape immediately surrounding the Site is dominated by arable farmland to the south, in addition to a solar farm, with Spencers Wood village located to the north. The River Loddon runs approximately 0.5km to the south of the Site, with an extensive parkland and broadleaved woodland comprising Swallowfield Park beyond, to the south and southeast. To the west of the Site, beyond Basingstoke Road and associated urban development, are parcels of broadleaf woodland and pastureland bound by a network of hedgerows proximal to the A33 trunk road. To the east of the Site lies more pastureland with hedgerow boundaries, forming the wider corridor of the River Loddon. At present, the proposed SANG area comprises of arable cropland.

Geology and Soils

- 2.3 The proposed SANG is underlain by clay, silt and sand of the Loddon Clay Formation, with superficial deposits of River Terrace Deposits including sand and gravel within the western part of the Site.
- 2.4 The prevalent soil type within the SANG is Soilscape 22 which is characterised as comprising “loamy soils with naturally high groundwater” (LandIS, 2025).
- 2.5 In the absence of intensive anthropogenic intervention, these conditions would be expected to favour the development of wet acid meadows and woodland.

Topography

- 2.6 The landform within the SANG is predominantly flat, with the eastern end being slightly raised in comparison to the rest of the Site.

Hydrology

- 2.7 The Site sits within the River Loddon catchment.

Landscape History

- 2.8 Review of historical maps indicates that the proposed SANG and wider Site has long been in agricultural use, with distinctively open and largely featureless unbound fields.

Nature Conservation Designations

- 2.9 The Site is located 3.6km from Bramshill Plantation SSSI, a component unit of the Thames Basin Heaths SPA. Two other Statutory Designated Sites were recorded within a 2km Study Area: Stanford End Mill and River Loddon SSSI and Swallowfield Meadow Local Nature Reserve (LNR), both located 0.4km from the Site. Nine non-statutory designated sites were recorded within the Study Area of 2km, all Local Wildlife Sites (LWS).

Existing Habitats

SANG Area

- 2.10 As shown on Figure 2 of the EcIA (RammSanderson, 2025), the proposed SANG will be created on former arable cropland. There is an existing native hedgerow on the eastern and part of the northern SANG boundary, and a non-native ornamental hedgerow along the southern boundary.

Wider Site

- 2.11 The Site consists predominantly of arable cropland. There are small areas of bramble scrub and a small area of modified grassland in the western part of the Site. The Site has native hedgerows along the majority of its boundaries.

Existing Wildlife

- 2.12 The EcIA (RammSanderson, 2025 & 2026) provides detailed information regarding the existing faunal interest recorded during baseline surveys carried out across the Site, and is briefly summarised below.

Amphibians

- 2.13 Great Crested Newt (GCN) *Triturus vulgaris* have been recorded within offsite waterbodies located within 250m of the Site, therefore given the absence of barriers to dispersal, the Site offers potential albeit sub-optimal terrestrial habitat in the form of hedgerows and ditches.

Reptiles

- 2.14 The Site is dominated by cropland and therefore is not suitable for reptiles.

Badgers

- 2.15 No evidence of setts or field signs of Badger *Meles meles* was identified within the Site.

Bats

- 2.16 Two trees with bat roost potential are located along the northern boundary of the proposed SANG, T7 and T8 (see Figure 5 of the EcIA).

- 2.17 Six Common Pipistrelle *Pipistrellus pipistrellus* were recorded during the May transect within the proposed SANG along the southern boundary. However, no bats were recorded within the proposed SANG area during the August and September surveys. Full results can be seen in Figures 6-8 of the EclA.

Birds

- 2.18 The proposed SANG and wider Site offer a variety of suitable habitats for breeding birds. 51 bird species were identified in the course of breeding bird surveys. Of these species, two are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended): Red Kite *Milvus milvus* and Redwing *Turdus iliacus*; both were non-breeding within the Site. An additional 9 species were red listed, 15 amber listed, and 28 green listed. As well as 1 non-native species and 3 introduced species. Birds recorded within the Site are considered typical of the prevailing habitat pattern comprising arable cropland bound by hedgerows.

Biodiversity Policy Context

- 2.19 The Government's Environmental Improvement Plan 2023 is the first revision of the 25 Year Environment Plan published in 2018. It sets out ten goals aimed at restoring nature – of which the 'apex goal' is to halt the decline of biodiversity.
- 2.20 In England, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' (DEFRA, 2011) is the national biodiversity strategy, with four key targets for action, of which 'putting people at the heart of biodiversity policy' is most relevant to the proposed SANG.
- 2.21 At the County level, and in line with the requirements of the Environment Act 2021, the Berkshire Local Nature Recovery Strategy (LNRS) was published on 7th October 2025 by The Royal Borough of Windsor and Maidenhead, who have been responsible for developing the LNRS on behalf of the other Berkshire local planning authorities including Wokingham Borough Council. The strategy consists of four documents: The Local Habitat Map link; The Description of Berkshire; The List of Priorities and Measures; and The Species Priorities List. A proportion of the proposed priorities are spatially specific and mapped within the Local Habitat Map, and others are unmapped measures. None of the mapped measures coincide with the Proposed SANG, however, there are several unmapped measures that the SANG proposals will contribute towards the delivery of, as listed below:
- Priority 1: improve the quality of habitats in agricultural land and the wider countryside,
 - reduce or avoid the use of inorganic fertilizers (PM51);
 - introduce and maintain target plant species that support LNRS short list species (PM53);
 - increase native trees outside woodlands (PM54);
 - reduce pesticide use (PM56);
 - create and maintain pockets of diverse scrub on grasslands as suitable (PM57);
 - Priority 2: improve the quality of woodland,
 - when planting, use trees that are adapted for UK future climates and are resistant to disease (PM69);

- Priority 7: improve the quality of urban habitats,
 - manage public open spaces and trees within them in a wildlife friendly way (PM81);
 - surface water conveyance provided at surface and flow attenuation designed for biodiversity benefits (PM82);
 - plant native tree species that have the potential to grow to a very large size in locations where long-term retention until they reach that size is viable (PM84)
- Priority 14: improve general biodiversity across Berkshire,
 - educate users of public greenspaces of their value for nature and how to use them in a nature-friendly way (PM110);
 - promote greenspaces to be used as education facilities for local communities, e.g. through citizen science and community hubs (PM111).

2.22 The proposed SANG also occurs within a 'B-Line' – one of a series of 'insect pathways' identified by the conservation charity Buglife as the potential basis for restoring a national network of flower-rich habitats for native insect pollinators.

2.23 At the local level, development in Wokingham Borough is subject to a draft policy requirement to deliver at least 10% Biodiversity Net Gain (BNG) through Policy NE2 of the Local Plan Update 2023 – 2040 (Proposed Submission Plan). In this context, the SANG will serve as a locus for the habitat creation and enhancement works required to meet this target. Further details of how the 10% BNG target will be achieved across the entire scheme are provided in the EcIA report, Section 5 (RammSanderson, 2025 & 2026).

3. SANG DESIGN

Design Standards

- 3.1 As mentioned in Section 4.3 of the EcIA, the SANG has been designed in accordance with Natural England’s ‘Guidelines for the creation of Suitable Alternative Natural Greenspace’ (August 2021).

Consultation

- 3.2 Natural England was consulted at the pre-application stage via their Discretionary Advice Service (DAS), which included a site visit on 23 September 2024 and review of P23-2449_DE_001-10 Development Framework Plan (September 2024). The SANG design was subsequently revised to take into account ongoing advice received, as set out in Natural England’s DAS letter dated 1 October 2024.
- 3.3 Following detailed SANG design comments received from WBC Ecology dated 2 July 2025 and Natural England’s formal consultation response dated 25 July 2025, which set out their objection on the basis of the SANG’s design and the absence of a SANG Management Plan and in perpetuity funding strategy, virtual meetings were held with WBC on 24 September 2025 and Natural England on 8 October 2025.
- 3.4 Further design comments were then received from WBC Ecology on 6 October 2025, and a further DAS response was received from Natural England dated 20 October 2025. These responses acknowledged a number of improvements to the SANG’s design but outlined several matters remaining outstanding. Further modifications to the SANG design were then made, with detailed input from RACE regarding the drainage strategy. The SANG design now proposed is shown on **Figures 2a-c** with cross-sectional images provided at **Appendix 2**.

Review Against SANG Quality Criteria

- 3.5 **Table 3.1** below sets out how the proposed characteristics of the SANG align with Natural England’s SANG ‘quality criteria’.

Table 3.1: Relation of the proposed characteristics of the SANG to Natural England’s SANG quality site checklist

Must have / should have		Criteria	Proposals
1	Must have	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	Though the majority of the development will be located within 400m ‘easy’ walking distance of the SANG (Figures 2a-c), likely to draw a large number of users on foot, a dedicated SANG car park is provided in the northwestern corner of the SANG. The car park will accommodate 11 parking spaces, providing 1 space per hectare of SANG.
2	Must have	Circular walk of 2.3-2.5km	A circular walk of 2.3km has been accommodated within the proposed SANG.

