



**Horseshoe Lake
SANG Maintenance Plan**

**for
Thames Basin Heaths
Special Protection Area (SPA) Mitigation Works**

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1 Introduction

This document compliments the approved Horseshoe Lake Open Space Management Plan (OSMP) following the on-site completion of pre-approved site enhancements.

Horseshoe Lake SANG has been receiving incremental enhancement features since NE approval of the OSMP in January 2007 and subsequent 2020 revision. Following these enhancements the site is seen to effectively operate as a SANG and this document looks to describe the ongoing 'maintenance phase', allowing the site to continue to attract users away from the TBH SPA for the in-perpetuity period (min. 125 years).

The SANGs assessment checklist in section 6 has been used to demonstrate how Horseshoe Lake is suitable as an alternative to the SPA and how enhancements have enabled it's use as such. As a valuable local wildlife resource special attention has been given to ensuring that the provision for increased visitor use includes opportunities to enhance and protect the high ecological value of the site.

1.1.1 Description

Horseshoe Lake is predominantly a lake created from previous gravel extraction and forms part of a wider series of lakes. The Blackwater River runs along the southern boundary of the site where a series of permissive, public footpaths and a bridleway provide access around the site. As part of a large lake and river complex with surrounding open countryside the site is a valuable resource for a range of specialist wildlife from large numbers of wintering waterfowl, breeding kingfisher, common tern and oystercatchers. The site has a water sports centre on site which is very popular in the summer with a café attracting further visitors.

1.1.2 Location

Horseshoe Lake is situated off Mill Lane in Sandhurst parish on the south-western boundary of Bracknell borough.

OS grid reference: SU820624.

Area: 19.38 hectares (10.07 hectares excluding the open water, water-sports centre and out buildings).

1.1.3 Access

The main site access is from Mill Lane where there is free parking within both a car park set aside for the SANG and another to include water-sports centre visitors. The site can be accessed by 7 formal entrances including the car park, with pedestrian access points from Mill Lane, Lower Sandhurst Road, the junction of Lower Sandhurst Road / Ambarrow Lane and the riverside path.

Cycling is permitted on the riverside path, and horse-riding on the recently designated (2025) public bridleway to the northeast and northern edge of the site.

The site has been largely improved for disabled access (e.g. wheelchairs) throughout the promoted route to and from the car park.

The Blackwater Valley Path, a 23 mile-long distance route from Aldershot to Swallowfield, follows the riverside path through the site.

1.1.4 Land ownership

The site is under the ownership of BFC and was bought from Hall Aggregates in 1993, for the purpose of establishing an outdoor water sports facility. Since 1994, a lease / management agreement was signed with Freetime Leisure, to operate on site providing water sports activities.

1.1.5 Designations

The site lies within the Blackwater Valley Area of Special Landscape Importance, a designation within the Bracknell Forest Borough planning policy which seeks to safeguard the special landscape character of the area.

1.2 Funding

Funding for the enhancements works is from new residential development within the borough which is likely to have an adverse effect on the SPA, as set out in the Thames Basin Heaths Special Protection Area Supplementary Planning Document (TBH SPA SPD 2025). This states that legal obligations under Section 106 of the Town and Country Planning Act will be entered into before a planning application is determined. A proportion of the total amount payable under this agreement goes towards SANG enhancement and in perpetuity maintenance measures as detailed in this SANG plan. Now the site has been enhanced the maintenance measures will ensure the site continues to act as an alternative to the SPA and will attract new residents away from the SPA.

1.3 Prioritising Works

Implementation of the enhancement works was prioritised in the following order (unless deemed inappropriate due to other site works going on at that time or seasonal restrictions):

1. Site entrance and visual works
2. Path and access improvements
3. Information and interpretation provision
4. Other works (including habitat management)

1.4 Maintenance

Over time there becomes an increased need to repair and maintain the older enhancements on site as well as potential for unexpected damage or breakages. As such there is a requirement to utilise developer contributions to maintain the site to SANG standards.

Maintenance contributions are to be made available to ensure the SANG is maintained and managed to comply with the Habitats Regulations and the Development Plan. Maintenance contributions do not comprise infrastructure but will be for matters such as repairs, planting, SANG wardens and staff. The amount received is pooled with all other similar contributions and invested to ensure that the maintenance budget lasts for the in-perpetuity period, defined as 125 years in the SPA SPD.

The SPA contribution which is allocated for in-perpetuity maintenance will be applied as necessary in order to maintain the standard of the site and keep it functioning as a SANG. It will be necessary to adjust annual expenditure of the in-perpetuity maintenance fund to respond to the needs of the site at a particular time. Expenditure may therefore be higher in some years than others.

1.5 Conclusion

The completed site features were identified by using the SANGs assessment checklist (see section 6) as being necessary to attract existing users from the SPA and encourage new residents to visit the enhanced area of open space in preference to the SPA. These works are in addition to existing management objectives and general upgrading of the site.

