

# Suitable Alternative Natural Greenspace (SANG)



# About us

## Who we are

The Land Trust is a national charity, established in 2004 to provide a financially viable solution to the long-term management of parks and open spaces created around many of the nation's former industrial areas.

## Our charitable objectives

-  **Health & Wellbeing** Promoting the use of our green spaces for the improvement of the health and wellbeing of communities.
-  **Environment & Biodiversity** Creating, restoring and managing green spaces to improve the natural environment through increasing biodiversity and enhancing habitats.
-  **Education & Learning** Inspiring the current and next generation through vocational outdoor education and training opportunities.
-  **Economic Vitality** Optimising the economic value of our spaces and the services that they can provide to benefit the communities that are connected with them.
-  **Community Cohesion** By involving local people through volunteering and use of our sites and encouraging emotional ownership.

## Our Vision

To improve the social and economic quality of people's lives by creating sustainable, high-quality greenspaces



# The UK's largest independent, not for profit SANG manager

We are proud to be the **largest independent, not for profit manager of Suitable Alternative Natural Greenspace (SANG) in the country.** Our scale brings proven expertise, resilience and consistency, while our independence ensures decisions are always made in the long term interests of places, people and nature.

## Driven by charitable objectives

Everything we do is guided by the delivery of our five core charitable outcomes, not commercial return. This means funding is sustainably reinvested where it delivers the greatest value, on the ground and in communities.

## A secure, trusted financial model

Our approach removes uncertainty for developers and planners alike:

- **No bonds required** reducing cost and complexity
- **Ring fenced site endowments** funding is permanently protected for the benefit of each individual site
- **Treasury approved funding model** providing assurance, transparency and long term financial security

By combining financial robustness with a charitable purpose and decades of land management expertise, we offer a SANG management solution that delivers confidence today, and lasting benefit for generations.

## Service charge funded SANG

The Land Trust is well-placed to manage service charge-funded SANGs for larger-scale developments of over 1,000 homes. Where the SANG is closely integrated, adjoining or surrounding the development it serves and is designed to support that community exclusively, The Land Trust can offer a tailored, high-quality stewardship solution

Hogmoor Inclosure, Hampshire - over 54 hectares of woodland and heathland with walking, running and cycling trails, a play and picnic area.



# Step by step guide

1

## Design

Work closely with you and your design team to shape the right layout, infrastructure and BNG approach for your site.

Our goal: Reduce long term costs while creating easy access, strong ecological value and a design that sets your project up for success.

2

## Costing

Provide clear, long term cost modelling for SANG and BNG so you can make confident decisions.

Our goal:

- Help you understand the cost-benefit of creating Biodiversity Units
- Give you the insight you need for site viability and future planning

3

## Planning

Guide you through the planning process and ensure your project meets SANG requirements.

We support conversations with LPAs, supply Letters of Intent for long term management, and provide input for S106 agreements so everything progresses smoothly.

4

## Delivery

Carry out regular site inspections during establishment to ensure a seamless handover into Land Trust management.

We stay close to the process so you have confidence that everything is delivered to standard and on time.

5

## Management

Provide a smooth, secure long term management solution with no need for a bond.

With our 80 year leasehold (or ideally freehold) approach, you can walk away confidently, knowing your SANG or BNG will be fully delivered and cared for by the Land Trust.

441  
hectares  
delivered  
across 16  
sites



Last year  
we brought  
**£76.9m**  
a year in social  
value



# FAQs

## What is SANG (Suitable Alternative Natural Greenspace)?

SANG is land that is designed and managed to provide an alternative recreational space for people, helping to reduce visitor pressure on protected habitats.

## Why is SANG required?

SANG is required to mitigate the recreational impact of new residential development on sensitive protected sites. It forms part of the planning mitigation strategy to ensure developments do not adversely affect protected wildlife habitats.

## Who needs to provide SANG?

SANG is typically required for:

- Residential developers
- Local authorities
- Strategic land promoters
- Housing associations

## Where does SANG need to be located?

SANG should be easily accessible to the development it serves, within an agreed travel distance, appropriately located to attract recreational use away from protected sites.