Must have / should have		Criteria	Proposals
3	Must have	Car parks easily and safely accessible by car and clearly sign posted	The SANG car park is located adjacent to the sports facilities and will be safely accessible via a secondary street. It will be clearly sign posted.
4	Must have	Access points appropriate for particular visitor use the SANG is intended to cater for	Residents will have easy access on foot from the new housing areas directly into the SANG or via proposed green infrastructure corridors.
5	Must have	Safe access route on foot from nearest car park and/or footpath	Footpaths will be provided through the scheme's public open spaces, providing safe access on foot.
6	Must have	Circular walk which starts and finishes at the car park	A 2.3km circular walk starts and ends at the dedicated SANG car park.
7	Must have	Perceived as safe – no tree and scrub cover along part of walking routes	The proposed SANG will remain predominantly open, with routes along woodland edge habitat, through wildflower grasslands and pockets of scrub nearby but not overshadowing the path, creating varied experiences for users.
8	Must have	Paths easily used and well maintained but mostly unsurfaced	The circular route will comprise a natural and durable bound aggregate surface (or other agreed specification) providing a dry and easily accessible route year-round.
9	Must have	Perceived as semi-natural with little intrusion of artificial structures	The SANG areas have been designed as semi-natural spaces. Appropriate natural and 'rustic' furnishings for the SANGs will minimise the degree of artificial intrusion.
10	Must have	If larger than 12 ha then a range of habitats should be present	The SANG is less than 12ha, though a variety of habitats and visual experiences will be provided along woodland, through short grassland and wildflower meadow interspersed with native scrub and scattered trees. Several wetland features will also be provided, including attenuation features (basins and swales), an amenity pond for paddling and dog dipping, and separate wildlife ponds.
11	Must have	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	The SANG boundary will be secured by 'dog proof' fencing (post and rail fencing with stock netting below (500mmx500m)) to enable dogs to be exercised freely and safely off the lead.
12	Must have	No unpleasant intrusions (e.g. sewage treatment smells etc)	The SANG will not be adversely affected by road noise. The scheme has been designed to provide a landscape transition from the built realm, through more natural green infrastructure corridors, before arriving at the SANG. The SANG will therefore remain unaffected from unpleasant or urban intrusions.

Must have / should have		Criteria	Proposals
13	Must have	Clearly sign posted or advertised in some way	Appropriate timber waymarkers will be installed to indicate the walking route around the SANG, and interpretation boards identifying the walking route and features of interest will be provided at entry points to the SANG.
14	Must have	Leaflets or website advertising their location to potential users	The new SANG will be advertised via leaflets provided within homeowner packs, and would also be added to the 'Greenspace on your Doorstep' web resource maintained by the Thames Basin Heaths Partnership as part of the SAMM Project.
15	Should have	Can dog owners take dogs from the car park to the SANG safely off the lead	Dog owners will be able to access the SANG directly from the dedicated SANG car park, enabling a 'dog off lead' experience for the duration of their visit.
16	Should have	Gently undulating topography	The landform within the SANG is predominantly flat, with changes in levels linked to the drainage basins which aid physical separation between parts of the walking route (refer to the cross-sections provided in Appendix 2).
17	Should have	Access points with signage outlining the layout of the SANG and routes available to visitors	Interpretation boards will be provided at the access points to the SANG, showing the walking routes provided and the features of interest within the site, including seating areas. Timber waymarkers will be provided around the SANG to mark out the walking route.
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 will comprise open semi-natural habitats including grassland, areas of scrub and scattered trees, woodland and numerous waterbodies supporting standing open water.
19	Should have	Focal point such as a viewpoint or monument within the SANG	Several ponds and picnic areas will provide focal points within the SANG. Naturalistic and sensitively sited dog agility features ('doggy trim trail') and community art used to create a nature trail around features of conservation interest will also form part of the final detailed specification, providing additional focal points within the SANG. Locations for these features are shown on Figures 2a-c .

4. AIMS AND OBJECTIVES

Introduction

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

Aims

- 4.2 The principal aims of habitat creation and management within the SANG are to:
- 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 SANG as an alternative; and
 - Protect and enhance the biodiversity of the SANG area and increase its likely effectiveness as a SANG, contribute towards the delivery of at least 10% BNG across the development as a whole, and secure ecological mitigation and enhancement measures, in accordance with policy and legislative requirements.

Objectives

- 4.3 These principal aims are supported by a series of more specific objectives:
- 1) To deliver and maintain an accessible greenspace resource in fulfilment of criteria set out in Natural England's 'Guidelines for the Creation of SANG' (2021);
 - 2) To create new semi-natural habitats in order to achieve at least 10% BNG and produce a diverse, naturalistic, and attractive landscape;
 - 3) To manage the SANG for both amenity value and biodiversity benefit;
 - 4) To deliver ecological mitigation and enhancement measures prescribed in the submitted EclA (RammSanderson, 2025 & 2026).
- 4.4 The remainder of this section describes how these objectives - and thus the main aims from which they derive - will be achieved.

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

- 4.5 The standard SANG provision rate for the Thames Basin Heaths region is 8ha per 1,000 residents, based on a 2.4 people per dwelling occupancy ratio. The proposed development of up to 420 dwellings therefore generates a SANG quantum requirement of 8.06ha. The proposed SANG extends to 10.39ha and requires no capacity discounting for existing public access or

biodiversity interest; it therefore provides sufficient mitigation capacity for the proposed development.

- 4.6 **Section 3** of this document relates the specific characteristics of the proposed SANG to the required and desirable attributes set out in Natural England's 'Guidelines for the Creation of SANG' (2021). The proposals for SANG creation are informed by the requirement to deliver newly landscaped areas in a relatively well-established and immediately attractive condition, to ensure that the SANG represents a desirable destination – and consequently an effective influence on patterns of recreational behaviour – from the very outset of the development.

Objective 2: *To create new semi-natural habitats in order to achieve at least 10% BNG and produce a diverse, naturalistic, and attractive landscape*

- 4.7 Pursuant to the achievement of the above objective, the following new habitats are proposed for delivery within the SANG, as shown on **Figures 2a-c**:

- Species-rich mown grassland, which will comprise of Naturescape N14F Flowering Lawn Mix (or similar);
- Herb-rich wildflower meadow which will comprise Naturescape N5 Long Season Meadow Mix (or similar);
- Blocks of native species scrub, with a minimum of three native shrub species in each area;
- Ponds for wildlife and dog dipping, with the surrounding area being planted with N7 Wet Meadow Mix and N8F Water's Edge Flowers Mix from Naturescape (or similar);
- Wetland swales conveying surface water planted with the same wetland mix described above;
- Woodland, with a ground flora of N10 Woodland Meadow Mix from Naturescape (or similar); and
- Scattered native trees, including a proportion of fruit trees.

- 4.8 Prescriptions for habitat creation are directed by an emphasis upon complementing existing features of ecological interest, achieving consistency with the existing character of the landscape within the site and its surrounds, and contributing to the fulfilment of relevant local biodiversity policy objectives. This approach will serve to promote the development of a greenspace resource that is both culturally and ecologically characteristic of the local area, and will increase the habitat resource available to species which, as set out in **Section 2** above, are already present within and around the Site.

Objective 3: *To manage the SANG for both amenity value and biodiversity benefit*

- 4.9 Ongoing management will be undertaken to promote both the amenity and biodiversity value of the SANG, including such actions as:
- Aftercare of newly established habitats;
 - Ongoing conservation management of new and existing habitats;
 - Upkeep of site furniture and infrastructure; and

- Provide opportunities for public engagement, with provision of biodiversity education material and onsite interpretation e.g. interpretation boards, community art, nature trails.

Objective 4: To deliver ecological mitigation and enhancement measures prescribed in the submitted EcIA

4.10 Habitat creation and management within the SANG will provide opportunities to mitigate ecological impacts arising from the proposed development. A suite of mitigation and enhancement measures are set out in the EcIA, of which the following are of particular relevance to this Management Plan:

- Provision of amphibian and reptile hibernation and refuge features, piles of grass arisings for Grass Snake egg laying, and enhancement of the quality, extent, and connectivity of amphibian and reptile habitat;
- Enhancement of habitat value for invertebrates through creation of hibernacula and refuge features (as above), and provision of bee banks and bee posts;
- Provision of nesting and/or foraging habitat for breeding birds;
- Provision of roosting, commuting and foraging habitat for bats; and
- Provision of interconnectivity within a network of naturalistic greenspace areas, to enhance landscape permeability by amphibians, mammals, reptiles and other fauna.

5. IMPLEMENTATION

Introduction

- 5.1 This section provides prescriptions for the capital works required to deliver the SANG, including the provision of amenity infrastructure and the creation and initial aftercare of new habitats.

Habitat Creation

- 5.2 The habitats proposed to be created within the SANG are shown on ES Figure 5.10 Illustrative SANG Layout and **Figures 2a-c** and are described below.

Grassland Creation

- 5.3 A new grassland resource will be created on areas that were formerly in arable use. Although the eastern part of this resource will be managed as a 'wildflower meadow' in the interests of biodiversity and to provide an inspiring natural setting for countryside walks, an expanse of more regularly mown, short sward grassland will be provided towards the western end of the SANG area, to maintain a designated space for exercise, picnicking, and play.
- 5.4 New grassland will be created by removal of arable crops; cultivation undertaken to produce a friable seedbed; and sowing of native meadow grass and wildflower species. The initial rate of establishment of wildflowers may be constrained by the site's history of agricultural improvement, which is likely to favour more vigorous species. However, the abundance and distribution of desirable meadow species should increase over time, as soil nutrient levels gradually deplete following the discontinuation of fertiliser input and the adoption of an extensive management approach.

Establishment

- 5.5 Grassland creation will be undertaken in spring or autumn. Prior to sowing, each area will be sprayed and cultivated to produce a clean, friable seedbed, over which seed will be broadcast or surface drilled at the rate specified by the supplier, and then rolled in.
- 5.6 Wildflower meadow areas will be created by the use of a general-purpose proprietary native meadow seed mixture (such as Naturescape N5 Long Season Meadow Mix, or similar). Short sward grassland habitat will be created from a mixture of slow-growing grasses and low-growing wildflowers that tolerate regular mowing (such as Naturescape N14F N14F Flowering Lawn Mix). Coarse, vigorous, or creeping grasses will not be sown within the SANG – even in areas with a more pronounced 'amenity' character – as these may otherwise invade and degrade proposed areas of species-rich grassland and undermine the SANG's semi-natural character.