The site will continue to be promoted to local residents and new residents through targeted publicity as an attractive alternative to the Thames Basin Heaths SPA.

Alongside the completed capital programme, day to day management and maintenance is needed to sustain these improvements and ensure that any increased use of the sites continues to be attractive to visitors.

As a component of a wider package of measures the works detailed within this plan will avoid the adverse impacts of recreation arising from new residential development on the SPA and enable sustainable development within the Borough.

2 Completed SANG Enhancement Works

The following outlines the completed site enhancement measures as agreed in the OSMP and identified by using the Suitable Alternative Natural Green Space (SANG) assessment checklist (section 6). This sets out criteria, both essential and desirable and how enhancements are achieving the primary aim of providing alternative green space to divert visitors from using the SPA. The intention of these SANGs is to avoid and mitigate the impacts of recreation arising from new residential development, by preventing an increase in visitor pressure on the SPA.

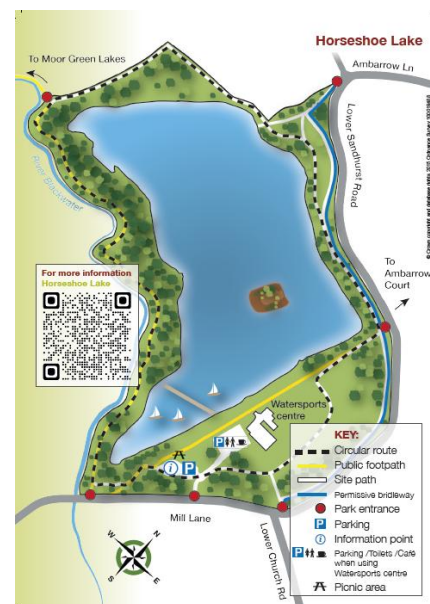
The completed enhancement works are in addition to existing management objectives and general upgrading of the sites. The enhancements to these alternative areas of open space aim to replicate features which have been found to draw visitors to the SPA and improve access alongside enhancement of the sites' natural qualities.

Completed site works as described, are followed by a series of photos highlighting the new enhancement features installed on site. A breakdown of enhancement spend is found on the costing table (section 7).

2.1 Information and Interpretation

- Larger Highway roadside signs to guide visitors to the site from nearby roads and junctions.
- Renewed site entrance signs at major and secondary site entrances to welcome visitors and aid users in finding the site and its formal access points.

- New site noticeboard and interpretive panels have been installed. This includes a noticeboard at the car park, incorporating a map to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Additional interpretation boards highlight the site's wildlife value.
- Fingerposts have been installed signalling the route, utilising the public footpath network to neighbouring SANGs such as Ambarrow Court, providing improved access and potential for a longer walking route.
- A colour leaflet which includes site and access information, background details of the different areas, nature conservation information as well as a map to help visitors find their way around has been produced. The leaflets are distributed via the Borough Council offices, website, libraries, local and on site cafés and information points such as The Look Out Discovery Centre. These will help inform potential visitors of the site's presence and its use as an alternative recreational resource to the SPA.



Horseshoe Lake leaflet page



Wildlife interpretation panel

2.2 Access

- At the main entrance:
 - New site entrance signs are in place as to be clearly visible for approaching users and passers-by.
 - The new height barrier to restrict unauthorised access to the car park and present a tidier and more welcoming appearance.
 - The small SANG car park has been increased by several bays and line marked allowing for better, more efficient car parking opportunities.
 - The larger car parking around the water-sports facility has been surfaced throughout and line marked (including several designated disabled bays) further improving visitor access. It is important to note that this site improvement was funded externally to SANG contributions and therefore is not including within the site costings.
- Path networks throughout the site have been largely improved by:
 - A new path network has been installed from the car park through the wildlife meadow area at the rear of the water-sports centre, returning to the main pathway. This includes an additional surfaced entrance from the junction of Mill Lane, Lower Sandhurst Road and Lower Church Road allowing for improved pedestrian access, avoiding walking along narrow country lanes. The new pathway provides a quieter option for visitors and a route avoiding the potentially busy frontage of the water-sports centre.
 - The public footpath (Sandhurst 19) running from the car park to Lower Sandhurst Road has been defined and surfaced.
 - The narrow and undulating path network around the northern edge of the lake has been levelled and surfaced. Unnecessary gateways have been removed for improved access (particularly for wheelchair/mobility scooters and push chairs).



Height barrier and SANG car park



Various path works throughout site



2.3 Furniture

- New Furniture has been installed to improve the aesthetics of the site and areas to rest and enjoy views over the site these include:
 - A new all access bespoke, carved picnic bench adjacent the car park.
 - Seating has been provided at strategic locations around the promoted route.
 - Bins have been installed at locations where practical for visitors to dispose of general and dog waste.



