

Appendix C:

THAMES BASIN HEATHS SPA - AVOIDANCE AND MITIGATION COSTS

- C.1 The following information summarises potential expenditure relating to delivery of part of the Bracknell Forest Borough Council Thames Basin Heath Special Protection Area Avoidance and Mitigation Strategy.
- C.2 The measures identified are those which will require a lead management role to be adopted by the Parks and Countryside Service (part of Culture and Visual Environment, within the Environment and Leisure Directorate). The focus is on land management initiatives outside of the designated SPA but also includes other measures.
- C.3 It should be noted that mitigation proposals require the provision and management of public open space at a level above and beyond that which is sought in section 4 of this document. The target public open space provision for Bracknell Forest is 4.3 hectares per 1000 of population (including 2.3 hectares passive space).
- C.4 Englemere Pond, Edgbarrow Hill and Shepherds Meadows all include SSSI sites and it is a statutory requirement that the SSSIs are maintained in a favourable condition by the landowners. Therefore, the financial contribution towards enhancing these sites to provide an alternative to the SPA is in addition to the finances required to mitigate or compensate for any impact on the interest features for which the SSSI is designated.
- C.5 Relevant action can be broken down into three main activities:-
1. Enhancement of alternative areas of open space, as identified within the SPA Avoidance and Mitigation Strategy (off-site);
 2. Sustainable management of enhanced sites (off-site);
 3. Access management improvements within and/or directly relating to the Special Protection Area (on-site).
- C.6 Successful delivery of these actions (particularly relating to point 3 above) will require a Partnership and/or Agency approach to be adopted. Key organisations include the Crown Estate as the major landowner within the SPA. Also of importance are the Forestry Commission, Wildlife Trust, Town and Parish Councils and National Trust.
- C.7 This may necessitate some 'delegating' of funds. Links are identified in Table C1 below.

Enhancement of Alternative Sites

Table CI Works and costs identified by open space (as estimated at 2006/7)

Sites	Size (ha)	Actions	Cost (£)
1. <u>'The Cut' Cluster</u> including:	(20.94)	Habitat Management:	115,000
a. Jocks Copse/Tinkers Copse The Cut	3.63	Access Management:	150,000
b. Garth Meadows	7.1	Interpretation:	15,000
c. Larks Hill	7.44	Furniture:	5,000
d. Piggy Wood	2.77		
(Link with Bracknell Town Council)		Total	285,000
2. <u>Shepherd Meadows</u>	33.72	Habitat Management:	35,000
(Link with Sandhurst Town Council)		Access Management:	50,000
		Interpretation:	10,000
		Furniture:	5,000
		Total	100,000
3. <u>Englemere Pond</u>	27.59	Habitat Management:	100,000
(Link with The Crown Estate)		Access Management:	85,000
		Interpretation:	15,000
		Furniture:	10,000
		Total	210,000
4. <u>Horseshoe Lake</u>	19.38	Habitat Management:	15,000
(Link with Blackwater Valley Countryside Partnership)		Access Management:	115,000
		Interpretation:	20,000
		Furniture:	10,000
		Total	160,000
5. <u>'Lily Hill Park' Cluster</u> including:	(37.14)	Habitat Management:	35,000
a. Longhill Park/Milman Close/Beswick Gardens Copse	10.46	Access Management:	75,000
b. Lily Hill Park	22.74	Interpretation:	15,000
c. Clintons Hill	3.94	Furniture:	10,000
		Total	135,000

6. <u>Silver Jubilee Field/Wicks Green, Binfield</u>	3.6	Habitat Management: 5,000 Access Management: 50,000 Interpretation: 10,000 Furniture: 5,000 Total 70,000
7. <u>Ambarrow Court/Ambarrow Hill</u> (Link with the National Trust)	13.67	Habitat Management: 50,000 Access Management: 75,000 Interpretation: 25,000 Furniture: 15,000 Total 165,000
8. <u>South Hill Park</u>	19.53	Habitat Management: 75,000 Access Management: 150,000 Interpretation: 15,000 Furniture: 10,000 Total 250,000
Sum Total (8 locations)	176 ha	£1,375,000

Sustainable Management of Enhanced Sites

- C.8 There are costs associated with the management of green space (managed by the Borough Council) which vary significantly across the Borough.
- C.9 In general terms, expenditure will be highest where there is the greatest provision of formal facilities such as sports pitches, play equipment, surfaced paths and parking. However, a pre-requisite of potential mitigation land is that it is semi-natural and encompasses some of the special qualities of the SPA.
- C.10 It should be noted that there is an existing 'base level' of management of the proposed mitigation sites, which is not being funded through these contributions. However, successful delivery (particularly effective re-distribution of visitors) will require an increase to the existing management levels for the specific sites.
- C.11 Accordingly, the costs identified below relate specifically to the sustainable management of the proposed enhancement to be implemented as a result of SPA mitigation measures.

Increase in staffing requirements	Based on 2 new rangers, including £568 per hectare support costs	£100,000 per annum for 20 years
		Total £2,000,000
Additional maintenance requirements	£300 per hectare	£52,800 per annum for 20 years
		Total £1,056,000

Management improvements within and/or directly relating to the SPA

- C.12 Of particular significance are access management measures, educational activities and on-site presence/wardening. Educational elements could be co-ordinated through the Biodiversity Officer within Parks and Countryside if the role were extended from a part time post to a full-time role.
- C.13 On-site management support could be provided through the (enhanced) Parks and Countryside Warden team, working alongside organisations such as the Crown Estate and Wildlife Trust.

Cost relating to Biodiversity Officer	Based on 0.5 increase to existing post including support costs	£25,000 per annum for 20 years
		Total £500,000

An (initial) allocation for interpretative/educational material	£50,000
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- C.14 Bracknell Forest Borough Council owned/managed sites (Wildmoor and Caesar's Camp) will require funding to implement improved access management measures. Access management measures will need to be costed alongside proposals being prepared by Natural England. These access management measures will also include agreements with other SPA landowners in the Borough, including the Wildlife Trust and Crown Estate.

Access management measures within the Borough	£1,000,000
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Summary of Costs (based on 2006/07 costs)

- C.15 These figures are likely to increase over time when inflation is factored in.

Table C2 Summary of SPA avoidance and mitigation costs

SPA Avoidance and Mitigation Works and Measures	Cost	Totals (rounded)
Enhancement Works to Alternative Sites (totalling 176ha)	£7,812 per hectare	£ 1,375,000
Annual Maintenance (over and above existing revenue budgets over a 20 year period)	See above - £52,800 additional maintenance and increase in staffing requirements of £100,000 over 20 years. <i>NB. If calculating contributions towards total management costs for public open space (i.e. baseline plus enhancement), annual maintenance should be calculated at up to £2,000 per hectare per annum.</i>	£ 3,056,000
Access Management To reflect and be in line with/ subject to, Natural England access management proposals.	Estimates include £25,000 staffing cost over 20 years, £50,000 for educational resources/material, £1,000,000 for access management measures.	£ 1,550,000
All the above measures:		£ 5,981,000
Addition of 35% facilitating sum		£ 8,074,000

Total Housing Requiring Mitigation:

C.16 5,258 dwellings (8,183 less 2,925 dwellings within sites allocated for comprehensive development and providing bespoke solutions).

Contribution £8,074,000 divided by 5,258 dwellings = (rounded) £1,536/dwelling
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