Aftercare

- 5.7 In the first year after sowing, the wildflower meadow should be mown two or three times to a height of approximately 50-75mm, with arisings removed, in order to deplete nutrients by repeated cropping; control the initial flush of annual weeds; and promote root establishment by grasses and wildflowers. Meadow areas will, however, be left unmown between mid-April and mid-July to allow annuals included for short-term visual interest to flower, and annuals included as long-term components of the meadow to set seed.

- 5.8 Short sward grassland will be mown more regularly to provide an open resource for amenity use.
- 5.9 Where areas of meadow grassland are sown in the spring, they will be over-sown with Yellow Rattle seed in the autumn, to ensure the successful establishment of this keystone hemiparasitic species. Germination niches will be formed by die-off of other annual species at the end of the first growing season, and light harrowing, if and where required.

Tree and Shrub Planting

- 5.10 Tree and shrub planting will be undertaken in order to diversify and break up the predominantly open structure of the landscape within the interior of the SANG with scattered standard trees, discrete 'islands' of scrub, new native species hedgerow with trees along the northeastern boundary and a band of broadleaved woodland along the southern boundary to provide visual screening to the adjacent solar farm.
- 5.11 Once established, blocks of woodland and scrub and linear hedgerow will provide a valuable refuge and foraging resource for wildlife and will contribute to the development of an ecotone or transitional gradation into open grassland. These features will also fulfil a strategic landscape function, providing visual separation at pinch points between parallel path sections, and provide ecological mitigation in the form of structured wildlife corridors.

Establishment

- 5.12 To prevent unmitigated weed growth, which can be both unsightly and inimical to tree development, trees and shrubs should be planted into areas previously sown with a 'nurse crop' of slow-growing grasses (or wildflower meadow seed) – in accordance with the grassland creation prescriptions set out above.
- 5.13 Irregularly shaped blocks of scrub will be created by planting native species trees and shrubs in a high-density informal grid. The planting scheme will promote the development of graded, non-linear block edges, incorporating sheltered bays or 'scallops'.
- 5.14 To promote the delivery of landscaped areas in a relatively well-established and immediately attractive condition, scrub and woodland blocks will be planted using a combination of small transplants and larger 'feathered' trees so as to provide the impression of structural diversity and create an immediate landscape impact.
- 5.15 Hedgerows will be created by planting native tree and shrub species transplants in a double staggered row 0.5m apart at 0.3m linear spacings.
- 5.16 Woodland block and freestanding trees should be selected from the following:

<i>Acer campestre</i>	Field Maple
<i>Alnus glutinosa</i>	Common Alder
<i>Betula pendula</i>	Common Silver Birch
<i>Betula pubescens</i>	Downy Birch
<i>Carpinus betulus</i>	Common Hornbeam
<i>Castanea sativa</i>	Sweet Chestnut
<i>Malus sylvestris</i>	Common Crab Apple
<i>Populus nigra</i>	Black Poplar
<i>Populus tremula</i>	Aspen
<i>Prunus avium</i>	Wild Cherry

<i>Pyrus communis</i>	Common Pear
<i>Quercus robur</i>	Common Oak
<i>Salix alba</i>	White Willow
<i>Salix fragilis</i>	Fragile Willow
<i>Sorbus aria</i>	Whitebeam
<i>Sorbus aucuparia</i>	Rowan
<i>Tilia cordata</i>	Small Leaved Lime

- 5.17 Scrub should comprise of mixed species groups that include:

<i>Acer campestre</i>	Field Maple
<i>Betula pendula</i>	Common Silver Birch
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Malus sylvestris</i>	Common Crab Apple
<i>Sorbus aucuparia</i>	Rowan

- 5.18 Hedgerow species should be selected from the following:

<i>Acer campestre</i>	Field Maple
<i>Cornus sanguinea</i>	Dogwood
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	Common Oak
<i>Rosa canina</i>	Dog Rose
<i>Lonicera periclymenum</i>	Honeysuckle

Aftercare

- 5.19 Aftercare of newly planted trees and shrubs will include straightening of stakes and guards and an annual herbicide application around the base of each guard, to reduce competition from weeds and grasses.
- 5.20 In early autumn in the first year after planting, a review of tree survivorship will be undertaken in order to inform a replacement planting programme conducted in the immediately subsequent winter. If any failures are considered attributable to site conditions, then alternative options should be considered, such as replacement with a species that is more likely to succeed, or planting in a more favourable position.
- 5.21 Tree guards and stakes should be removed from standard trees approximately three to five years after planting - or at such time as the trees are considered to have become successfully established. Voids formed by the removal of tree stakes should be backfilled with loose soil.

Wetland Creation

- 5.23 Wetland creation within the SANG will be directed by several specific objectives. In addition to serving a hydrological function as part of the site's Sustainable Drainage System (SuDS), newly created ponds and swales will provide habitat for aquatic flora and fauna, and attractive amenity features and focal points with a naturalistic character.

Establishment

- 5.24 The footprints of ponds and the central basin will be mechanically excavated and artificial liners will be installed where required. In the case of ponds holding permanent standing water, excavated subsoil will be backfilled over the liner to a minimum compacted depth of 300mm. This backfilled substrate will be graded and sculpted to form gently sloping, irregularly contoured sides and a series of marginal shelves, the depth of which will be varied in order to accommodate the requirements of a broad range of marginal and submerged aquatic plant species. The central SuDS attenuation basin will be designed in accordance with CIRIA C753 'The SuDs Manual'.
- 5.25 Swales will provide further naturalistic attenuation features, conveying surface water through the SANG into the basins. These will be mechanically excavated but left unlined.
- 5.26 The two western ponds will be positively identified as 'sacrificial' dog dipping ponds by the provision of signage and gently shelving ingress points, and the absence of fencing or defensive planting which might otherwise be applied to moderate public access and mitigate disturbance to promote biodiversity value.
- 5.27 The banks and margins of ponds, swales and the central attenuation basin will be sown with native species wetland meadow and flowering seed mixes, such as Naturescape N7 Wet Meadow Mix and N8F Water's Edge Flowers Mix or similar, established in accordance with the grassland creation prescriptions set out above. This could be supplemented by native species plug plants to expedite the maturation of habitats, if required.

Aftercare

- 5.28 Ponds and basins will be left to fill naturally from rainfall and run-off. Once ponds have filled to the depth of marginal planting shelves, clusters of native species marginal and aquatic plants will be planted directly into the substrate.

Wildlife Habitats

- 5.29 In order to maximise the carrying capacity of suitable reptile and amphibian habitat within the SANG, a hibernaculum will be constructed by burying piles of logs or rubble of varying dimensions under loose topsoil in order to form vegetated earth mounds incorporating sheltered voids and cavities. This will not only support reptile and amphibian hibernation, but also provide incidental benefits for invertebrates and small mammals. A suitable location will be selected by the Project Ecologist.
- 5.30 Brash piles and discretely located piles of grass arisings will also be created on an ongoing basis from site-won material to provide refugia for a range of fauna and egg laying habitat for Grass Snake. These will be provided at locations where the interface between open grassland and scrub/shrub habitat makes a range of vegetative cover and basking conditions available, or in the case of grass compost heaps adjacent to ponds.
- 5.31 A bee bank, designed to support ground-nesting solitary bees (particularly mining bees), will be created in a suitable open location with a south-facing aspect. Any surface vegetation present will be cleared, removing the top 15cm of any grass turf to remove roots. A crescent-shaped trench of around 30cm deep will then be dug, the core of the bank built up using any site won material to create a gently raised mound, then the bank will be capped using builder's sand. The capping material will be added at different depths for variety, but to a depth of at least 30cm to

enable burrows to be dug. Builder's sand will also be used to cover a border around the bee bank to suppress weeds and provide additional habitat.

- 5.32 Bee posts will also be provided across the SANG, located within or adjacent to wildflower meadow areas in open settings benefitting from full isolation, by burying stumps with holes drilled in them of at least 8cm long and 4-10mm diameter.

Infrastructure Provision

- 5.33 The locations of the proposed SANG infrastructure described below are shown on **Figures 2a-c**, the SANG Landscape General Arrangement Plan. The detailed specification for infrastructure and site furniture will be secured by planning condition or obligation.

Car Park

- 5.34 A dedicated SANG car park is proposed with capacity for 11 vehicles in the northwestern corner of the SANG.

Boundary Treatment & Site Access

- 5.35 Attractiveness to dog-walkers will be an essential attribute of the SANG. To this end, the SANG will provide a secure space, enclosed from roads and residential development, within which dogs can be freely and safely exercised off the lead.
- 5.36 Natural habitats in the form of woodland and hedgerows will provide a degree of enclosure to the SANG, however the entire SANG perimeter will also be secured by naturalistic boundary fencing of a timber post-and-rail construction with fitted stock netting.
- 5.37 Site access will be provided at key locations in the form of large (disabled/pushchair friendly) kissing gates or similar, manufactured from timber or other durable naturalistic material. Lockable brackets may be advisable to prevent theft.

Paths

- 5.38 To promote the attractiveness of the SANG circular route and allow year-round, all-weather, and all-ability access, the primary circular walking route will take the form of 2m wide bound gravel or hoggin paths, defined by timber edging.
- 5.39 Secondary connecting paths will be maintained as unsurfaced and unedged mown grass paths.

Site Furniture

- 5.40 The use of site furniture and signage will be minimised in order to maintain an informal, semi-rural aesthetic within the interior of the SANG. Timber will be the predominant material, in simple, robust designs, suitable examples of which are provided at **Figure 5.1** below. Interpretation boards will be sited adjacent to entry points to the SANG, with bins distributed slightly further along the route to intercept dog waste. Benches and picnic tables will be spread out through the SANG to provide continued points of interest around the circular route, and to avoid a high density of features in any one location.



Figure 5.1: Examples of appropriate site furniture for SANGs

- 5.41 Naturalistic and sensitively sited dog agility features ('doggy trim trail') and community art used to create a nature trail around features of conservation interest will also form part of the final detailed specification, providing additional focal points throughout the SANG; locations for such features are shown on **Figures 2a-c**. Concept photographs are provided at **Figure 5.2**, of which top left is the existing dog agility area at Allen's Field SANG in Ascot.