Bespoke all access picnic bench

- To allow dogs to enter and enjoy the water in a safe location away from the busy water-sports centre and bird breeding island a new dog 'beach' area has been created. An area of the bank along the northern side of the site which is eroded from dogs readily entering the water was identified. New edging was installed with a shingled surface to provide a practical space for dogs. The area is fenced around with additional signage to promote its use and avoid other areas.



Dog beach area

2.4 Habitat Management

- Following alternatively funded car park improvements around the water-sports centre the surroundings have been enhanced through planting of native trees, removal of old knee-railing, scrub clearance and wildflower seeding. This provides an attractive frontage to the site.
- Fencing has been installed and improved around the grazed wildflower meadows.
- Invading scrub was cleared from the meadow areas to allow for future grazing to provide more diverse habitats.
- As an old gravel extraction site, the lake bank was uniformly tree-lined. To provide a differing feel and additional habitat some trees were removed in several locations, using the cuttings to create dead-hedging along with planting of coir rolls, pre-planted with native wetland marginal plants. This has also provided additional views over the lake when walking the promoted route.
- A major project to create additional bird breeding habitat was undertaken on the island on the eastern side of the lake. This has been very successful to allow for a safe refuge for breeding birds away from the busy water-sports and general site activities. The previous high-sided island was flattened and surfaced with gravel to attract ground nesting birds such as black-headed gull, oystercatcher, little-ringed plover, common tern, swans and geese. This provides a focal point for visitors with an increased natural feel to the site.
- Further coir rolls were also used to restore some of the worse eroded sections of riverbank along the public footpath to the south of the site. By planting coir

rolls along the river edge and back filling with soil emerging roots and growth of the plants should hold the bank together and restrict access for dogs.



Wild Service planting adjacent car park



Wildflower meadow and path



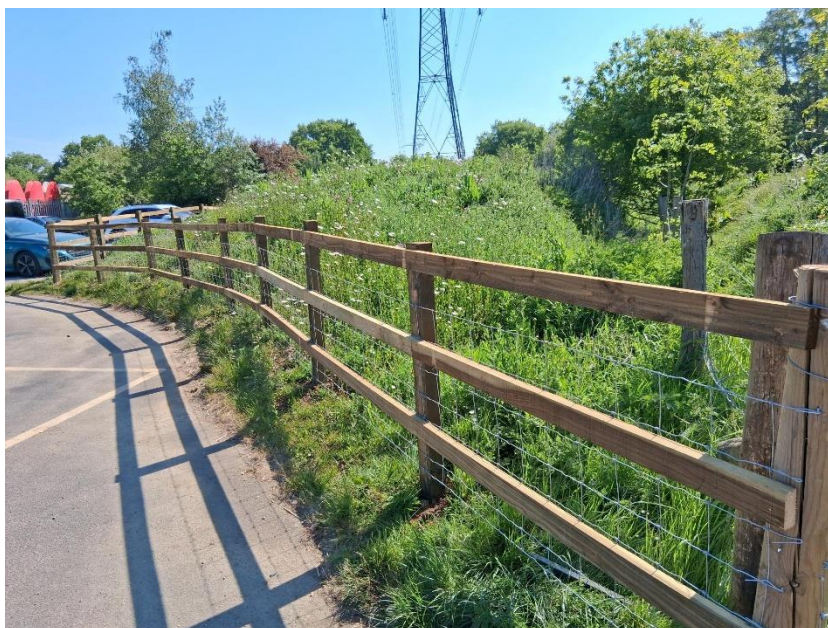
Native wetland marginal planting and scrub clearance



Wildlife (bird) island – before, during and after



Riverbank restoration along footpath



Improved (stock proof) fencing adjacent car park

3 Monitoring

Local planning authorities are required to keep a copy of any planning obligation together with details of any modification or discharge of the planning obligation and make these publicly available on their planning register.

Any local authority that has received developer contributions is required to publish an infrastructure funding statement at least annually.

Local planning authorities are expected to use all of the funding they receive through planning obligations in accordance with the terms of the individual planning obligation agreement. This will ensure that new developments are acceptable in planning terms; benefit local communities and support the provision of local infrastructure.

For the financial year 2019/2020 onwards, any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an infrastructure funding statement by 31 December 2020 and by the 31 December each year thereafter.

A proportion of the funding obtained through the S106 agreement will provide resources to ensure the full package of avoidance and mitigation measures are monitored to ensure their continued effectiveness. Details of the monitoring and review of the SPA SPD are outlined in Section 4.7 of the document.

3.1 Visitor Usage

Horseshoe Lake provides an important site for both recreation and nature conservation purposes in the parish of Sandhurst and for a large area to the south of the borough and adjacent areas. In addition to the water-sports centre which is the only one of its type in the borough, opportunities for many other types of recreation exist at the site, ranging from walking, cycling and horse-riding to birdwatching. These are balanced against the site's wildlife importance.

