



**Tarman's Copse  
Open Space Management Plan  
August 2018**

**for**

**Thames Basin Heaths  
Special Protection Area (SPS) Mitigation Works**

**CONTENTS**

- 1 Introduction
- 2 Site management statement
- 3 Site proposals
- 4 Schedule of maintenance operations
- 5 Site plans
- 6 SANG criteria assessment
- 7 Costings breakdown
- 8 Glossary
- 9 References

Revised 10/12/2018. Schedule of  
maintenance operations added and SANG  
criteria assessment revised.

# **1 Introduction**

## **1.1 The Thames Basin Heaths SPA**

The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites designated to protect the habitat of the internationally important bird species of woodlark, nightjar and Dartford warbler.

Bracknell Forest Council is legally obliged to make sure that no adverse effect on the integrity of the SPA will arise from new development. In response, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018) to the Core Strategy (hereafter referred to as SPA SPD) has been produced. This identifies measures to avoid and mitigate adverse effects arising from new residential development within 5km of the SPA. The SPA SPD provides an integrated, holistic package of avoidance and mitigation measures, which enable the Council to conclude that there will be no adverse effect upon the integrity of the SPA. These include:

- No net increase in residential development within 400m of the SPA
- Provision or contributions towards the provision of Suitable Alternative Natural Greenspace (SANG)
- Contributions towards strategic access management and monitoring (SAMM)

Natural England has agreed that the implementation of this package of measures will ensure that harm to the SPA is avoided. The reasoning behind each of the measures, and their contribution towards avoiding harm to the SPA, is explained within the SPA SPD. This Open Space Management Plan is one of a series of plans which solely deal with the implementation of one of the avoidance measures i.e. provision of SANG through the enhancement of existing open space.

The package of avoidance and mitigation measures will be funded through the collection of financial contributions from new development. Therefore, a proportion of this contribution will fund the specific works to enhance identified areas of open space in line with the Habitats Regulations Appropriate Assessment Site Allocations Development Plan Document draft submission (HRA) and the SPA SPD, as set out in the remainder of this document.

## **1.2 Open Space Management Plans**

This report comprises an open space management plan which outlines the enhancements required for Tarman's Copse. This will also enable avoidance and mitigation measures to be closely linked to contributions from specific developments as detailed in the SPA SPD.

## **1.3 Identification of Suitable Alternative Natural Greenspace (SANG)**

The SPA SPD has gone through an extensive process to identify areas of open space as suitable alternatives to the SPA. The first round of SANG sites were identified from visitors surveys carried out by Leisure-net in 2006.

Leisure-net carried out a visitor survey for Tarman's Copse in June/July 2017 after it was identified as a potential SANG.

Therefore, this report builds upon the information and research presented within the SPA SPD to provide more detailed works and costings on how Tarman's Copse could be brought up to a suitable standard to provide an alternative to the SPA.

#### **1.4 Tarman's Copse as an alternative to the SPA**

Natural England visited the site in June 2017 and agreed by email confirmation in September and October 2017 that Tarman's Copse is suitable as a SANG, that it can mitigate for up to 471 dwellings within 400m – 5km of the SPA.

The SANG assessment checklist is used in section 6 to demonstrate how Tarman's Copse is suitable as an alternative to the SPA and how enhancements will enable its use as such. As Tarman's Copse is designated as an Ancient Woodland special attention will be given to ensuring that the provision for increased visitor use will include opportunities to protect and enhance the ecological value of the site.

## **2 Site Management Statement**

### **2.1 Description**

#### **2.1.1 Location**

Tarman's Copse is located in Jennett's Park in the western part Bracknell Forest Borough, within the parish of Bracknell Town, south of Peacock Lane. OS grid reference to centre of site: SU 849 682.

Area: 9.68 hectares

#### **2.1.2 Adjacent land**

The site adjoins residential development to the north, west and south and the grounds of Fujitsu's offices to the east. The Ancient Woodland is surrounded by 15m buffer zones on the north, west and south sides, which are included in the SANG area.

#### **2.1.3 Access**

Main visitor access to the site is via pedestrian and pedestrian/cycle routes, including a public footpath (Bracknell FP 17), and other purpose built paths in the buffer zones. Principal points of access are from Harrier Way, Pigeon Grove and Osprey Avenue in the north, The Robins in the west and Falcon Way and Waxwing Park in the south.

#### **2.1.4 Topography**

The land falls gently and evenly from east to west, forming a generally north east facing slope declining from about 75m in the south west to 70m in the north east.

#### **2.1.5 Geology & soils**

The soil consists of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (source: MAGIC map). The underlying geology is London Clay for the majority of the site, with Claygate formation on the west and south edges.

### **2.1.6 Drainage & flooding**

A 30 year flood zone runs diagonally across the site from south west to north east, and some flooding risk in the buffer zone to the south and south west of the site. There are functional ditch lines along the northern edge of the woodland. The natural and collected surface water flows towards Wykery Copse (SSSI) via an underground balancing pond under a small open space called Harrier Green. The balancing pond is owned by Thames Water, with the open space above leased to Bracknell Forest Council.

### **2.1.7 Landscape & views**

The ancient woodland consists of old Sweet Chestnut coppice regrowth, with Oaks and other native trees, with ground level vegetation including Bluebells. The buffers have been planted with woodland edge native species in places, meadow grass and amenity grass. The woodland is seen in long views created by green corridors linking Tarman's Copse to Peacock Meadows and Jennett's Hill park.