Figure 5.2: Concept photographs for dog agility and community art nature trail

6. ONGOING MAINTENANCE & MANAGEMENT

- 6.1 This section provides prescriptions for site maintenance and habitat management work that will be undertaken to maintain the SANG's amenity and biodiversity value in perpetuity. A summary table is provided in **Appendix 1**.

Infrastructure Maintenance

- 6.2 Regular maintenance checks will be conducted to identify and remedy damage to items of amenity infrastructure. Periodic vegetation clearance around paths, gates, benches, and signage will be undertaken as required in order to maintain unobstructed public access, and keep the circular walking routes and connecting footpaths in an easily navigable condition.
- 6.3 Removal of loose litter and emptying of dog waste and litter bins will be undertaken at appropriate intervals.
- 6.4 In the longer term, items of site furniture and infrastructure will be repaired or replaced as required in order to maintain safe and convenient public enjoyment of the SANG.

Habitat Management

Wildflower Meadow

- 6.5 The objective of wildflower meadow management will be to enhance the floral diversity, and thereby also the visual attractiveness, of the meadow sward. This will be achieved by the adoption of a traditional hay meadow management regime, whereby wildflower species will be allowed to flower and set seed on an annual basis and soil nutrients will gradually become depleted through repeated cropping of the sward. A further objective will be to develop the physical structure of the meadow to provide habitat opportunities for birds, reptiles, and other fauna. This will be achieved through targeted and rotational cutting to create a range of sward heights and densities.
- 6.6 From the second year after sowing, management will take the form of a main annual hay cut in late summer or autumn, supplemented, if required, with additional discretionary cuts in spring and late autumn.
- 6.7 A spring cut will be taken in early or mid- April at the site manager's discretion, depending on ground conditions and the rate of early season grass growth. The purpose of this cut, where undertaken, will be to expedite nutrient depletion and promote wildflower development by removing the first annual flush of vigorous grass growth.
- 6.8 The main hay cut will be undertaken in late summer or early autumn, once most wildflower species have flowered and set seed. The precise timing can be varied according to management objectives: early cutting (mid-July to mid-August) will be most effective for nutrient depletion and control of coarse grasses; late cutting (mid-August to early September) provides longer enjoyment of flowering plants and allows late flowering species to set seed.
- 6.9 Following the main annual hay cut, arisings should be left *in situ* for approximately one week after cutting to encourage seed drop, before being removed. Depending on the subsequent rate

of grass growth, an additional discretionary late season cut may be beneficial, particularly where a relatively early summer hay cut has been taken.

- 6.10 Occasional harrowing of meadow areas, undertaken every few years, would serve to remove thatch and moss accumulation and maintain germination opportunities.
- 6.11 An uncut margin of between two and four metres will be maintained around the perimeter of meadow areas and at the interface between open grassland and woodland or scrub in order to establish a transitional habitat structure; provide dense ground-level cover for reptiles and small mammals; and maintain the availability over winter of tussocks, stems, and seedheads for use by birds and invertebrates. Such areas will be cut on rotation every few years or as required to prevent full succession to scrub.

Short Sward Grassland

- 6.12 Areas of short sward grassland – such as the ‘amenity’ spaces in the western part of the SANG - will be mown throughout the growing season at a frequency appropriate to the maintenance of sward height in the range of approximately 50-200mm.

Scrub Blocks

- 6.13 The objective of ongoing management of scrub blocks will be the promotion of a dense, vigorous condition, and maintaining diversity of age, species, and structure.
- 6.14 Once scrub blocks have become reasonably well established (at least five years after planting), component shrubs should be coppiced or pollarded in small, non-sequential patches on an approximately 15-year rotation. This should take place in late winter (January/February) so that wildlife can benefit from the nut or berry crop.
- 6.15 Bramble and Bracken should be regarded as valuable components within mixed scrub, but, where they threaten to become the dominant element, progress will be checked by periodic cutting or herbicide treatment.

Woodland

- 6.16 Proposed broadleaved woodland within the SANG will be subject to ongoing thinning and coppicing to increase light penetration to the ground layer, and frustrate the establishment of dense and homogeneous Silver Birch or Willow thickets or the ultimate development of a uniform ‘high forest’ structure.
- 6.17 Senescent, dead, and fallen trees, deadwood, and exposed root-plates will be left *in situ* wherever this can be reconciled with the continued safe enjoyment of the SANG. If not removed for use as coppice products, arisings from silvicultural management will be retained on site: logs will be densely stacked to benefit saproxylic invertebrates, and brash will be consolidated into piles as a refuge for invertebrates, herptiles, and small mammals, or arranged around regenerating coppice stools, to discourage browsing.

Trees

- 6.18 Freestanding trees will be subject to an annual safety inspection, which will determine whether any arboricultural intervention is required for public safety purposes or to prevent the spread of pests and diseases.
- 6.19 This aside, freestanding trees will generally be left to mature toward a natural canopy form – except in the case of fruit trees, the productivity of which will benefit from active annual pruning, undertaken according to the respective requirements of each cultivar.

Hedgerow

- 6.20 Hedgerow management will be directed by the objective of promoting a dense, vigorous bushy form and maintaining the availability of foraging resources for wildlife, such as nuts, berries, and flowers.
- 6.21 Pre-existing and (once established) new lengths of hedgerow will be actively managed by mechanical trimming undertaken on rotation and at no greater than triennial frequency. As far as is reasonably practicable, the extent of trimming should be moderate rather than severe - so as to largely remove recent growth – and the structure of hedgerows should be gradually expanded in increments over time through small increases (in the region of 100mm per cut) in the height and width of cutting.

Wetland

- 6.22 Monitoring of ponds and swales will be undertaken to identify and remediate any liner failures (where present), accumulations of litter, or invasion by alien species. Over the longer term, occasional intervention may be required to prevent overshadowing by encroaching scrub growth, and with respect to ponds, to maintain macrophyte cover at no more than 80% of pond surface area.
- 6.23 The central SuDS attenuation basin will be maintained in accordance with CIRIA C753 'The SuDs Manual'. SuDS components will be subject to periodic maintenance to control and remove silt, debris, and excessive vegetation growth.
- 6.24 The wet grassland components of the wetland features will be managed in accordance with the wildflower meadow prescriptions given above.

Wildlife Habitats

- 6.25 Ensure the ongoing provision of reptile, amphibian and invertebrate habitat features, using site won arisings to 'top up' brash piles and compost heaps. Provide new bee posts as required. Ensure the optimal condition of hibernacula and bee banks by stripping back a section of any surface vegetation that has developed to maintain areas of bare ground each year, on roughly a biennial or triennial basis. Maintain features by hand to avoid disturbance.

Control of Non-native Species

- 6.26 Non-native invasive species, and other undesirable non-native species, will be subject to a 'monitor and manage' approach so that they are removed as their presence is identified, or as part of ongoing eradication programme.

7. ARRANGEMENTS FOR DELIVERY & REVIEW

Introduction

- 7.1 This section outlines arrangements for the delivery, funding, and future stewardship of the SANG to ensure that the SANG and its function will be secured in perpetuity. Full and final details of these arrangements will be the subject of a Section 106 Agreement (S106) between the Applicant and WBC.

Delivery

- 7.2 SANG implementation will be delivered by the Applicant or subsequent developer, as agreed within the S106, in accordance with the prescriptions set out in **Section 5** above prior to the first occupation of any new dwelling within the collocated development.
- 7.3 Convenient, safe, and attractive walking routes will be provided and maintained between residential areas and the SANG from the very outset of its operational use.
- 7.4 To ensure that the SANG attracts visitors from the point of first occupation, its opening will be publicised via online and social media resources and provision of promotional leaflets to existing local residents and new residents.

Ownership & Management

- 7.5 After an agreed maintenance period, the SANG will be transferred to a suitable long-term management body, with a commuted sum secured through S106 or other legal agreement, or alternative financial arrangement, to fund management and maintenance in perpetuity.
- 7.6 Suitable management bodies would include WBC, the Land Trust, local wildlife organisation or bespoke Management Company. If the latter, Natural England will require 'step-in rights' to be executed within any legal agreement to enable management to continue in the event of Management Company default.
- 7.7 A cost schedule has been prepared to cover both capital works and full in perpetuity (minimum 80 years) management and will be submitted to WBC as a separate confidential document.