Surveys undertaken for the 2006 Bracknell Forest SPA Avoidance and Mitigation Strategy produced the following results:

Visitor Usage

- 82% of all visitors surveyed stated this was the open space they regularly visited, with Sandhurst Memorial Park, South Hill Park and the Look Out being other sites frequented.
- Visitors tend to visit on a less frequent basis with 44% visiting less than once a week and only 8% visiting more than 5 times a week.
- Horseshoe Lake is used for a wide range of purposes, including exercising the dog (31%), walking (28%), organised sport (13%), relaxing (8%) and enjoying the wildlife (8%).
- Visits tended to be long, with 41% between 1 and 2 hours and 10% over 2 hours.
- It was not deemed to be a crowded area, with 72% of respondents rating it as 'not busy' and nobody stating it was always busy. 92% of visitors would continue to use the park if visitor numbers doubled.

Visitor Numbers

Total visits per year – 30,000 (existing)

Annual visitors – 179 (using 2006 visitor data)

Potential visitor capacity – 1,080 (using area of 10.07ha which excludes water)

Accessibility

- The majority travel by car (69%) and the remainder by walking (26%) or cycling (5%).
- There appears to be fewer very local visitors than average, with only 8% from within 1 kilometre and the majority (72%) travelling between 1 and 5 kilometres. This corresponds with slightly longer than average journey times with 31% traveling between 11 and 20 minutes and 6% travelling over 20 minutes.
- 62% of visitors surveyed used the car park. 29% of these thought the number of spaces was only satisfactory (as opposed to quite good or very good) and 21% thought the quality was satisfactory
- In general the location was thought to be convenient, with 82% of users rating the convenience as very good or quite good.
- Safety of the car park could be improved as 8% of visitors rate this as poor and 46% rate the safety as satisfactory.

A further visitor survey was commissioned and carried out by Footprint Ecology during January and February 2018. In summary findings were as follows:

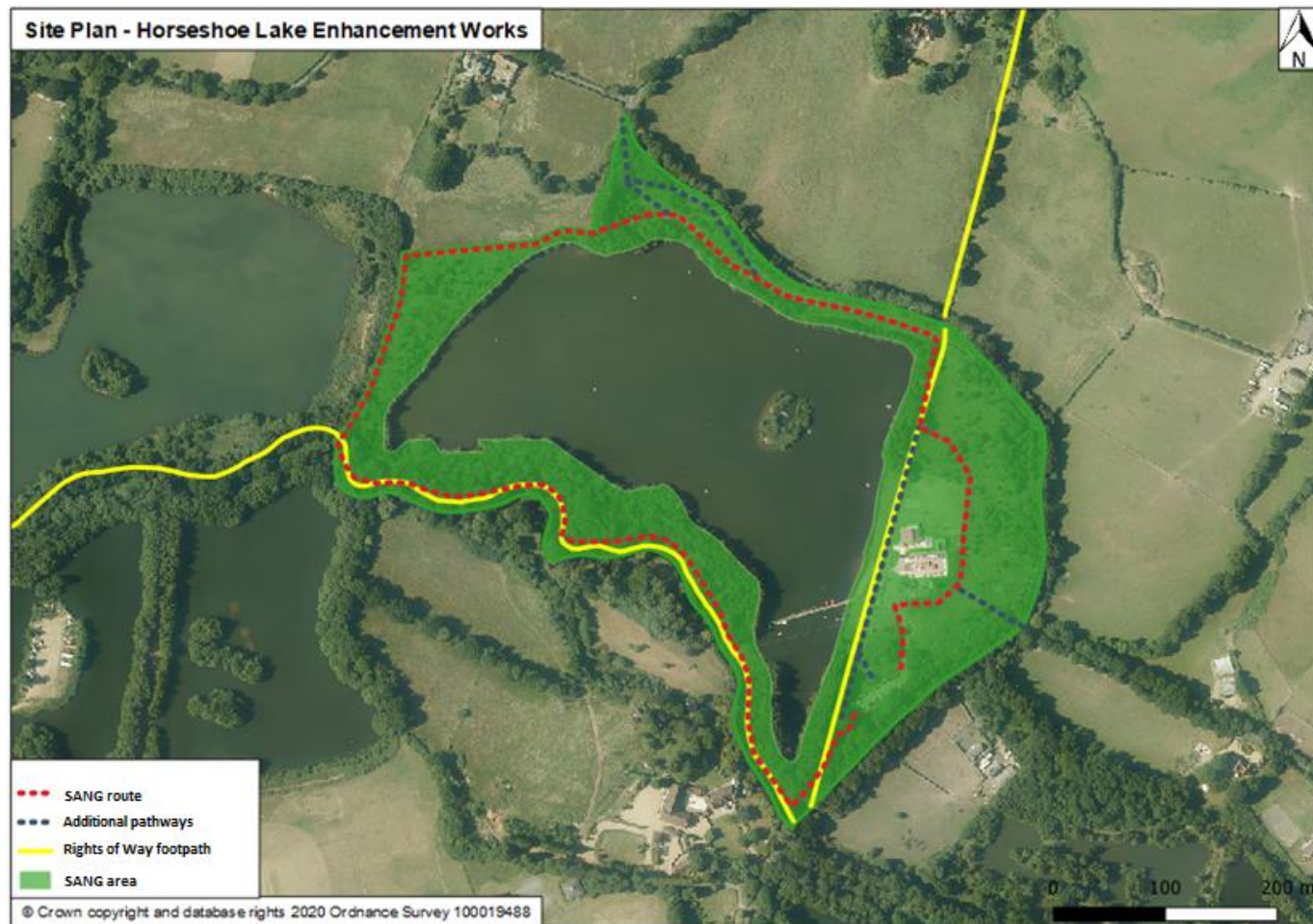
- The site continues to be used for a range of activities including;
 - Dog walking (73%)
 - Walking (18%)
 - Family outings (6%)