### **2.1.8 Wildlife and biodiversity**

This is an established wooded site which was previously surrounded by farmland. After traditional farming ceased it was operated as a turf farm, prior to being allocated for housing development.

The copse area mainly consists of Sweet Chestnut, Oak, Ash, Wild cherry, Silver birch, and Sycamore. Sweet Chestnut is the dominant species. The sparse understorey consists of a layer of Bluebells and clumps of bramble, accompanied by occasional shrub species such as Hazel, Holly, Hawthorn and Elder.

21 species of invertebrates and 16 bird species have been recorded during surveys. No dormice have been identified.

### **2.1.9 Archaeology & Heritage**

The woodland is part of ancient, semi-rural woodland that covered the whole area, and have been in continual use for over 400 years.

In the 15<sup>th</sup> century the land was believed to be part of a nearby estate known as Norreys Manor. With the death of Francis Norreys Earl of Berkshire, the last male heir to the family fortune, the land passed to his daughter Elizabeth – who conveyed it to the existing tenant in 1625, one John Peacock, where the name Peacock Farm may have derived.

Centuries later, in the 1960's, as a result of generous legacies the site became part of a larger holding of land owned by CABA - a charity providing support to chartered accountants and their families.

The farmland continued to be managed by tenant farmers and local residents were able to enjoy the amenity of the open space criss-crossed by public footpaths until 2005 when it was used to create a new residential development, Jennett's Park.

### **2.1.10 Recreational uses and recreational routes**

Visitors come to Tarman's copse from both the local neighbourhood and from further afield. The main site uses are walking and dog walking. The site is located on Bracknell

FP17, known in part as Burnthouse Ride. The paths in the buffer zones accommodate cyclists and pedestrians on self-binding gravel paths. These are informal unlit routes.

### **2.1.12 Interpretation & events**

The current site information provision for Tarman's Copse consists of:

- Small entrance signs at each pedestrian entrance
- General interpretation boards were designed for three main access points before the site was designated as a SANG, and also before residential development was completed to the south of the copse, so new interpretation boards will need to be designed.

## **2.2 Legal and Planning Framework**

### **2.2.1 Land ownership**

Tarman's Copse is owned by Bracknell Forest Council. The freehold was transferred to the council by the consortium of Persimmon Homes and Redrow in 2016.

### **2.2.2 Fences & hedges**

Knee rails have been used to protect parts of the buffer zone vulnerable to car parking and other unauthorised vehicle access. The eastern boundary consists of chain-link wire security fence bounding the Fujitsu site.

### **2.2.3 Site furniture**

The following features are located around the site:

3 no Combined litter and dog waste bins close to site entrances (Woodscape)

2 no Small play areas adjacent the buffer zone

### **2.2.4 Byelaws**

There are no byelaws in force at this site.

### **2.2.5 Designations**

Tarman's Copse is designated as Ancient Woodland (Natural England & TVERC survey), and also as a Local Wildlife Site (LWS) to reflect its importance for biodiversity at a county level.

There are no individual trees with Tree Preservation Orders (TPO) and no area TPOs.

## **2.3 Resource Evaluation**

Tarman's Copse is of value for nature conservation as reflected by its designation. The wooded character of the site provides an attractive atmosphere for visitors whilst including small areas of meadow and woodland edge habitats in the buffer zones.

### **Visitor Usage**

1. 46% main reason for visiting the site is for dog walking, 41% of visitors main reason is walking, 9% visiting play areas and 2% each for cycling and jogging/running.
2. 39% of people used the sites for between 20 - 30 minutes, 29% for 10-15 min indicating that most visitors only visit for a short time.

3. 100% of visitors felt safe when visiting the sites
4. Only 9% of visitors would describe the site as busy, and only 9% would be discouraged if the number of visitors doubled.
5. 57% of visitors visit Tarman's Copse daily in the summer, 46% in winter, 23% 2 to 3 times per week in summer, 20% in winter.

Total visits per year – 18,000 (Leisure-net Solutions Ltd survey June 2017)

The site has a total capacity to mitigate for 471 dwellings.

### **Accessibility**

93% said that they normally walk to Tarman's Copse, a further 5% used a car and 2% came by bicycle.

80% travelled less than 1 mile with 18% travelling between 1-4 miles and 2% 4-6 miles

Average journey time for 84% of visitors was less than 10 minutes, 9% 11 to 12 minutes

An assessment of the site's capacity to attract visitors away from the SPA was made based upon existing visitor numbers, the Natural England SANG Quality Guidance and the SPA open space standards agreed with Natural England.

## **2.4 Constraints and Issues**

- Sensitive visitor management will be required to protect habitats designated as LWS and ancient woodland.
- Dog fouling is a common issue at dog walking sites and will require action to educate users and improve behaviour.
- BMX ramps constructed from site soil, and excavations. Trip hazards and root zone damage.
- Fires such as camp fires. Risk of spread, damage to ground flora.
- Tree management for safety in vicinity of path network and outer edges.
- Potential for flooding in 30 year and 100 year storm events.

## **2.5 Management Objectives**

The following summarises the policy priorities of most relevance for the site. These are in addition to the primary objective of this Open Space Management Plan, which is to enhance alternative green space to divert visitors from using the SPA.

