



About the Land Trust

The Land Trust is a charity that is committed to the long-term sustainable management of open space for community benefit. Our vision is to improve the quality of people's lives through the creation and management of sustainable, high quality green spaces that deliver real and lasting, environmental, social and economic benefits.

We currently have ownership and responsibility for over 2,500 hectares of open space across the country. Our diverse portfolio includes amenity spaces, country parks, SANGs, SUDs, Sites of Special Scientific Interest, nature reserves and Scheduled Ancient Monuments.

What is SANG?

Suitable Alternative Natural Greenspace (SANG) is the name given to greenspace that is of a quality and type suitable for use as mitigation to offset the impact of new residential development on European protected Natura 2000 sites; Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The purpose of SANG is to provide an alternative greenspace to attract residents of new developments away from the protected and vulnerable sites.

SANG must be designed and delivered in accordance with Natural England's guidelines and can be created from a range of landscapes including existing open space, agricultural fields, woodland and restored landfill.






The Land Trust: SANG

Suitable Alternative
Natural Greenspace

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How the Land Trust can help you

Traditionally SANG were owned and managed by local authorities, however it is becoming increasingly common for developers to set up their own SANG and for these to be managed by organisations such as the Land Trust. Reasons for this include:

- Local authorities do not have the required SANG for developers to contribute towards, and are not in a position to acquire or manage further SANG
- Developers wish to retain control over strategic capacity and its commercial value
- In the case of the Land Trust, we offer a more cost-effective funding model.

Our endowment model, safeguards and risk management enable the Land Trust to act as an alternative body to local authorities. As a result, Natural England and local authorities have approved the Land Trust as an appropriate body to own and manage SANG in perpetuity.

Through our work at Wellesley Woodlands, Hampshire and other SANG within our management portfolio and pipeline, we have been able to gain significant experience and we are able to share our knowledge with clients to ensure the design and management proposals are both cost effective and fit for purpose.

We prefer to be engaged at the earliest opportunity and can offer the following services:

- Identification of potential SANG land
- Planning input and support
- Consultation with local authorities, Natural England and local communities
- Production of site designs and management plans based upon practical experience
- Project management of capital works
- In perpetuity management and cost-effective funding.



Strategic SANG

SANG that has capacity for more than one development is known as strategic SANG. It is not unusual for clients to create SANG with no associated development, with the intention to sell SANG capacity on a per dwelling tariff to developers with third party developments within a specified catchment area.

When the Land Trust acquires strategic SANG, we ensure that the client retains all control and commercial benefit of the surplus capacity. This is agreed with the relevant legal agreement.

We have undertaken this role at Ash Green Meadows where the Land Trust offered Bewley Homes an alternative disposal strategy to that of Guildford Borough Council. This enabled them to retain control over the allocation of capacity to third party developments within a five-kilometre catchment.

Ash Green Meadows was the Land Trust's first strategic SANG in Guildford and its success has meant the Land Trust is now due to acquire many more strategic SANGs in Guildford covering over 100 hectares of land.



Wellesley Woodlands

The Land Trust has experience managing SANG on a number of our sites including Wellesley Woodlands, Ash Green Meadows and Eashing Fields.

Wellesley Woodlands is the largest SANG in the country at 110 hectares and forms part of Grainger PLC's development Wellesley, an urban extension of 3,850 new homes being delivered on former Garrison land in Aldershot.

The challenge at Wellesley Woodlands was the planning conditions for the developer, Grainger, which stipulated a requirement for an area of SANG to offset any negative impact that the development may have on the Thames Basin Heaths SPA.

By working in partnership with Grainger, and having a shared vision for long term investment and sustainable place making, our involvement enabled the project to achieve planning consent and secured the long term funding for the SANG. This allows the Land Trust to manage the site in perpetuity and create jobs for onsite rangers to develop and maintain the green spaces, ensuring the site has become a focal point and asset for the community.

Hogmoor Inclosure

Hogmoor Inclosure is the third largest SANG in the country at 55 hectares. It forms part of the Prince Philip Park development (www.princephilippark.co.uk) and the wider Whitehill & Bordon Healthy New Town Initiative.

The Land Trust has partnered with Whitehill & Bordon Regeneration Company (WBRC) and Defence Infrastructure Organisation (DIO) to deliver the SANG and wider strategic greenspaces within the development totalling over 100 hectares.

What is unique about Hogmoor Inclosure is the fantastic Natural Play Area and Community Buildings and Café within the SANG that go above and beyond the requirements. These facilities are important assets that increase the local community's interaction with the site and nature.

In addition to the long-term management of Hogmoor Inclosure, the Land Trust is also playing a consultancy role for WBRC and participating with the design and planning of future SANGs in the area. This is a role we are eager to provide to all clients, and can offer a wealth of practical experience.

Our wider offer

The Land Trust is able to acquire and manage all public open space delivered within new residential development including public realm, country parks, SUDS, sports pitches, play areas and community buildings.

As well as endowment, the Land Trust can manage/fund the open space within developments by collecting service charge administered by the Trust's wholly owned subsidiary Management Company, Land Trust Residential Services. We currently manage public open space within residential development on behalf of 4,500 homeowners.

The Land Trust offers clients one disposal strategy for all open space, providing economies of scale and a coordinated approach to management, ensuring that the quality and attractiveness of a development is maintained, protecting the developer's legacy and securing a resilient, healthy community.



How do we work?

We take land into freehold or long lease ownership, removing liability from the existing landowner and delivering social value, corporate social responsibility and charitable outcomes.

We have dedicated, regionally based estates team who are responsible for our sites, and for liaising with the local residents and community.

Working with our managing partners and contractors, we ensure that the land is maintained according to the agreed specification and that the community becomes engaged with, and benefits from, the green space.

Why you should choose the Land Trust

At the Land Trust we believe that our role goes beyond simply maintaining the green spaces – we believe it is about creating places where people want to live, work and play.

Developing and supporting healthy, resilient and successful communities requires long-term vision and commitment and our placekeeping philosophy makes us the ideal candidate.

We are one of the biggest managers of SANG in the country and we pride ourselves on working with the communities based around our sites to understand how they wish the open space to be managed.

Our effective green space management:

- Improves an area's attractiveness
- Protects and increases property values
- Encourages local investment
- Generates local business revenue
- Creates and safeguards jobs
- Enables volunteering, learning and development
- Protects homes and businesses from flood risk
- Delivers health benefits
- Improves the environment

For further information on The Land Trust and our approach to SANG please contact our Business Development Officer, Joe Heath, by email: joeheath@thelandtrust.org.uk