Blandford Woods, Hampshire - a woodland, formerly planted for British Army training and now a tranquil 14-hectare green space with a network of surfaced and unsurfaced paths to explore

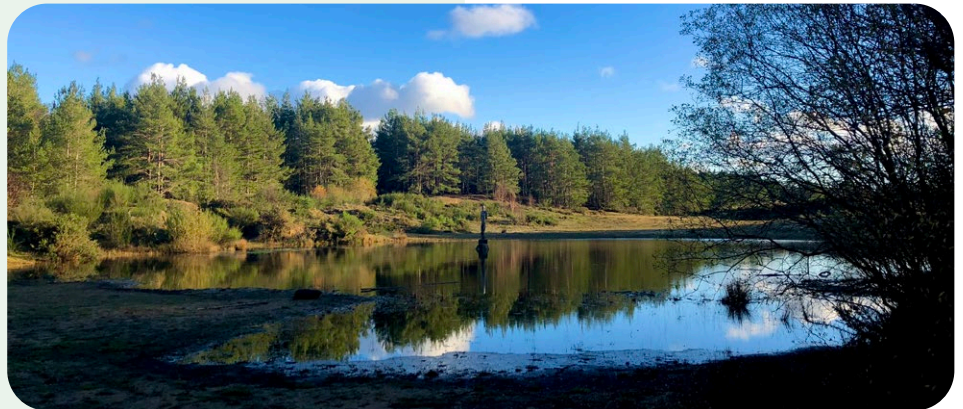
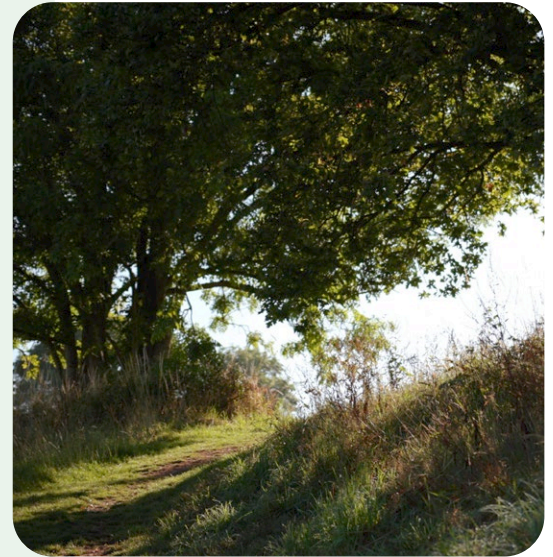


# Case studies

## Ridgetop Park

Ridgetop Park was strategically divided into several land parcels, enabling the site to come forward in phased delivery, aligned with the build-out of nearby housing developments. This flexible approach ensured SANG provision kept pace with development, early access for residents as well as financial and operational sustainability.

The first phase was leased to the Land Trust in March 2022, with the second phase following in March 2026, demonstrating the adaptability of the model over time. Designing a SANG that attracts use and protects designated sites situated predominantly on former agricultural land with pockets of woodland, and a restored (inert) landfill site, Ridgetop Park was designed to function as a genuine alternative to recreational pressure on the Exe Estuary, while delivering a high-quality visitor experience. Now open to the public, the park offers extensive open space with panoramic views and a network of appealing walking routes and pathways. The site also has wildlife spotting opportunities, wooden art carvings and interpretation features that highlight the local heritage, landscape and wildlife interest.



## Hogmoor Inclosure

Hogmoor Inclosure in Hampshire continues to demonstrate how large-scale greenspace can deliver environmental, social and educational value. Spanning more than 54 hectares, the site is managed through a collaborative approach, bringing together long-term stewardship with a strong focus on community use and accessibility.

The site provides a wide range of facilities that support health, wellbeing and social connection. A community hub, café, play areas, events programme and regular activities encourage consistent use, making Hogmoor a well-used and valued space for people of all ages. This strong community offer sits alongside high-quality green infrastructure, helping to reduce pressure on protected sites while creating an attractive destination for recreation.

Hogmoor also supports a rich and diverse ecosystem, alongside important military heritage features and an established education offer. Habitat enhancements and purpose-built features contribute to biodiversity, while historic assets and locally created artwork strengthen sense of place. Ongoing management and recognition through national awards highlight how the site successfully combines nature recovery, heritage, and community benefit within a resilient, high-quality greenspace.



For more information about our SANG solutions, please contact:

[chrisvaldus@thelandtrust.org.uk](mailto:chrisvaldus@thelandtrust.org.uk)



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

📞 01925 852005

@ enquiries@thelandtrust.org.uk

🌐 [www.thelandtrust.org.uk](http://www.thelandtrust.org.uk)