### **2.5.1 Bracknell Forest Council six strategic themes**

- Value for money
- A strong and resilient economy
- People have the life skills and education opportunities they need to thrive
- People live active and healthy lifestyles
- A clean, green, growing and sustainable place
- Strong, safe, supportive and self-reliant communities

### **2.5.3 Site-based Objectives**

Bracknell Forest Council has the following site objectives for Tarman's Copse:

- A. To provide a high quality recreation resource.
- B. To manage and enhance the biodiversity and landscape value of the site.
- C. To manage, protect and enhance ancient woodland

### **2.6 Management Strategies**

These are based on the existing management plan for Tarman's Copse approved as part of planning application 08/00712/REM:

This management plan was prepared by Lovejoy landscape architects.

The principle management aims for the existing retained woodland will be to:

- Monitor key species and habitat conditions in order to adapt future management if required.
- Maintain the ecological value of Tarman's Copse
- Raise awareness of the conservation and management of the site through formal and informal educational use and signage.
- Improve the condition of the path system in an appropriate manner and apply appropriate management techniques to prevent encroaching beyond the designated footpath.
- Secure and maintain the public access and boundaries of the copse.
- Ensure safe use of the copse.
- Prevent fly-tipping and anti-social behaviour.
- Enhance and maintain the ditch system through the woodland and its inter connection with adjoining ditches.

Visitor management:

'The existing footpaths within the copse will be upgraded with an additional footpath linking through to the north edge of the woodland. The upgrading of the footpaths will encourage

visitors to the copse to keep to specific routes and thereby reducing any potential damage to the woodland habitat.'

'Burnthouse Ride passes through the west side of Tarman's Copse. It will form an important cycle/pedestrian route through the site. The track will be upgraded to encourage its use.'

These management objectives pre-date the decision to enable Tarman's Copse to provide SANG capacity for residential development.

### **3 Site Proposals for SPA Mitigation**

The measures within this plan were identified by using the Suitable Alternative Natural Greenspace (SANG) assessment checklist included in section 5 of this plan. This sets out criteria which are both essential and desirable in 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.

As a result, the proposed 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.

The attached spreadsheet in section 6 lists these works and provides a breakdown of the costs of each element. A selection of the main works is also shown on the annotated site map. The proposals are intended to continue the informal nature of Tarman's Copse whilst providing easy access and information. The proposed works are as follows:

#### **3.1 Information and Interpretation**

- **New combined site noticeboard and interpretive panel:** to be provided at the main site entrances with a range of routes marked.
- **Carved feature boards** providing points of interest such as grassland, woodland and veteran trees. These would include interactive activities for children such as brass rubbings.
- **Fingerposts and waymarkers** marking routes into the site from other SANGs.
  
- **Greenman trail** consisting of a variety of Greenman faces mounted in trees, produced by a variety of artists, schools and community groups.

#### **3.2 Access**

**3.2.1 Detailed arboricultural assessments** will be required to assess the Oak trees identified as suitable for 'haloing'. Specialist advice will be sought as to the



appropriate management of these trees in relation to increased visitor pressure in order to retain these valuable features.

**3.2.2 Car parking:** There will not be any car parking at Tarman's Copse, however Peacock Meadows (part of the wider West Bracknell Super SANG) provides car parking.

**3.2.3 Paths:** A main circular route of 1.4 km will be promoted and way-marked to enjoy all the main features of the site. The requirement for a minimum 2.3km walk will be met by the West Bracknell Super SANG provided by the council. Further emphasis on longer walks will be made on information boards at the site, referencing the Rambler's route (41km), links to Peacock Meadows and the wider public rights of way network available.

### **3.3 Furniture**

New site furniture will enhance visitors' use of the sites as well as providing a more welcoming and attractive appearance to the area.

### **3.4 Habitat Management**

Work will be carried out in order to enhance the nature conservation interest of the site by creating a variety of vegetated areas and habitats for different species. Tree management including coppicing will also increase the safety and security of the site for users.

1. Wildflower enhancement within the buffer areas and green corridors will increase biodiversity and aesthetic value of this habitat.
2. Tree management to ensure safety of users on principal and secondary paths to be advised by a specialist. This will include 'haloing' of Oak trees, rotational coppicing of Sweet Chestnut to open up gaps in the crown cover, encouraging woodland floor and understorey flora to flourish, retention of standing dead timber where it is safe to do so (monoliths).
3. Invasive plant removal such as laurel and rhododendron that reduce biodiversity value and limit some views within the site. Some supplementary planting of native trees and shrubs may be required in newly cleared areas to enhance natural regeneration.
4. Wildlife features such as log piles, stag beetle loggeries, bat boxes and bird boxes to be installed within different areas of the site to improve opportunities for biodiversity.

### **3.5 Implementation**

#### **3.5.1 Funding**

Funding for the proposed works as costed in section 6 will come from new residential developments which are likely to have an adverse effect on the SPA, as set out in the Bracknell Forest Thames Basin Heaths SPA SPD. This explains the contributions required from development in order to avoid adverse

impacts. A proportion of the total amount payable under legal agreement will go towards open space enhancement measures and ongoing management associated with these measures as detailed within this plan. These measures will ensure the site is suitable as an alternative to the SPA and will attract new residents away from the SPA.

### **3.5.2 Prioritising Works**

Implementation of the proposed works will be prioritised in the following order (unless deemed inappropriate due to other site works going on at that time):

1. Information and interpretation provision
2. Other works (including habitat management)
3. Greenman trail

The timing of works will relate to planning approvals and the payment of contributions.

### **3.5.3 Monitoring**

The National Planning Policy Framework requires that planning obligations are implemented or enforced in an efficient and transparent way, in order to ensure that contributions are spent on their intended purpose and that the associated development contributes to the sustainability of the area. This will require monitoring by local planning authorities through the use of standardised systems to ensure that information on the implementation of planning obligations is readily available to the local authority, developer and members of the public. Regular reports on the monitoring information will also be provided to Natural England.