Management Plan Review

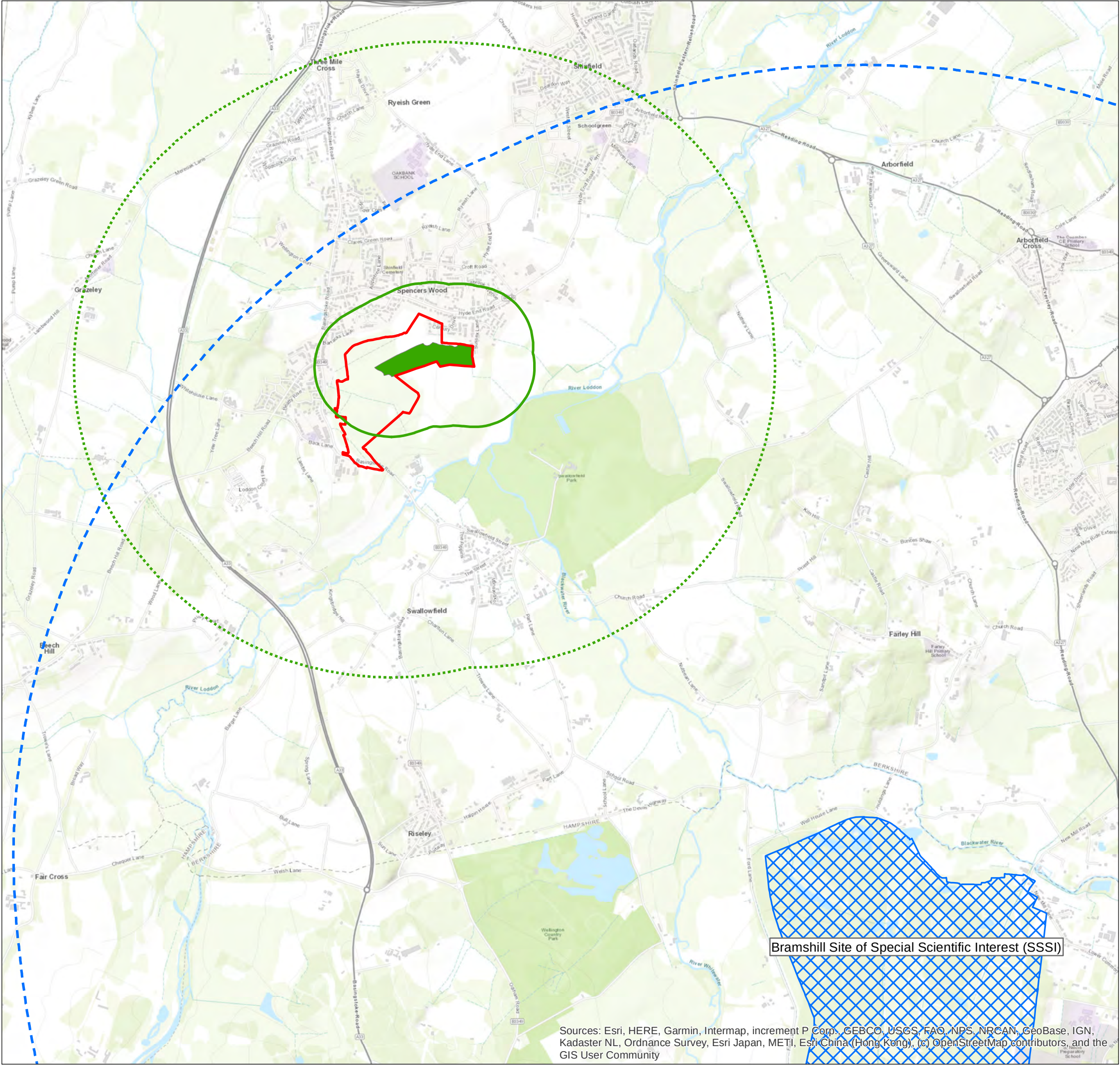
- 7.8 This Plan is intended to cover the initial set-up of the SANG and the first five years of management. The management prescriptions in **Section 6** and **Appendix 1** of this Plan will be reviewed against the aims and objectives set out in **Section 4** every five years thereafter on a rolling basis. Following the review, the Management Plan will be updated accordingly, and a record of the Review Meeting appended to the revised Plan. Each five-year review should consider the following:
- Analysis of visitor use and feedback;
 - Success of ongoing vegetation management;
 - Condition of infrastructure and furniture;
 - Operational challenges and successes;

- Revenue and costings; and
- An assessment of whether overall management has been effective in meeting the Aims and Objectives set out in **Section 4**.

Figures

Figure 1	Site Location & SANG Context
Figure 2a	SANG Landscape General Arrangement Plan - Northeast
Figure 2b	SANG Landscape General Arrangement Plan - Northwest
Figure 2c	SANG Landscape General Arrangement Plan - Southwest

Figure 1 Site Location & SANG Context



KEY

-  Application site boundary
-  SANG boundary (8.13ha)
-  400m SANG walking catchment
-  2km SANG driving catchment (for SANGs of 2-12ha)
-  Thames Basin Heaths Special Protection Area (SPA)
-  5km linear distance from SPA boundary

SCALE: 1:25,000 at A3

0 200 400 600 800 1,000 Metres



CLIENT: Richborough

PROJECT: Land off Basingstoke Road, Spencers Wood

DATE: April 2025

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Figure 2a SANG Landscape General Arrangement Plan - Northeast

- KEY
- Spencers Wood SANG Boundary
 - Amenity beach (dog dipping)
 - Amenity pond (dog dipping)
 - Broadleaved woodland (Naturescape N10 Woodland Meadow Mix)
 - Native mixed scrub (at least 3 species)
 - Species-rich grassland (Naturescape N14F Flowering Lawn Mix)
 - Standing water in drainage basin
 - Wet grassland (Naturescape N7 Wet Meadow Mix)
 - Wet grassland and wetland shrub planting (as above, plus N8F Water's Edge Flowers Mix)
 - Wildflower meadow (Naturescape N5 Long Season Meadow Mix)
 - Wildlife pond
 - Circular walk (2.3 km, 2 m wide all-weather surface)
 - Connecting paths (mown grass)
 - Existing hedgerow
 - Line of broadleaved trees
 - New native hedgerow
 - Bench
 - Community art nature trail
 - Doggy trim trail
 - Gated access point (with bin)
 - Interpretation board
 - Picnic bench
 - Large tree
 - Small tree

SCALE: 1:1,250 at A3

0 10 20 30 40 50 Metres



CLIENT: Richborough

PROJECT: Land off Basingstoke Road, Spencers Wood

DATE: 15 January 2026

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Figure 2b SANG Landscape General Arrangement Plan - Northwest

- KEY
- Spencers Wood SANG Boundary
 - Broadleaved woodland (Naturescape N10 Woodland Meadow Mix)
 - Car park (11 spaces)
 - Native mixed scrub (at least 3 species)
 - Species-rich grassland (Naturescape N14F Flowering Lawn Mix)
 - Standing water in drainage basin
 - Wet grassland (Naturescape N7 Wet Meadow Mix)
 - Wet grassland and wetland shrub planting (as above, plus N8F Water's Edge Flowers Mix)
 - Wildflower meadow (Naturescape N5 Long Season Meadow Mix)
 - Circular walk (2.3 km, 2 m wide all-weather surface)
 - Connecting paths (mown grass)
 - New native hedgerow
 - Bench
 - Community art nature trail
 - Gated access point (with bin)
 - Interpretation board
 - Maintenance access
 - Large tree
 - Small tree

SCALE: 1:1,250 at A3

0 10 20 30 40 50 Metres



CLIENT: Richborough

PROJECT: Land off Basingstoke Road, Spencers Wood

DATE: 15 January 2026



Figure 2c SANG Landscape General Arrangement Plan - Southwest

- KEY
- Spencers Wood SANG Boundary
 - Broadleaved woodland (Naturescape N10 Woodland Meadow Mix)
 - Car park (11 spaces)
 - Native mixed scrub (at least 3 species)
 - Species-rich grassland (Naturescape N14F Flowering Lawn Mix)
 - Standing water in drainage basin
 - Wet grassland (Naturescape N7 Wet Meadow Mix)
 - Wet grassland and wetland shrub planting (as above, plus N8F Water's Edge Flowers Mix)
 - Wildflower meadow (Naturescape N5 Long Season Meadow Mix)
 - Circular walk (2.3 km, 2 m wide all-weather surface)
 - Connecting paths (mown grass)
 - Bridge/boardwalk
 - New native hedgerow
 - Bench
 - Community art nature trail
 - Gated access point (with bin)
 - Interpretation board
 - Maintenance access
 - Picnic bench
 - Large tree
 - Small tree

SCALE: 1:1,250 at A3

0 10 20 30 40 50 Metres



CLIENT: Richborough

PROJECT: Land off Basingstoke Road, Spencers Wood

DATE: 15 January 2026

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Appendix 1

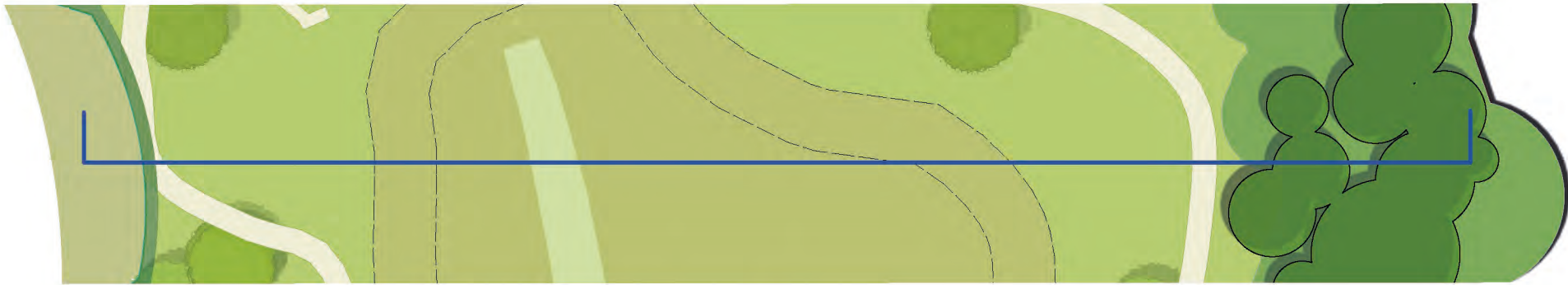
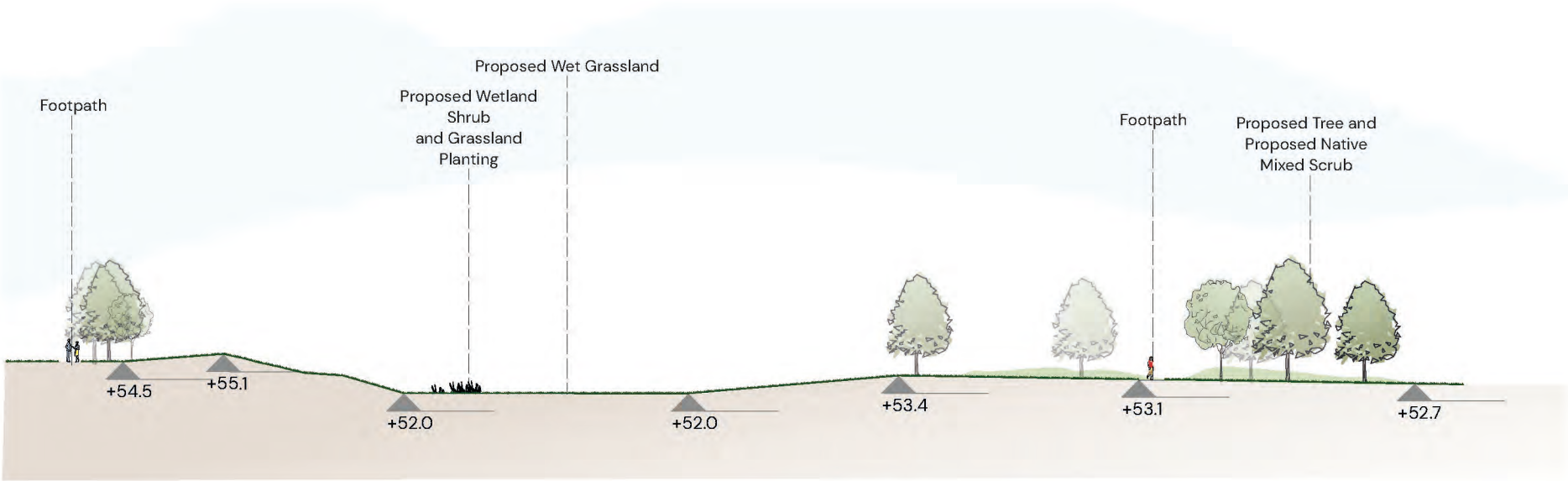
Summary of Actions

