



ENGLISH ESTATES COMMUNITIES & CONSERVATION

SANG

Suitable Alternative Natural Greenspace

OUR EXPERTISE

Our SANG Projects Team is led by our Director of Environment and Biodiversity, one of the most knowledgeable and recognised individuals in this specialist field, with over 10 years' experience and advising both Local Planning Authorities and Developers. We are able to provide technical expertise and knowhow on all matters relating to SANG including:

- Concept and Master Planning
- Planning and S106 Agreements
- Detailed Design and Capital Works
- Management Plans
- Fund Modelling (Perpetuity Basis)

PRIVATE ADOPTION OF SANG

Our SANG Private Adoption Offer provides a dynamic and commercially beneficial alternative to transferring SANG to Local Planning Authorities or other Management Bodies. We are widely recognised as a responsible and acceptable guardian of SANG yet also recognise the importance of providing a pragmatic approach and economically viable option for developers. Key features include:

- ✓ Ownership Transfer (In Perpetuity)
- ✓ Delivery of Management Plan
- ✓ Developer Retention of any SANG and BNG Capacity

For further information, please contact:

Tel: 01451 603 885

Email: privateadoption@englishestates.co.uk

Visit: www.englishestates.co.uk





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STAKEHOLDER SAFEGUARDS

Our not-for-profit CIC, The Greenspace Trust has been approved by Natural England to own and manage SANG in perpetuity, without the need for step-in rights by the Local Planning Authority. This guarantees definitive transfer of all ongoing and future responsibilities.

- Ringfenced CIC Protection Asset Transfer
- Legal Planning Obligations Fully Satisfied
- Exclusive 125 Year SANG Performance Bond (Optional)

FUNDING

Private Adoption Fees are **ringfenced protected and invested** to generate annual returns for all costs associated with the SANG including:

- Post Transfer Establishment and Aftercare
- Scheduled Ongoing Maintenance
- Reserve Fund Establishment

The model ensures adequate funding provisions are in place to give comfort and assurance the SANG is maintained to an excellent standard forevermore.

SANG SUPPORT SERVICES

We provide a full package of support services to ensure commercial considerations including maximising revenues and cost control remain a high priority throughout the lifecycle of a SANG project;

-  Prospect Site Financial Viability Appraisal
-  Planning Document Project Management (Concept Plan, Detailed Design, Delivery Strategy, Management Plan, etc)
-  SANG Design Value Engineering
-  BNG Proposal Sense Checking
-  Fund Model Calculation

-  Stakeholder Liaisons (Including Natural England, Local Planning Authority and Resident Groups, etc)
-  Planning Application Letter of Support
-  Planning, Consultation and S106 Agreement Advice
-  Capital Works Supervision and Local Planning Authority Sign Off

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