To meet the requirements of the NPPF, monitoring will demonstrate how the spending of contributions on enhancements to an open space site link to specific developments within its catchment area. This will also ensure the capacity of the open space, as calculated in the SPA SPD, is not exceeded and the enhancement works are effective in attracting new visitors from the SPA.

A proportion of the funding obtained through the S106 agreement will provide additional staffing and long term maintenance of the SANGs (see SPA SPD). In addition, resources will be provided to ensure the full package of avoidance and mitigation measures are monitored to ensure their continued effectiveness.

## **3.6 Consultation**

This plan has been developed in consultation with Natural England. Work has been led by the Bracknell Forest Council Parks & Countryside Service including the Biodiversity Officer and Site Ranger.

## **3.7 Conclusion**

The measures within this plan were identified by using the SANG assessment checklist (see section 5) 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 sites.

The works will enhance Tarman's Copse promoting it as an open space that provides a range of conditions for visitors of all abilities. The sites will be promoted to local residents and new residents through targeted publicity as an attractive alternative to the Thames Basin Heaths SPA.

Alongside the capital programme, day to day management 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.

#### 4 SCHEDULE OF MAINTENANCE OPERATIONS

Ref	Management and maintenance operations	Frequency / timing
1	Existing Woodland	
	<p>Dead, diseased and dangerous wood to be removed from at least 5m to both sides of footpaths in order to protect the public from falling branches and/or trees.</p> <p>Selective pruning of branches of trees that overhang the paths. Overhead clearance to be 2.4m above ground level.</p> <p>Where appropriate and without compromising safety, existing dead stems shall be left in situ to provide wildlife habitat.</p> <p>Cut deadwood logs should be used to create log habitat piles not more than 2m long or over 1m high. Stag beetle loggeries should also be created by setting groups of logs vertically, partly buried in the ground.</p>	
2	Existing ground flora	
	Condition of ground flora to be monitored and action taken to avoid damage and decline. Actions could include using dead-hedging to create barriers to discourage development of desire-line paths, for example through stands of Bluebells. Regeneration should be encouraged where the canopy is opened up as a result of coppicing operations.	During each maintenance visit.
3	Sweet Chestnut coppice	
	The woodland is to be divided into 9 coppice coupes and these are to be coppiced as a rotational coppice. Sweet Chestnut coppice products were traditionally used for fencing, and potential economic uses should be found for the timber produced. Refer to plan 5.5.	Annual work carried out on rotation in autumn / winter when trees are dormant. Monitor coppice stools for grazing damage to new shoots and provide protection as necessary.
4	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.	6 monthly inspection should identify work required, to be undertaken within 1 year.
5	Meadow and amenity grass in buffers and path margins	
	Wildflower meadow areas to be cut annually to a height between 50 and 75mm height, and arisings removed from site where possible or deposited in designated locations, after being allowed to lie for 3 to 5 days to drop seeds.	Annually in late summer.
	Grass areas under planted with bulbs not to be mown until foliage starts to die back naturally, usually in	