Category	Action	Timing
SANG Implementation - Capital Works		
Habitat creation	Groundwork to form ponds, swales and SuDS basins, and any low lying mounds to create gentle undulation	
	Creation of hibernacula and bee bank as part of preliminary groundwork	
	Wildflower meadow creation	Autumn (preferable) or spring; ideally at least a full growing season prior to first occupation
	Short sward grassland creation	
	Overseeding meadow areas with Yellow Rattle (if required)	Autumn
	Planting of scattered trees	Following grassland creation; November – February inclusive
	Planting of small blocks of woodland and scrub	
	Planting of hedgerow	
	Wetland vegetation seeding and planting to ponds, swales and SuDS	Autumn (preferable) or spring
	Provide bee posts	Following grassland creation
First Year Aftercare	Mow grassland areas and remove arisings	Two or three times before mid-April and after mid-July
	Straightening tree guards and stakes and herbicide application around base	During growing season
	Review of tree/shrub survivorship	During growing season
	Replacement planting (if necessary)	November to February inclusive
Provision of amenity infrastructure	Car park construction	Following completion of habitat works and prior to first occupation
	Provision of boundary gates and fencing	
	Installation of bound gravel paths	
	Installation of mixed waste bins	
	Installation of interpretation panels	

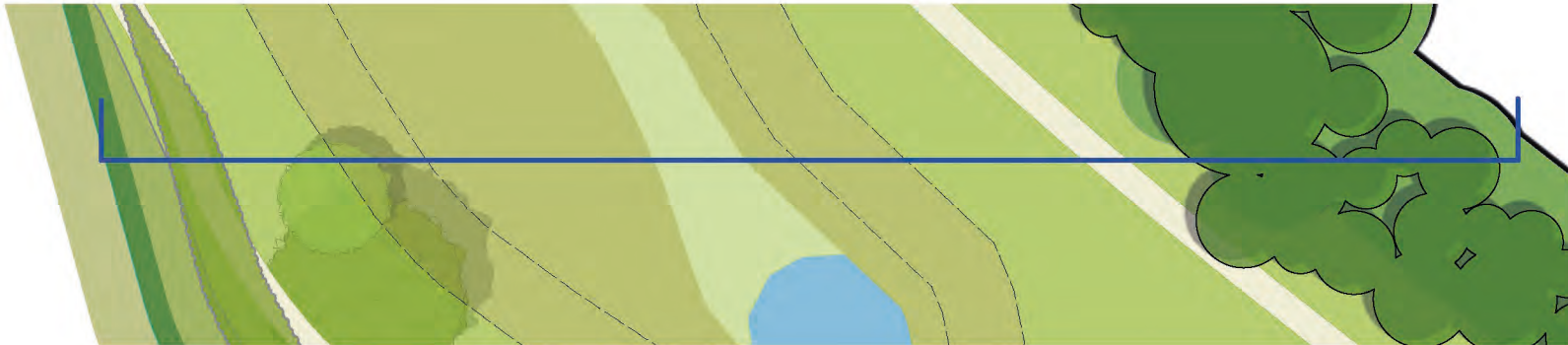
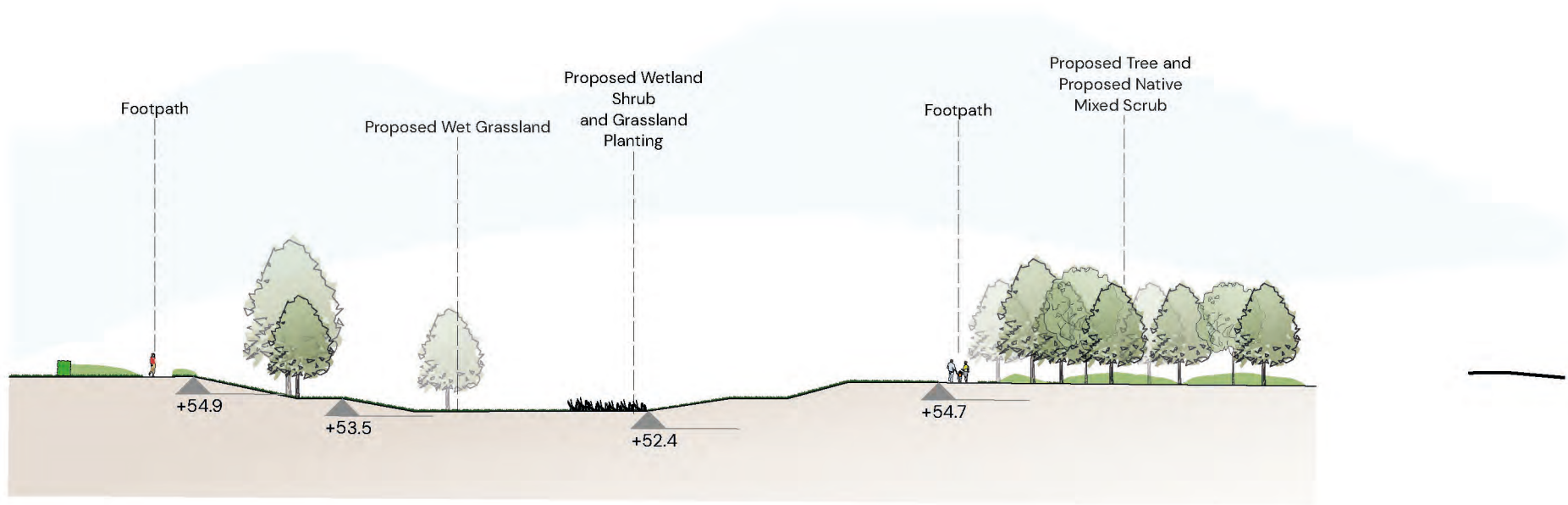
	Installation of timber seats and picnic benches	
	Establishment of mown grass secondary paths	
SANG Maintenance and Management - Annual Works		
Maintenance of amenity infrastructure	Regular maintenance and tree safety checks	At least quarterly
	Clearance of encroaching vegetation	As required
	Removal of loose litter	At least weekly
	Bin emptying	At least weekly
	Replacement of site furniture and infrastructure at end of life	As required
Habitat management	Annual hay cut	Between mid-July and mid-September
	Discretionary additional spring/autumn grass cut	As required in March/April or September/October
	Long rotation cut of rough margins to meadow	Between mid-July and mid-September
	Regular mowing of short sward grassland	As required to maintain sward height of 50-200mm
	Removal of tree guards and stakes	Three to five years after planting or once successfully established
	Long rotation coppicing of scrub blocks	January/February, once established
	Occasional thinning and coppicing of woodland	Between November and February
	Hedgerow cutting at approximately triennial frequency	January/February, once established
	Removal of non-native invasive species and targeted removal/control of undesirable/injurious weeds	As required during growing season, before seed drop
	Wetland monitoring and occasional macrophyte control and removal of debris/silt	Annually between September and January
	Maintain wildlife features	Annually, ongoing Annually, in February, on biennial or triennial rotation
	- 'top up' brash piles and compost heaps, provide new bee posts - rotational stripping of hibernacula and bee banks	
Monitoring and Review	Management Plan review	Every five years
	Visitor surveys	Annually
	Vegetation surveys	Annually in summer, with detailed quadrat survey every five years
	Species-specific surveys	At least once every five years