- Commercial dog walking (2%)
- Bird watching/wildlife enthusiasts (2%)
- Visitors tend to spend longer on site than other SANGs in the survey with 2% spending less than 30mins, 66% 30mins-1 hour and 32% 1-2hours.
- Multiple reasons were given for visiting the site (note interviewees were able to give multiple responses);
 - Water feature (65%)
 - Close to home (45%)
 - Scenery/views (45%)
 - Wildlife/nature (39%)
 - Good for dog (25%)
- Interviewees were asked to rate the following 1 (very poor) to 10 (very good);
 - Paths – 6.7
 - Parking – 8.2
 - Dogs – 8.7
- Suggested future site improvements included the following top answers;
 - Better paths (41%)
 - Dog Fouling issues (18%)
 - More car parking (10%)
 - Café (8%).

Since the 2018 visitor survey it is worth noting that the car parking available for all site visitors has been greatly improved. This is especially applicable around the water-sports activity centre where the previous parking has been formalised, and line marked with green landscaping suitable to a SANG provided around the boundary (non-SANG funded). Pathways have been greatly improved throughout the site, retaining the rural feel of the site whilst allowing for access for all (including mobility scooters and pushchairs). This includes the re-instatement of the bank to the public footpath adjacent to the Blackwater river. A café area is available within the activity centre (non-SANG funded).

4 Site Plan

4.1 Site Plan – Horseshoe Lake (aerial)



Site Plan - Horseshoe Lake Enhancement Works

Key features and callouts on the map include:

- 'Dog beach' access point
- Grazing of meadow area to retain high species value
- Marginal planting
- Site entrance
- Clearance of annual vegetation growth and re-graveling where required on island
- Fingerposts leading to Ambarrow Court SANG
- Tower Mill
- Grazing of meadow area to retain high species value
- General maintenance of standard trees
- Pathway surface repairs as required
- SANG car park + noticeboard
- Mobility access picnic bench
- Bank/footpath repairs throughout.
- Additional site entrances

Legend:

- SANG route
- Additional pathways
- Rights of Way footpath
- SANG area

Scale: 100, 200 m

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5 Monitoring/Maintenance Programme

Following the implementation of the site-based enhancements required to upgrade the site to SANG standard a series of continuing management is required to maintain the site at a desirable level.

Ref	Management and maintenance operations	Frequency / timing
1	Biodiversity surveys and monitoring	
	Initial baseline surveys will be undertaken. Followed by appropriate surveys adding value to future management. Ongoing surveys include the monitoring of bird species breeding on the island and wintering wildfowl on the lake.	Seasonally as required
2	Existing Grassland	
	Continue to graze meadow areas to suitable levels for desirable species with cattle.	From late June.
	Monitor and remove any encroaching/self-setting tree species from open grassland	Winter, as required.
	Cut back encroaching bramble scrub where beyond that dealt with by cattle	Winter, as required
	Reduce impact of hard rush in western paddock to less than 20% of site.	Winter, as required
	Cut and collect (rake off) rough grassland area adjacent car park	Annually, September into Autumn
3	Invasive species	
	Remove (pull) as much Himalayan Balsam from site as possible each year. predominantly on riverbanks and other wet areas.	June (prior to seeding)
	Monitor site for any non-native species	6 monthly
4	Wildlife Island	
	Strim off annual vegetation growth. Remove and/or burn off arisings.	Annually. At end of breeding season and again early March.
	Spray off island with suitable herbicide	Annually. At end of breeding season and again early March.
	Continually add shingle to island providing ideal breeding conditions for desired species	Annually, as required.
	Inspect and repair wire boundary fence as to not provide a hazard for birdlife whilst reducing impact of Canada Geese.	Annually, as required.
5	Clearance of ditches	
	Ditches and existing and new culverts to be cleared out and de-silted as necessary. Repair erosion to sides of ditches following storm events if necessary.	Site inspection should identify work required, to be undertaken within 1 year.
6	Car Park	