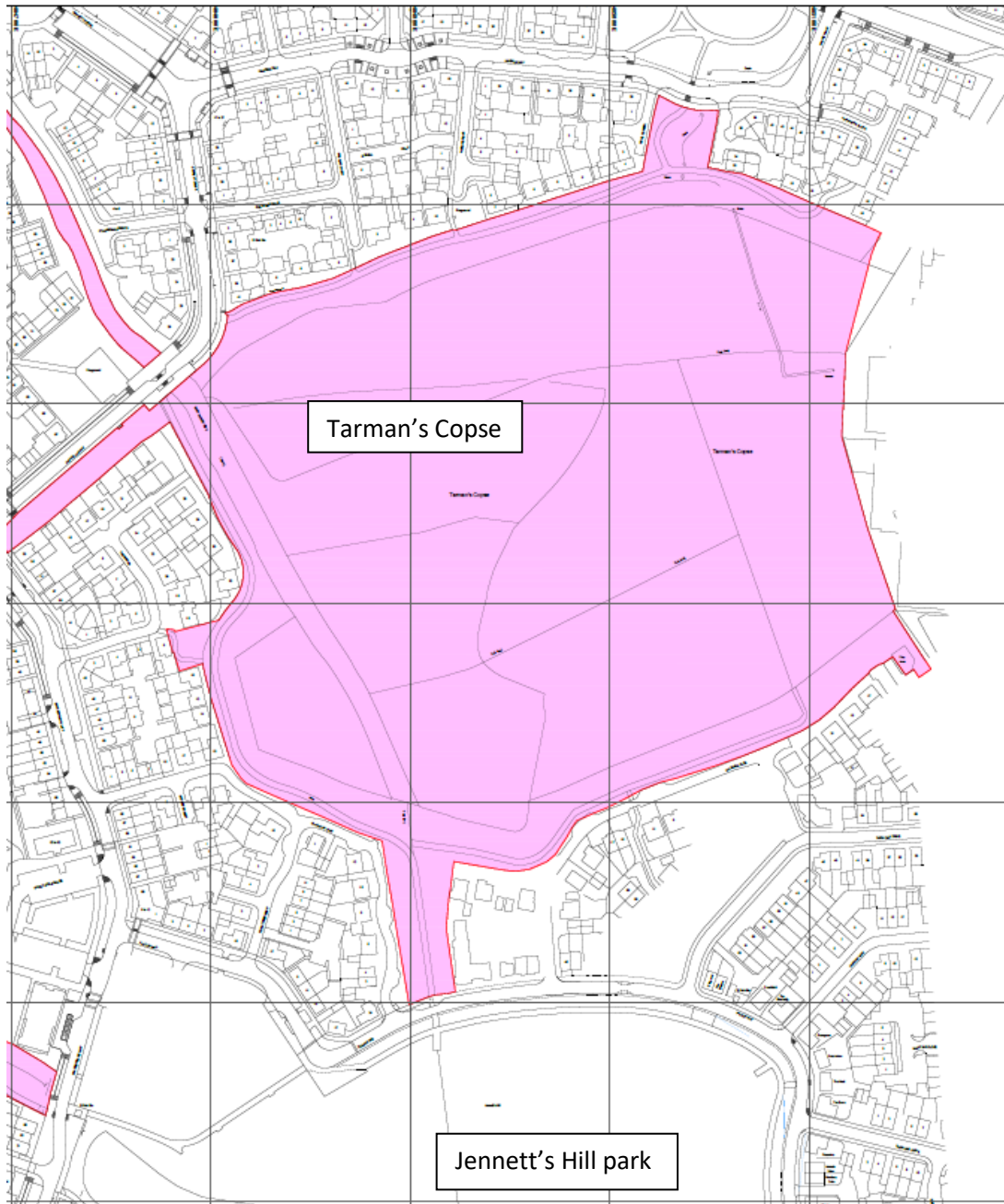
	June. Initial cut to reduce height to 75mm and remove arisings from site. Subsequent cuts as 28 day cut and fly, unless located in wildflower meadow areas, when areas will receive one further late summer cut and collect.	
	Amenity grass and 1m wide mown margins to paths, to be maintained to a height of min 40mm to max 75mm during growing season.	28 day grass cut and fly. Sweep or blow grass cuttings off surfaced paths.
<b>6</b>	<b>Woodland edge planting and regeneration</b>	
	<p>Woodland edge planting in buffer zones. Monitor growth of native planting. Replace failed plants in autumn/early winter planting season where density of remaining plants will be insufficient.</p> <p>After year five, assess if establishing plants need to be thinned to reduce crown competition and allow trees/shrubs to achieve a healthy natural growth form.</p> <p>Carry out selective pruning to remove dead/damaged/diseased material, and carry out formative pruning to achieve desired height range, and prevent excessive growth overhanging paths.</p> <p>Control excessive growth and spread of brambles, nettles, thistles and non-native invasive species. Some controlled areas of bramble are beneficial to wildlife and controlled clumps of nettles are beneficial for butterflies, but over-dominance of these species should be avoided.</p>	<p>Annually</p> <p>After year five, annually in winter. Avoid bird nesting season March to August.</p> <p>Avoid bird nesting season March to August</p> <p>Avoid bird nesting season March to August</p>
<b>7</b>	<b>Site furniture</b>	
	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.	6 monthly inspections. Repair/replacement undertaken within 6 months of notification. Unsafe furniture to be made safe or decommissioned within 10 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.	<p>Replace damaged boards and signs as soon as possible. Remove offensive graffiti within 5 working days of reporting.</p> <p>Five year review of information on boards and signage/waymarkers.</p>
<b>8</b>	<b>Footpaths</b>	
	Existing hoggin and road planings paths have been	

	constructed through the woodland.	
	Damage to path surfaces and edgings to be checked and made good as soon as possible.	6 monthly inspection. Work undertaken within 10 working days or area made safe if health and safety issue, otherwise repairs undertaken within 6 months of notification.
9	<b>Litter picking, bins and fly-tipping</b>	
	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.
	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 10 working days of notification.
10	<b>Green Man trail</b>	
	The Green Man trail should be inspected every six months. Missing items should be replaced, and damaged items assessed for repair or replacement. Some cleaning of items may be required, and judicious pruning of branches and/or removal of climbing plants to maintain the right balance of visibility and concealment.	Six monthly inspection. Replace missing/damaged carvings/features within 6 months. Maintenance including cleaning at any time of year. Pruning of tree/shrub growth and climbing plants avoiding bird nesting season.

