

# The Land Trust: **SANG**

Suitable Alternative  
Natural Greenspace





## 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 SANG capacity and its commercial value
- We offer a more cost-effective funding model than alternative organisations.

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 and we now own and manage SANG in

## Strategic SANG

It is common for SANG to have surplus capacity which has considerable value and can be sold to third party developers who have schemes within the specified catchment area of the strategic SANG.

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 within the relevant legal agreement.

We have undertaken this role at Ash Green Meadows where the Land Trust

perpetuity, and the Land Trust now owns and manages over 300 ha of SANG across England.

Through the number of sites we have been involved with we have now built significant experience which we are able to share with clients to ensure the design and management proposals for their SANG 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
- Cost engineering advice
- In perpetuity management and cost-effective funding.

offered Bewley Homes an alternative disposal strategy to that of Guildford Borough Council. This enabled Bewley Homes 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.



## 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 managed and funded in perpetuity by appropriate bodies, and designed and delivered in accordance with Natural England's guidelines.



## Wellesley Woodlands

The Land Trust has experience managing SANG on a number of our sites including Wellesley Woodlands.

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 requirement for an area of SANG to offset negative impacts upon the Thames Basin Heath's SPA, and the local authority's reluctance to take on long-term management of the SANG. By Land Trust committing to take on the SANG and working in partnership with Grainger, our involvement enabled the project to achieve planning consent and secured the long term funding for the SANG. This allowed the site to be delivered 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, attracting over 450,000 visitors per annum.

## Hogmoor Inclosure

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

The Land Trust has partnered with Whitehill & Bordon Regeneration Company (WBRC) and the Defence Infrastructure Organisation 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 and attract 650,000 visitors per annum. These facilities are important assets that increase the local community's interaction with the site.

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 can provide to all clients, along with a wealth of practical experience.

## South East Devon Habitat Regulations Partnership

Land Trust provided input to Teignbridge District Council who, on behalf of South-East Devon Habitat Regulations Partnership (SED HRP) led on acquisition, instatement works and setting in place long-term maintenance agreements for Dawlish Countryside Park and Ridgetop Park Matford. This is required strategic SANGS provision to mitigate likely impacts of collective residential development on the Dawlish Warren and Exe Estuary Natura 2000 sites.

Our role involved co-designing and writing the management plans with Teignbridge District Council for two strategic SANGS in Dawlish and on the edge of Exeter. As part of this partnership working, SED HRP approved the transfer of the two SANGS to the Land Trust for management in FY 21/22, due to Land Trust's experience, expertise, safeguards and cost-effective endowment model.

SED HRP acknowledged that LT's endowment model was significantly more effective than alternative means of funding would be in perpetuity, and that we offered the most favourable option for security of good-quality management in perpetuity.

Land Trust works with Teignbridge District Council's green spaces team for day-to-day maintenance of the sites. The Dawlish Countryside Park regularly receives 200-visitors per day, has seen the locally notable cirl bunting numbers treble, and has supported reintroduction of the small-flowered catchfly. Ridgetop Park Matford is being opened in phases, and the extensive heritage offers significant engagement and sense of place for this exciting site.

## How do we work?

In accordance with planning policy, we take SANG into freehold or long lease ownership funded by an endowment paid to Land Trust by the developer.

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 outsourced managing partners and contractors, we ensure that the land is maintained in accordance with the relevant legal agreements and Management Plan, and that the community becomes engaged with, and benefits from, the green space.

For further information on The Land Trust and our approach to SANG please contact our Environmental Lead, Joe Heath, by email: [joeheath@thelandtrust.org.uk](mailto:joeheath@thelandtrust.org.uk)



## 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 2,800 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.



The Land Trust  
7 Birchwood One  
Dewhurst Road  
Warrington WA3 7GB

Tel: 01925 852005  
E: [enquiries@thelandtrust.org.uk](mailto:enquiries@thelandtrust.org.uk)  
[www.thelandtrust.org.uk](http://www.thelandtrust.org.uk)

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