	Height barrier. Maintain and repaint when necessary, providing a safe and attractive entranceway.	Where necessary following 6 monthly inspections.
	Inspect line marking. Reapply when/if required	Inspect 6 monthly
	Strim/mow around car park edges providing verge	2-3 times throughout growing period
	Strim/mow paths to/from car park for visitors to access site with ease.	2-3 times throughout growing period.
7	Trees	
	Monitor trees for health. Retain deadwood where safe to do so or reduce tree. Remove any potentially dangerous trees (pathways/highway)	Inspected 6 monthly, as required
	Water and mulch around formal standards	As required throughout drier periods for min. 3 years post planting.
8	Site furniture	
	Any vandalised or accidentally damaged furniture will be replaced as soon as possible.	Work undertaken within 6 months of notification.
	Site furniture to be checked for structural issues and health and safety requirements and made good as necessary.	Annual site inspections. Repair/replacement undertaken within 6 months of notification. Unsafe furniture to be made safe or decommissioned within 14 working days of notification.
	Interpretation boards and directional signage: Replace damaged/vandalised boards as soon as possible. Offensive graffiti should be removed within 5 working days of being reported. Interpretation boards should be reviewed every five years to ensure information and presentation is up to date.	Replace damaged boards and signs as soon as possible. Remove offensive graffiti within 14 working days of reporting. Five year review of information on boards and signage/waymarkers.
	Repair site internal and boundary fencing, as required for stock.	6 monthly.
	Inspect and repair sluice gate from neighbouring Moor Green Lakes as required	Inspected 6 monthly, as required.
9	Footpaths	
	Damage to path surfaces and edgings to be checked and made good as soon as possible.	Six-month inspection. Work undertaken asap to make area safe if health and safety issue, otherwise repairs undertaken annually.

	Any worn areas or lost material to be topped up.	As required following site inspections.
	Cut back vegetation along all paths providing uninterrupted access.	Annually during late summer/early Autumn.
	Regularly inspect and repair culvert crossing	Minimum six monthly inspections.
	Inspect bridleway and repair surface as required	Inspected 6 monthly
10	Litter picking, bins and fly-tipping	
	Clean litter from site. Monitor level of littering to determine appropriate frequency of litter picks. Picking should be targeted more frequently around pathways, entrances and outer boundaries.	Frequency to be determined following monitoring of litter levels and review arrangements 6 monthly.
	Litter bins should be emptied weekly, and immediate surroundings litter picked. Performance specification should be that bins will never be more than 75% full.	At least weekly, but more often if monitoring shows bins are filled more quickly. Works performed by contractor.
	Dog fouling should be monitored to check if specific clearing operations are needed, in conjunction with educational information and appropriate signage. Consider one-off operations to spray fouling with biodegradable paint as part of educational initiative followed by clean-up and further monitoring.	Response and frequency to be agreed following monitoring. Review arrangements 6 monthly.
	Fly-tipping should be removed as soon as possible. Evidence of source should be gathered if possible during clean-up operation. Cordon off prior to removal if necessary for health and safety reasons.	Removal should be within 14 working days of notification.

6 SANGs Criteria Assessment

It must be noted that the primary aim of enhancement was to encourage further visitor access. Works facilitated this by providing management for all weather access, site safety in terms of crossing between units and allowing dogs to run off the lead, plus interpretation, route marking, promotion etc. BFC 'pump prime' enhancement works prior to inhabitants moving into the dwellings to ensure occupations are not held up and that people do not develop a habit of visiting other sites, such as the SPA.

The following provides a list of relevant factors that were considered when analysing the site's suitability to meet NE SANGs criteria based on Natural England's guidance.

	Criteria	Pre-SANG Features	With SANG Enhancements and ongoing maintenance
Must/should haves – criteria essential for SANGs			
1	Parking on all sites larger than 4Ha (unless the site is intended for use within 400m only)	Formal car park for countryside site and informal for watersports centre.	Improved links and signage from car park to site. Resurfaced car parking around water-sports centre. Car park spaces will be marked out and formal edging will be installed to prevent encroachment onto the site. This will result in no net increase in car parking spaces compared to the existing situation.

	Criteria	Pre-SANG Features	With SANG Enhancements and ongoing maintenance
2	Circular walk of 2.3-2.5km	Choice of routes around site and into wider countryside and rights of way network.	New pathways through meadow area with additional entrance/exit to site for better pedestrian access. Existing paths have improved surfacing along with signage around and into/out of site.
3	Car parks easily and safely accessible by car and clearly sign posted.	Road sign & site entrance signs.	New site entrance signs and height barrier. Surfacing of paths into site have been improved.
4	Access points appropriate for particular visitor use the SANGs is intended to cater for.	7 pedestrian entrance points.	All entrance points to be upgraded to allow disabled access where applicable. All main paths to be surfaced. Older redundant gateways will be removed. New entrance allowing for pedestrian access from Little Sandhurst.
5	Safe access route on foot from the nearest car park and/or footpath.	Wide choice of routes around site from car park and entrance points.	Improved links and signage from car park to site, around the eastern side of the water sports centre and from Church Road