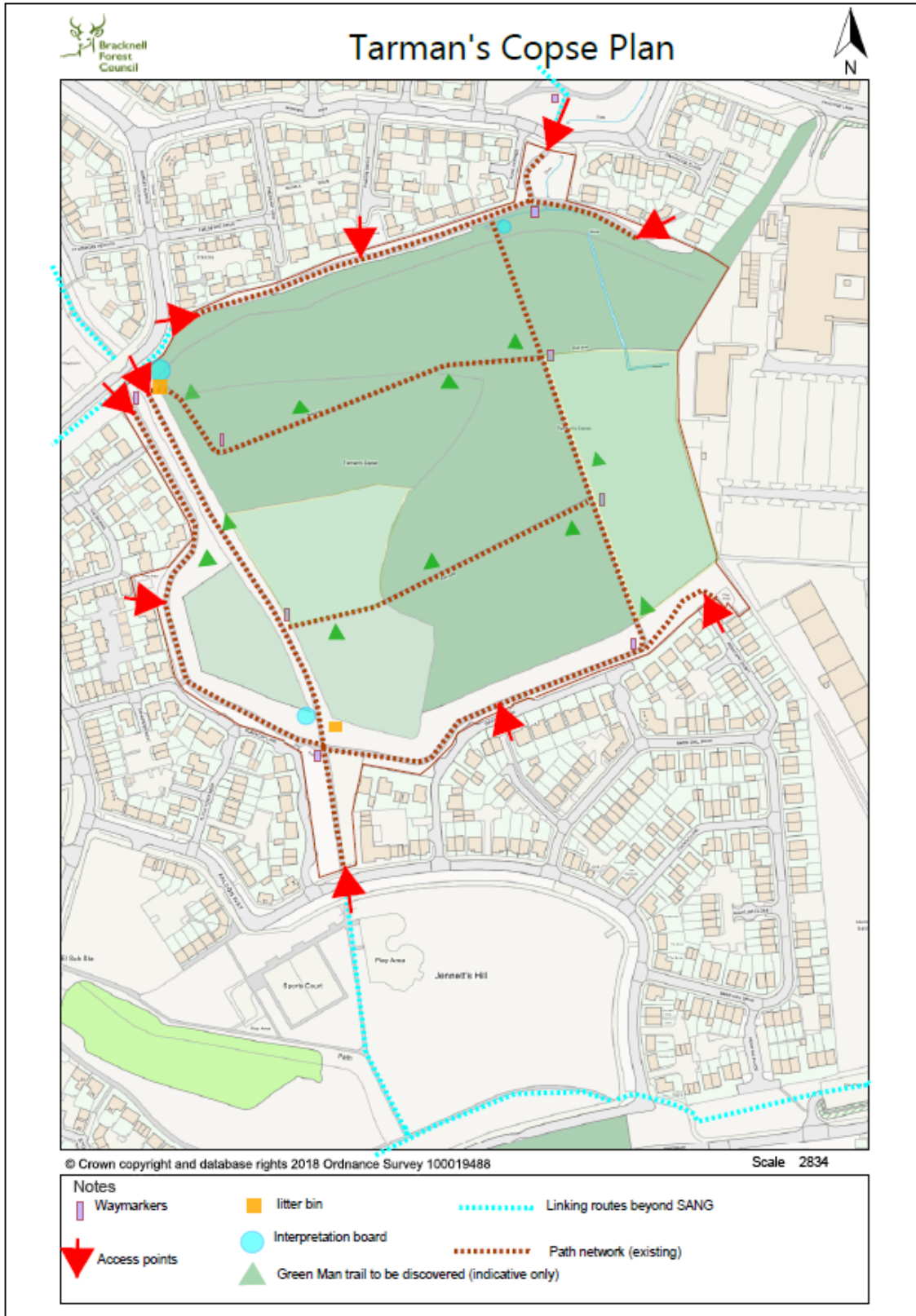
## 5 Site Plans:

### 5.1 Site Plan – Tarman’s Copse (land ownership)

The area shaded pink shows land transferred to Bracknell Forest Council in January 2017 including Tarman’s Copse, green corridors and buffer zones. The open space to the south named Jennett’s Hill was transferred in November 2016.



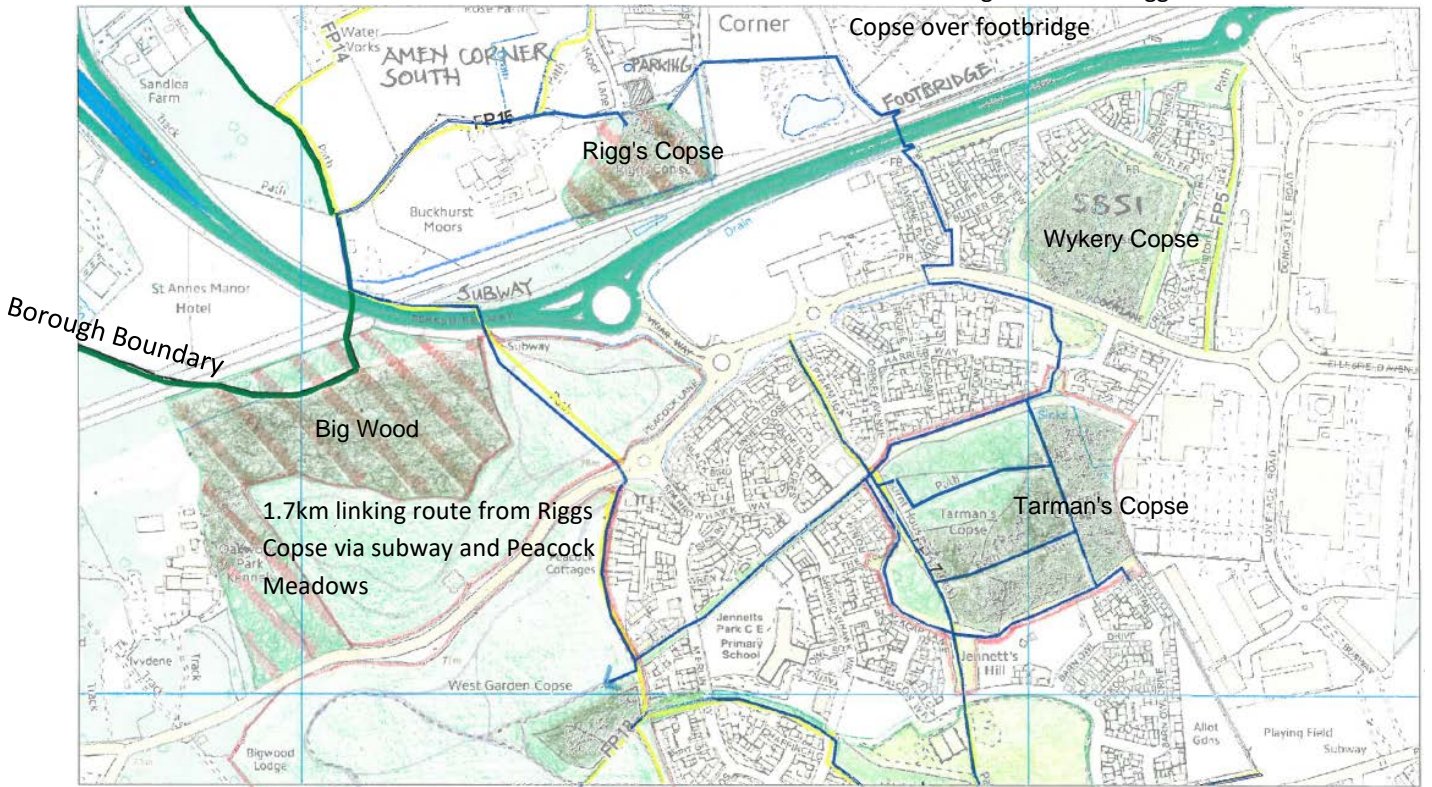
## 5.2 Site Plan – Tarman’s Copse Proposed SPA Mitigation Works