Appendix 2

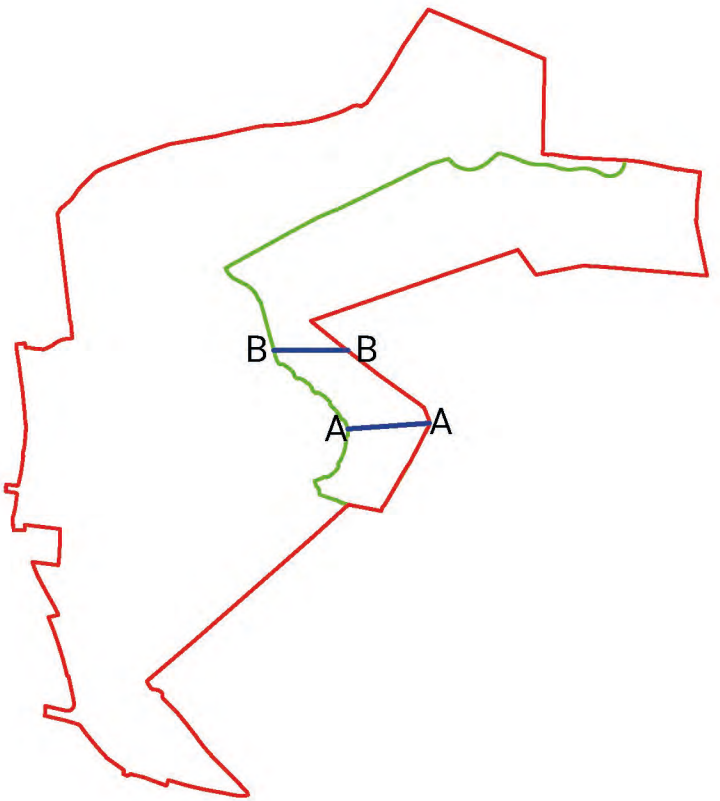
SANG Cross-sections



Section AA'
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Section BB'
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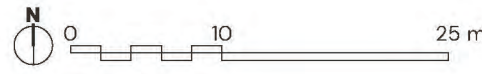
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DATE NO REVISION NOTE

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Sections A-B

Land off Basingstoke Road, Spencers Wood, Wokingham

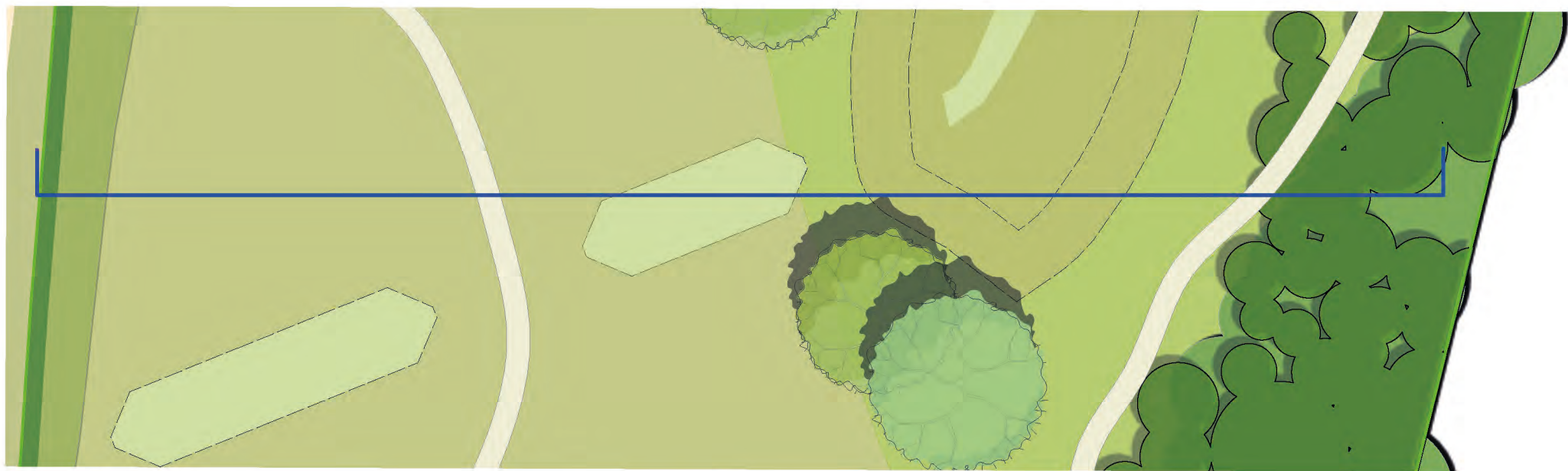
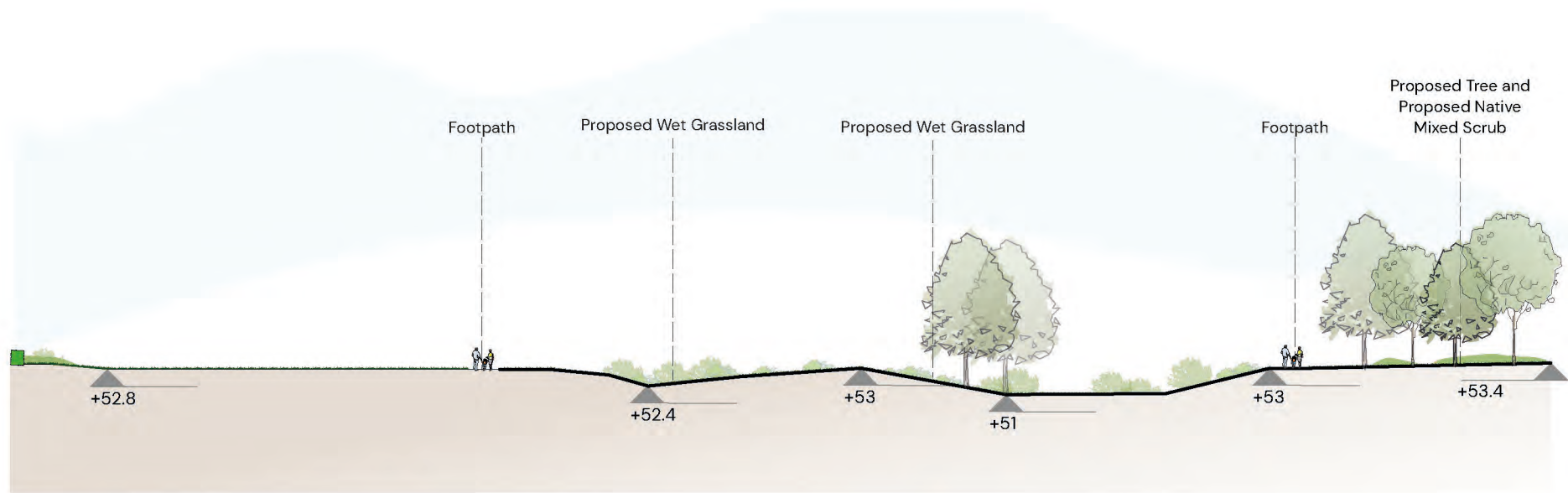
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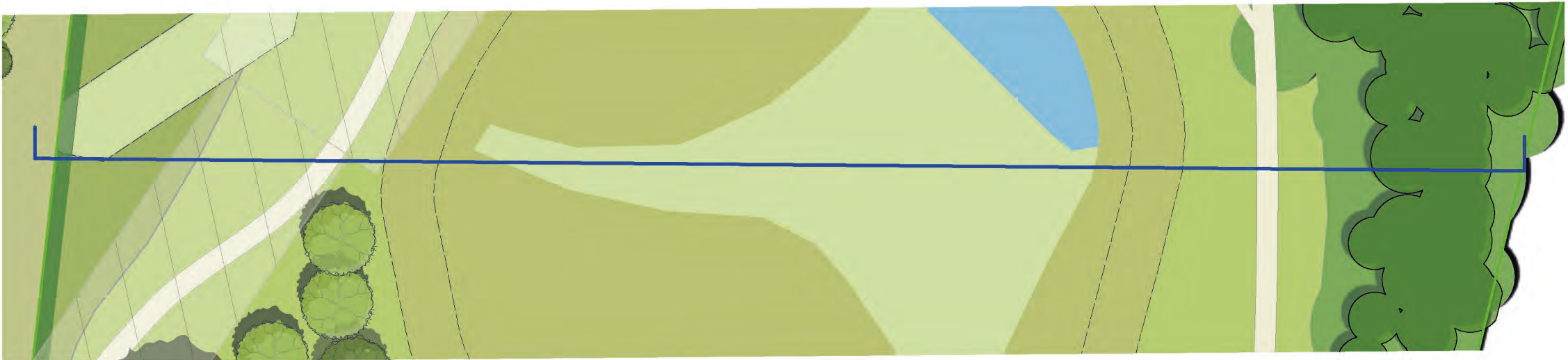
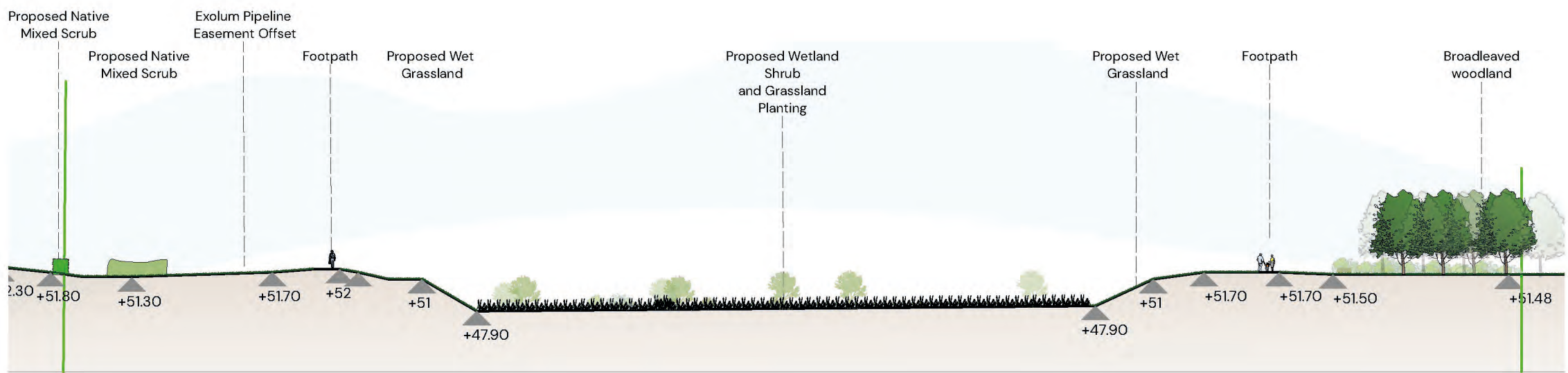
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P23-2449_EN_0014_-_0001