	Criteria	Pre-SANG Features	With SANG Enhancements and ongoing maintenance
6	Circular walk which starts and finishes at the car park.	Car park located at eastern edge of site allowing routes around site in choice of directions.	Improved links and signage from car park to and around site.
7	Perceived as safe – no tree and scrub cover along part of walking routes.	Open plan car park and views. Some scrub within meadow and throughout route.	Scrub clearance to enhance views across site and safety and security for users.
8	Paths easily used and well maintained but mostly unsurfaced.	Mix of surfaced and unsurfaced paths	Surfaced paths created with compacted hoggins to retain natural feel.
9	Perceived as semi-natural with little intrusion of artificial structures.	Minimal way-marking and site furniture.	Some benches and signage added to enhance visitor experience but remain in-keeping with environment.
10	If larger than 12 Ha then a range of habitats should be present	Large areas of open space, scrub, trees and river. Site focused around large lake.	Routes available through identifiable habitats. Site management aims to increase biodiversity value of habitat types.

	Criteria	Pre-SANG Features	With SANG Enhancements and ongoing maintenance
11	Access unrestricted - plenty of space for dogs to exercise freely and safely off the lead.	Open areas available within site, separated from cattle grazing areas.	Fencing improvements to grazed areas. Access available as alternative option through grazed areas. With suitable signage
12	No unpleasant intrusions (e.g. sewage treatment works, smells etc.).	No unpleasant intrusions. HV powerline on pylons on part of site.	HV powerline on pylons on part of site.
13	Clearly signposted or advertised in some way.	Some website information.	New site entrance signs; interpretive panels at car park and riverside; directional fingerposts around site and wider countryside; site leaflet. BFC site webpage.
14	Leaflets or websites advertising their location to potential users. (distributed to new homes in the area and at entrance points and car parks).	Some website information.	Webpages updated with site information and news. New site leaflet. Leaflet to be available from proposed catering pitch/play area.
Desirable features			

	Criteria	Pre-SANG Features	With SANG Enhancements and ongoing maintenance
15	Can dog owners take dogs from the car park to SANGs safely off the lead.	Car park adjacent to links around site.	Improved links and signage from car park to site. Alternative routes around the front of the water sports centre or the wildflower meadow, allowing users to avoid busy periods or when the meadow is being grazed.
16	Gently undulating topography.	The site is relatively flat.	The site is generally flat with some undulating around the lake edge.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors.	Various access points onto site	New interpretive panels and better surfaced pathways indicating route/s available.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable.	Large areas of open space, scrub and trees. Site focused around large lake.	Many vegetated areas retained and improved for biodiversity value. Site focused around lake.
19	Focal point such as a view point or monument within the SANG.	Lake provides central focus and viewpoint for site.	Shrub clearance enhances views across site. Bird breeding island is an excellent focal point and adds to the natural feel of the site.

7 Final spend on SANG Enhancement Works

These final costings incorporate SANG spend on Horseshoe Lake, where various factors such as a competitive tendering process, inflation and revised site requirements have led to an overall reduction in anticipated budget. This is further exaggerated by the lack of 'natural play area' which was deemed no longer required for the benefit of the SANG or site in general.

Works	Location	Unit Cost	Quantity	Description of works carried out	Itemised Spending	Date works completed	SANG ehancement Budget	SANG ehancement Spend
Information & Interpretation								
Site signs								
- Main entrances	Mill Lane entrance	250	1		£567.24	25/10/2015	£567	£567.24
	Lower Sandhurst Road / Ambarrow Lane entrance	250	1					
	Riverside footpath	250	1					
- Secondary entrances	Mill Lane footpath entrance	150	1		£279.32	25/10/2015	£279	£279.32
	Lower Sandhurst Road	150	1					
Roadside directional signs	Mill Lane + 1 other	£1,400	2		£450.00	27/10/2017	£450	£450.00
Site noticeboard with combined interpretive panel	Car park & watersports centre	£2,500	2		£2,274.00	17/10/2007	£3,779	£3,779.00
					£1,505.00	28/02/2017		
Interpretation panel	Riverside path	£1,500	1	Island bird interp. board	£35.95	07/03/2022	£1,500.00	£36
Fingerposts	Mill Lane footpath entrance	£200	2					
	Lower Sandhurst Road	£200	2					
	Lower Sandhurst Road / Ambarrow Lane entrance	£200	2		£1,404.00	30/01/2015	£1,404	£1,404.00
Installation costs		n/a	n/a		£200.00	17/10/2007	£1,775	£1,775.00
					£225.00			
					£245.00	25/10/2015		
				For bollards (£705) and installation (£300) to protect the interp. board	£1,005.00	16/11/2016		
Site Leaflet	n/a	n/a	20,000		£2,046.00	30/09/2016	£2,046	£2,046.00
Total Information & Interpretation								
			(m)				£11,800.00	£10,337
Access								
New surfaced link path from car park to footpath	Car park	£50 / m	20					
Replace & extend boardwalk leading to river	Car park to river	£30 / m	100	path works to river (incl. fencing around vet. Oak)	£1,735.00	12/11/2018	£1,735	£1,735
Path surfacing	Car park to Lower Sandhurst Road (Sandhurst FP19)	£30 / m	440		£5,600.00	30/10/2015	£91,924	£91,555.20
				Path from car park to circular route and path at north entrance	£6,570.00	18/08/2016		
	Riverside path (Sandhurst FP22)	£30 / m	1200	Car park improvements	£12,395.98	22/01/2016		
	Permissive bridleway (Mill Lane along northern site edge)	£30 / m	700		£5,878.00	17/10/2007		
	Footpath link to Ambarrow Court (Sandhurst FP11)	£30 / m	380					
	Path to north west and west of lake	£30 / m	350		£11,480.00	22/07/2011		
				path rear of watersports centre	£23,500.00	21/06/2022		
				signage for new path	£131.22	18/09/2022		
Bank repair works to riverside path	Riverside path	n/a	n/a	surfacing to eastern side of lake pathway	£26,000.00	25/11/2024	£11,236	11,236.00
					£3,995.00	01/04/2010		
					£7,241.00	19/07/2014		
Total Access								
							£104,895	£104,526
Furniture								
Bins (incl. installation)	Car park / riverside / Lower Sandhurst Road	£300	4					
Accessible gates (incl. installation)	Footpath adjacent to watersports centre	£150	1					
	Entrance from Lower Sandhurst Road	£150	2					
	On Sandhurst footpath 11 opposite site entrance	£180	2					
	Entrance from nr Ambarrow Lane junction	£150	1					
	Boundary with Moor Green Lakes	£180	2					
Seating - benches (incl. installation)	Car park	£300	1	Picnic bench	£1,775.00	15/09/2014	£1,775	£1,775
	Riverside path	£300	2	Streeter benches and installation	£1,317.00	08/09/2014	£1,317	£1,317
	To north of lake	£300	1					
Natural play area	Eastern side of site	£100,000	1				£100,000	£0
Dog beach area	North-western corner of lake	£25,000	allowance	dog beach construction	£6,860.00	23/03/2022	£25,000	£7,402
				dog beach signage	£177.36	01/06/2022		
				further gravel	£364.33	01/06/2025		
Total Furniture								
							£128,092	£19,494
Habitat Management								
Fencing	Meadow adjacent to watersports centre	£10 / m	1900	NA	£10,463.99	09/04/2015	£24,727	£23,219.34
	Stock-proof fencing				£2,976.95	23/06/2019		
	Knee-rail around car park				£373.00	31/05/2019		
	Island fencing				£999.25	12/04/2021		
					£913.55	23/07/2015		
				Revetment edging	£2,492.60	01/02/2025		
				meadow fencing	£5,400.00	23/06/2025		
Scrub management		£300 per day	10	Along lake edge	£2,400.00	17/02/2017	£7,400	£5,025
				Scrub clearance in meadow paddocks	£2,625.00	01/02/2021		
Tree management	Lake edges	£300 per day	2					
Island habitat creation	lake island	£25,000	allowance	island habitat works	£24,890.00	10/03/2021	£25,000	£24,890
lake marginal planting	lake edges		allowance	reedbed marginal plants	£3,570.00	01/06/2021	£10,000	£9,713
				clearance to lake edge vegetation for marginal planting	£1,490.00	10/03/2025		
				coir rolls - marginal planting	£1,750.00	28/03/2025		
				coir rolls - river bank	£2,903.00	23/06/2025		
Habitat management/landscaping	all site	£40,000	allowance	Gravel	£350.00	12/04/2021	£40,000	£33,477
				3 x wild service trees	£445.74	16/02/2024		
				wildflower seed	£374.16	05/12/2023		
				trees	£174.50	08/12/2023		
				landscaping works around front of site	£30,000.00	30/08/2023		
				wildflower seed for bund	£253.43	07/11/2022		
				Digger and dumper for mound creation	£997.58	31/10/2022		
				trees (wildservice and hazel)	£98.24	01/05/2025		
				more gravel	£181.34	26/08/2022		
				more gravel	£101.84	15/03/2024		
				more gravel	£136.00	10/03/2025		
				excavator and trailer hire	£364.33	23/06/2025		
Total habitat management								
							£107,127	£96,325
TOTAL COST								
							£391,914	£221,681

8 Glossary

LNR	Local Nature Reserve
SANGS	Suitable Alternative Natural Green Space.
SPA	Special Protection Area. Designated under the EU Directive 79/409 on the Conservation of Wild Birds.
WHS	Wildlife Heritage Site

9 References

Bracknell Forest Borough Council (2007) Medium Term Objectives. Available to download from www.bracknell-forest.gov.uk.
Bracknell Forest Borough Council – Thames Basin Heaths Supplementary Planning Document. Available to view from www.bracknell-forest.gov.uk