### 5.3 SANG linking paths plan

1.4km linking route from Riggs Copse over footbridge



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Scale 7000



## 5.4 Aerial photograph

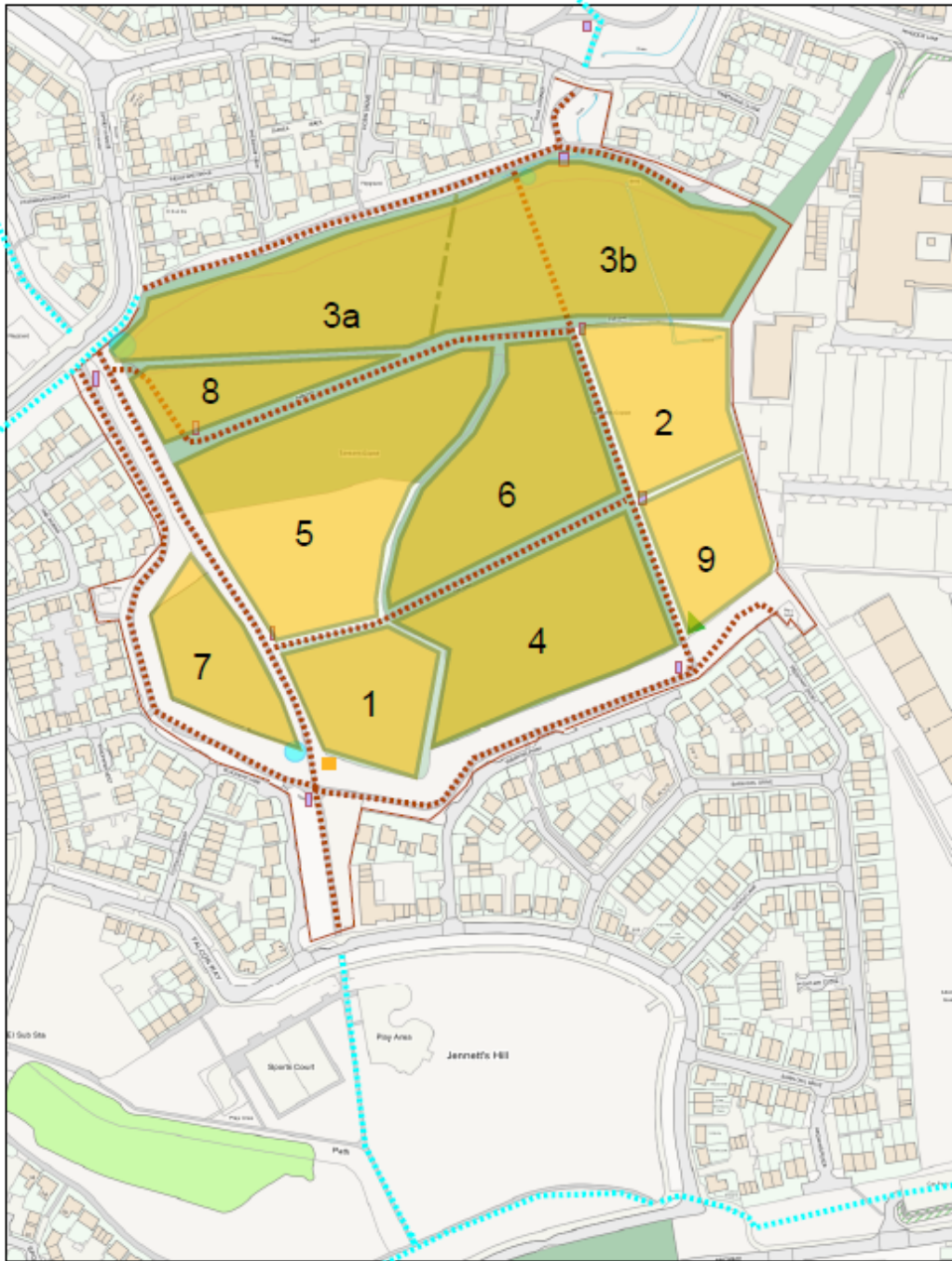




5.5



# Tarman's Copse Coppice Rotation Plan



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Scale 2834

Notes			
	Waymarkers		Linking routes beyond SANG
	litter bin		Path network (existing)
	Interpretation board		
	Coupes for coppice rotation		

## 6.0 Site quality checklist

This checklist is intended to help identify what is already present on the site and what needs to be developed for the SANGS to be suitable.