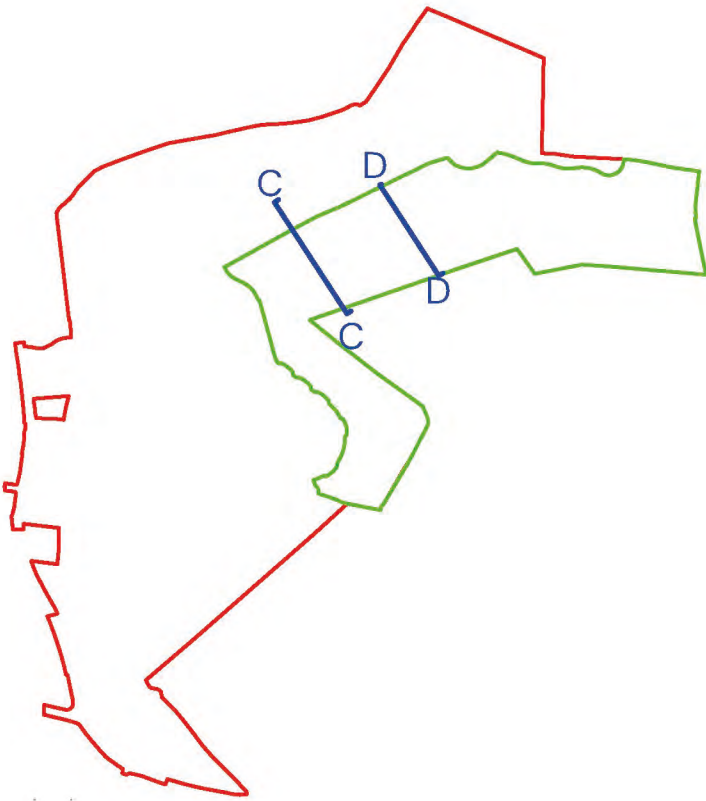


Section CC
1:500@A2



Section DD
1:500@A2

- KEY
- SANG Boundary
 - Footpaths
 - Existing Vegetation
 - Proposed Native Hedgerow
 - Proposed Parkland / Native Trees
 - Broadleaved woodland
 - Proposed Native Mixed Scrub
 - Proposed Species-rich mown grassland
 - Proposed Wildflower Meadow
 - Proposed Wet Grassland
 - Proposed Wetland Shrub and Grassland Planting
 - Exolum Pipeline Easement Offset



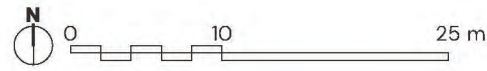
11/02/2026 - First issue
DATE NO REVISION NOTE

FINAL

Sections C-D

Land of Basingstoke Road, Spencers
Wood, Wokingham

CLIENT
Richborough



DATE
30/01/2026

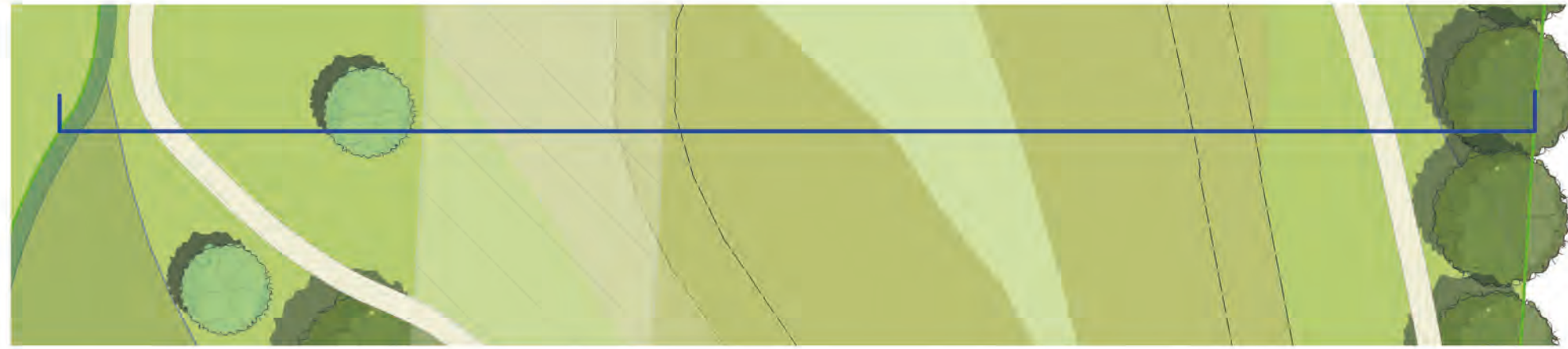
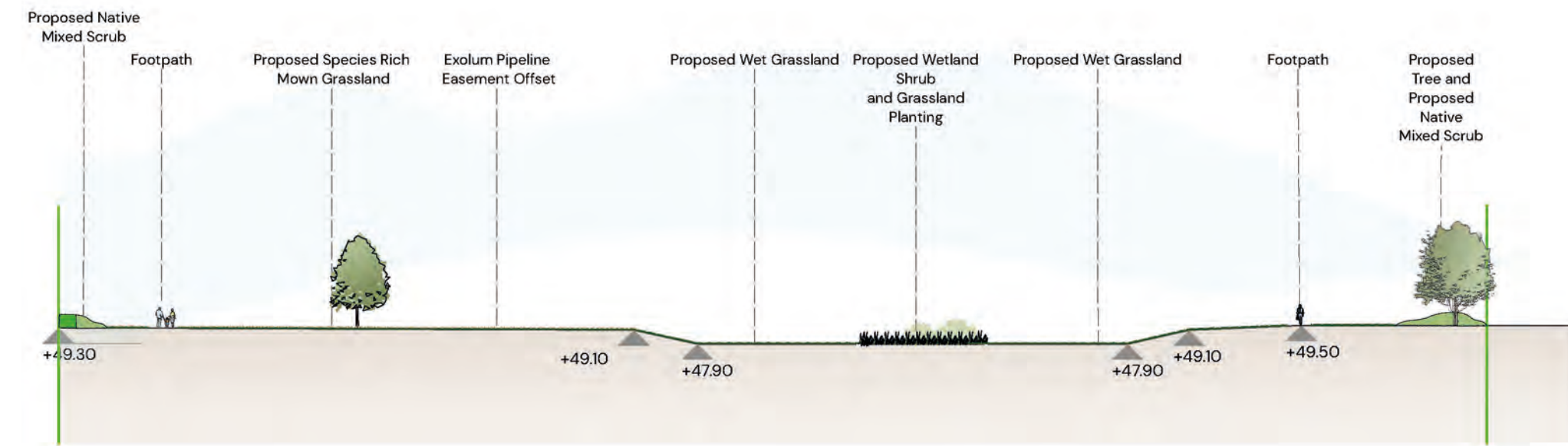
SCALE
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DRAWN
JW

APPRVD
DR

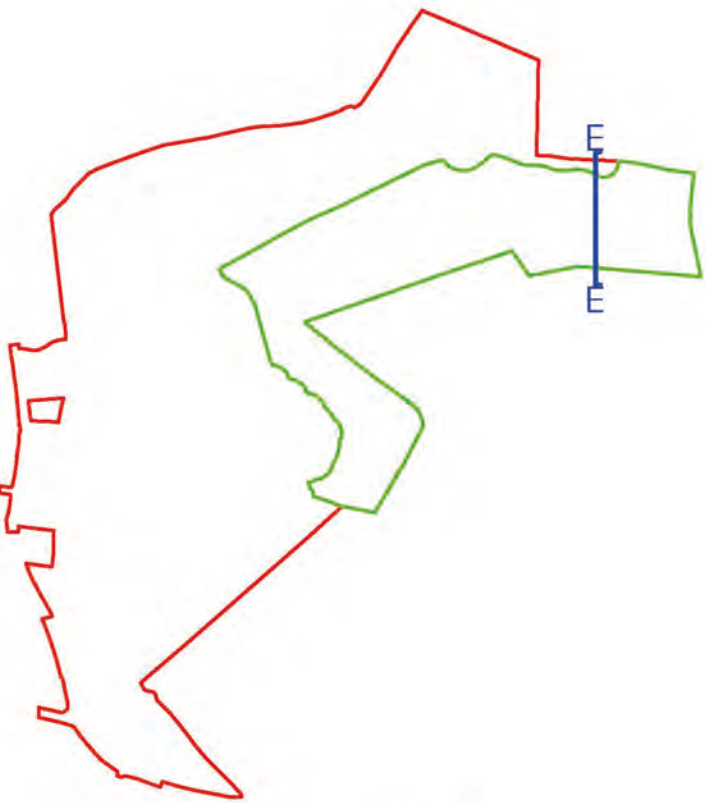
DRAWING NUMBER

P23-2449_EN_0015_-_0001



Section EE'
1:500@A2

- KEY
- SANG Boundary
 - Footpaths
 - Existing Vegetation
 - Proposed Native Hedgerow
 - Proposed Parkland / Native Trees
 - Broadleaved woodland
 - Proposed Native Mixed Scrub
 - Proposed Species-rich mown grassland
 - Proposed Wildflower Meadow
 - Proposed Wet Grassland
 - Proposed Wetland Shrub and Grassland Planting
 - Exolum Pipeline Easement Offset



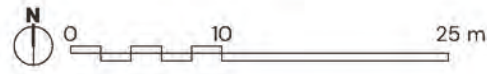
DATE NO REVISION NOTE

FINAL

Sections E-F

Land of Basingstoke Road, Spencers
Wood, Wokingham

CLIENT
Richborough



DATE
30/01/2026

SCALE
1:500@A2

DRAWN
JW

APPRVD
DR

DRAWING NUMBER

P23-2449_EN_0016_-_0001