<b>Must/should have – these criteria are essential for all SANGS</b>			
	<b>Criteria</b>	<b>Current</b>	<b>Future</b>
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	None	Improved links and signage from the car park at Peacock Meadows
2	Circular walk of 2.3-2.5km	Not currently promoted as a measured route length	A main circular route of 1.4 km will be promoted and way-marked to enjoy all the main features of the site. The requirement for a minimum 2.3km walk will be met by the West Bracknell Super SANG provided by the council.
3	Car parks easily and safely accessible by car and clearly sign posted	Not currently provided	Parking to be provided at Peacock Meadows as part of West Bracknell Super SANG.
4	Access points appropriate for particular visitor use the SANGS is intended to cater for	Numerous pedestrian entrance points from road network and public footpaths.	All principal and secondary entrance points to be signed and upgraded to allow disabled access where applicable. All main paths to be surfaced.
5	Safe access route on foot from nearest car park and/or footpath	Existing access includes public footpath and accessible woodland paths, and recreational foot/cycle paths in the woodland buffers.	Improved links and signage from car park to site and routes around network of sites using existing footbridge over A329, foot/cycle paths and green corridors.
6	Circular walk which starts and finishes at the car park	Not currently promoted.	Improved links and signage from car parks to site and routes around network of sites. There will be a circular route to the SANG from Peacock Meadows car

			park with the option of a different return route.
7	Perceived as safe – no tree and scrub cover along part of walking routes	The site is predominantly woodland	Paths in buffer zones and green corridors provide a more open alternative to walking through woodland.
8	Paths easily used and well maintained but mostly unsurfaced	A network of surfaced paths in unbound hoggin or recycled road planings.	Informal unbound surfaced paths provide good access in all seasons.
9	Perceived as semi-natural with little intrusion of artificial structures	Minimal way-marking and site furniture such as litter bins.	Benches, bins and signage to be 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	N/A	N/A
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	Access unrestricted other than by density of trees.	Access unrestricted other than by density of trees.
12	No unpleasant intrusions (e.g. sewage treatment smells etc.)	No unpleasant intrusions	No unpleasant intrusions
13	Clearly sign posted or advertised in some way	Site entrance name boards	Entrance name boards plus interpretation boards, plus waymarked routes from Peacock Meadows, Jennett's Hill, and from paths crossing the A329 and railway.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	None currently	New BFC and Thames Basin Heaths Partnership webpages for all sites. New site leaflet(s) to be provided to all residents served by the SANG.
<b>Desirable features</b>			
	<b>Criteria</b>	<b>Current</b>	<b>Future</b>
15	Can dog owners take dogs from the car park to the SANGS safely off the lead	No car parking provision	Future car parking provision will involve road crossings between parking and Tarman's Copse, so not suitable for dogs off lead.
16	Gently undulating topography	Land falls gently and evenly from east to west, with a height difference of about 5 metres.	Being mainly wooded, the gentle slope is not obvious, and the site feels relatively flat.

17	Access points with signage outlining the layout of the SANGS and routes available to visitors	None currently	Interpretation panels with maps of the site for orientation will be provided at main entrances. Routes within the Site and longer walking routes between sites in the West Bracknell Super-SANG will be provided.
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	Predominantly wooded site with buffer zones to three sides consisting of amenity and meadow grass, woodland edge planting and informal paths. Green corridors link to Peacock Meadows which is mostly species rich meadows  No open water.	Site will remain predominantly wooded. Reintroducing a coppicing regime will create more open areas, and the buffers will be managed to retain areas of wildflower meadow and amenity grass.
19	Focal point such as a view point or monument within the SANGS	No focal point currently	Proposed Green Man trail will provide focal points of interest.

## 7 Costings

<b>Information &amp; interpretation</b>	<b>Estimated cost</b>
Updated interpretation boards x 4	£10000
Fingerposts/waymarkers – wildlife corridors	£5000
SANG leaflet	£500
Webpage	£200
Special interest trail – e.g. green man	£3000
<b>Access</b>	
None required	
<b>Furniture</b>	
Benches/picnic benches x 2	£5000
Boundary works – buffer zone edges	£6000
<b>Habitat Management</b>	
Veteran tree halos x 15	£6000
Wildflower & tree planting – wildlife corridors	£5000
<b>TOTAL</b>	<b>£40,700</b>

The site has a total capacity to mitigate for 471 dwellings.

## 8 Glossary

<b>Core Strategy DPD</b>	Document within the Local Development Framework which sets out strategic development proposals until 2026.
<b>LNR</b>	Local Nature Reserve
<b>LWS</b>	Local Wildlife Site
<b>SANG</b>	Suitable Alternative Natural Greenspace.
<b>SPA</b>	Special Protection Area. Designated under the EU Directive 79/409 of the Conservation of Wild Birds.
<b>SPA SPD</b>	SPA Technical Background Document to the Core Strategy.
<b>TPO</b>	Tree Preservation Order

## 9 References

Bracknell Forest Borough Council (April 2018) Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPA SPD).\*

Bracknell Forest Borough Council (2011) Habitats Regulations Appropriate Assessment - Site Allocations Development Plan Document Draft Submission.\*

Bracknell Forest Borough Council (2006) Core Strategy Development Plan Document.\*

\*Documents available to download from [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk).