



## **Bullbrook Countryside Corridor SANG Maintenance Plan**

(Longhill Park, Lily Hill Park, Clintons Hill, Milman Close, Beswick Gardens Copse, Bullbrook Drive, Harvest Hill, Whitegrove Copse, Edmunds Green, The Chestnuts)

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

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# 1 Introduction

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

The Bullbrook CC SANG has been receiving incremental enhancement features since NE approval of, first the Longhill Park group OSMP in January 2007, the Edmunds Green group in March 2015 and the subsequent adjoining of the two smaller SANG groups into the Bullbrook CC SANG in November 2019. By combining the two-existing approved SANGs we have been able to increase the overall size of the larger singular SANG, increasing the size to 23.81Ha (Longhill group having been 14.46Ha and the Bullbrook group 9.35Ha).

In line with the Thames Basin Heaths Delivery Framework (2009) the new larger SANG reaches a catchment of 5km whereas previously the two current smaller SANGs had a catchment of 4km (Longhill) and 2km (Edmunds Green).

Following the enhancements described within this document the site is seen to effectively operate as a SANG and this document looks to further 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 The Bullbrook CC is suitable as an alternative to the SPA and how enhancements have enabled it's use as such.

## 1.1.1 Description

The Bullbrook CC is a collection of smaller sites within the north east of Bracknell borough which includes: Longhill Park, Lily Hill Park, Clintons Hill, Milman Close, Beswick Gardens Copse, Bullbrook Drive, Harvest Hill, Whitegrove Copse, Edmunds Green, The Chestnuts.

Incremental enhancements to these sites will allow visitors to experience each site individually whilst also being able to navigate the short distances from one site to the next by following a waymarked route and on site maps.

## 1.1.2 Location

The Bullbrook Countryside Corridor sites are situated to the north-east of Bracknell within the parishes of Warfield, Winkfield and Bracknell Town. The following sites form the SANG:

### *Group 1 sites:*

- Longhill Park            9.39 ha
- Milman Close            0.53 ha
- Clintons Hill            4.0 ha
- Beswick Copse           0.54 ha

### *Group 1 link site:*

- Bullbrook Drive        1.33 ha

*Group 2 sites:*

- Edmund's Green 2.32 ha
- Harvest Hill 2.30 ha (excluding play area)
- The Chestnuts 1.08 ha
- Whitegrove Copse 3.65 ha

*Group 2 link sites:*

- Bluebell Hill 2.1 ha
- Edmund's Lane (north and south) 0.7 ha
- Chestnuts Lane 0.5 ha

### **1.1.3 Access**

Access to these sites is generally permissive, with limited or no physical restrictions within the green spaces. There is a sufficient existing network of pedestrian footpaths and cycleways to connect all SANG sites and link sites to form a wider circular route. There are several secondary roads to cross to complete this circular walk. In addition to this wider network circular route, there are several circular SANG routes identified in the existing Bullbrook CC, Longhill Park and Lily Hill Park SANG plans, forming a network of paths suitable for walking and popular with local dog walkers.

Car parks for these SANGs are located at Longhill Park, Lily Hill Park, as well as a vehicular access point to Clintons Hill from a car park at the play area managed by Bracknell Town Council. Additional unrestricted parking is available in residential areas adjacent to all sites.

The majority of the identified Bullbrook Countryside Corridor SANG link route is accessible for wheelchairs or people with walking difficulties. Where route diversions are required there is scope to highlight alternatives using on-site interpretation.

### **1.1.4 Land ownership**

Land ownership has already been identified in the individual SANG plans, with the amendment of Bullbrook Drive, which is currently owned by Bracknell Forest Council and managed by Bracknell Town Council.

Bracknell Forest Council Highways and Environmental Services departments are currently responsible for maintenance, health and safety aspects relating to link roads, cycleways and public footpath links adjacent to Highways.

### 1.1.5 Designations

Designation	Edmund's Green	Whitegrove Copse	The Chestnuts	Chestnuts Lane	Longhill Park	Clintons Hill
Local Wildlife Site (LWS)	✓ (SU87V20)	✓ (SU87Q09)				
Tree Preservation Order		✓ (TPO 180)	✓ (TPO 218, 393)	✓ (TPO 218)	✓ (TPO 445)	
Local Nature Reserve	✓					
Ancient woodland	✓					✓

## 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 2018). 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 as well as ensuring protection to the valuable site wildlife.

## 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 sites 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

- Roadside 'brown' signs to guide visitors to the larger sites (such as Longhill car park) from nearby roads and junctions have been installed
- Site entrance signs at major and secondary site entrances have been installed to welcome visitors and highlight the formal access points.
- Various site interpretive panels and been installed across many of the sites in the form of formal noticeboards, map boards and other lecterns. These work to highlight the management and wildlife values of the specific sites as well as the linked route incorporating the Bullbrook suite of sites.
- Fingerposts and waymarkers have been installed at entrances and other strategic points enabling visitors to navigate around the sites and from one to another, thereby maximising use of the green space and path network. These form the signage for the long route around the sites (including Lily Hill Park).
- Site leaflet: a glossy, colour leaflet which will include site and access information, background details for the different areas, nature conservation information as well as a map to help visitors find their way around individual sites and routes that link them together has been created. BFC webpages have been also been created providing further info. maps etc.. on the SANG.



SANG route map lectern



SANG waymarker post



New site noticeboard.



SANG route fingerpost and small site sign





Interpretation at Harvest Hill pond & New noticeboard and small site sign at Longhill Park



Further site noticeboard example. Meadow interpretation, including an example of ongoing hay management

## 2.2 Access

- Previously informal and seasonally less accessible paths have been improved by sensitively surfacing sections. This allows for an accessible, uninterrupted route across the series of sites.
- Routes through sites have also been improved providing access for less able users, allowing for alternative routes passed for example areas incorporating steps.
- Older steps at site such as Longhill have been repaired and resurfaced along with the additional of new handrails providing safe use.
- A viewing platform (with incorporated interpretation) has been installed at Harvest Hill providing a feature area to stop and look over the ponds.



Viewing platform over Harvest Hill pond & Resurfacing of previously wet area at Longhill Park



Newly refurbished steps at Longhill and Clintons Hill

## 2.3 Furniture

New site furniture will enhance visitors' use of the site as well as providing a more welcoming and attractive appearance to the area. Furniture designs have been chosen so as to be in-keeping with the semi-natural nature of the sites.

- New seating has been provided at strategic points around the sites, located to allow visitors to enjoy the visual amenity of the site and also where rest points may be required. Picnic benches for wheelchair users have also been provided.
- New combined litter and dog-waste bins in line with the BFBC Parks & Countryside service's policy have been installed at suitable locations.
- Where applicable older, unattractive concrete post and wire fencing has been removed (such as Longhill Park). New, accessible gates and more attractive site appropriate chestnut fencing has been incorporated.





New fencing along Clintons Hill & Wheelchair accessible bespoke bench at Harvest Hill



New recycled plastic wheelchair accessible picnic benches & New site entrance gates

## 2.4 Habitat Management

A range of habitat management works has been completed around the sites to increase the nature conservation interest of the sites by removing invasive species and creating a variety of vegetated areas and habitats for different species. The welcoming nature and visitor experience of the site will also be enhanced by opening up views, whilst vegetation clearance and management will also increase the safety and security of the sites for users.

- Invasive species such as Rhododendron has been removed on sites such as Longhill, where the returning natural woodland has been encouraged further by the planting of 100s of native woodland trees.
- The meadow area at Longhill has been improved by seeding further with wildflowers including Yellow Rattle to prompt further biodiversity and aesthetical appeal.
- Invasive plants have been removed as well as some woodland thinning to increase ground flora and the views through the woodland at Clintons Hill. some restocking provides suitable age structure.

- Scrub has been removed from the perimeter of the pond at Harvest Hill along with the installation of several pre-planted coir rolls, providing suitable marginal vegetation.
- Tree management works will be undertaken to ensure the safety of the sites' users and to protect and enhance valuable wildlife habitats. Wildlife features such as bat and bird boxes have also been installed around the network of sites.



Invasive species removal (rhododendron) & understory restocking

### **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**

Visitor surveys carried out as part of Bracknell Forest SPA Avoidance and Mitigation Strategy in 2006 found the following results for surveys carried out at both Clintons Hill and Longhill Park:

##### **Clintons Hill**

- 44% of visitors used the site as a cut-through followed by 11% exercising their dog and a further 11% walking.
- 67% of people used the site for less than 30mins although this is most likely due to it's size.
- 78% of visitors felt safe at all times using the site (with the remaining 22% sometimes).
- Only 11% rated the site as busy and 89% would continue to use the site if visitor numbers doubled.

##### **Accessibility**

- Although there is no car park specific to this site 22% of visitors would find alternative parking.
- 89% of visitors travelled less than 1 kilometre to the site with 78% of journeys taking less than 5 minutes.

##### **Longhill Park**

- 69% of visitors used the site to exercise/walk their dog followed by 17% 'relaxing and enjoying the atmosphere'.
- 50% of people used the site for up to an hour as many as 6% staying over 6 hours.
- 94% of visitors felt safe using the site.
- 38% rated the site as busy with 69% continuing to use the site if visitor numbers doubled.

### **Accessibility**

- 83% of visitors arrived at site by car.
- 84% travelled less than 5 kilometres with over 5% travelled more than 20 kilometres.

The TBH SPA SPD provides a full assessment of the baseline data and an assessment of the sites' potential to attract people from the SPA. An assessment of the sites' capacity to attract visitors away from the SPA was made based upon existing visitor numbers and the SPA open space standards agreed with Natural England.

### **Visitor numbers**

Numbers calculated prior to the merging of smaller Longhill Park Group and Edmunds Green Group SANGs where:

#### **Longhill Group**

Total visits per year – 37,000

Annual visitors - 221

Potential visitor capacity – 1,566

#### **Edmunds Green Group**

Total visits per year – 119,251

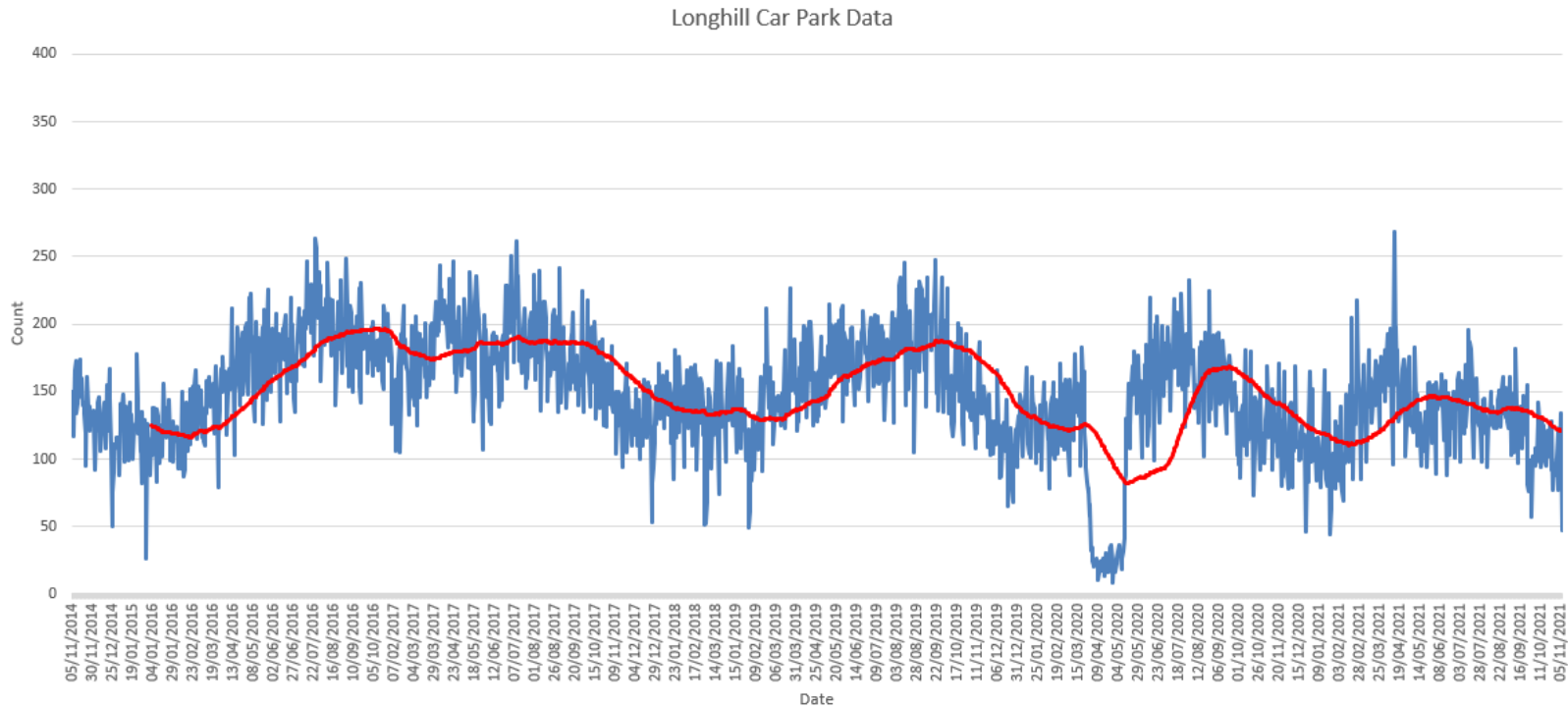
Annual visitors - 710

Potential visitor capacity - 458



### 3.2 Vehicular usage

Car Park Counters were installed during 2014 at the car park to Longhill Park to further monitor continuing site usage. There are notable gaps within data due to issues with counter technology however trends remain viable.



Following installation of the car counters it has been noted that visitor use, arriving by car continues to be high with expected fluctuations through seasonal change. There is a noticeable fall in the Spring of 2020 due to the closure of all car parks due to COVID-19 lockdown restrictions

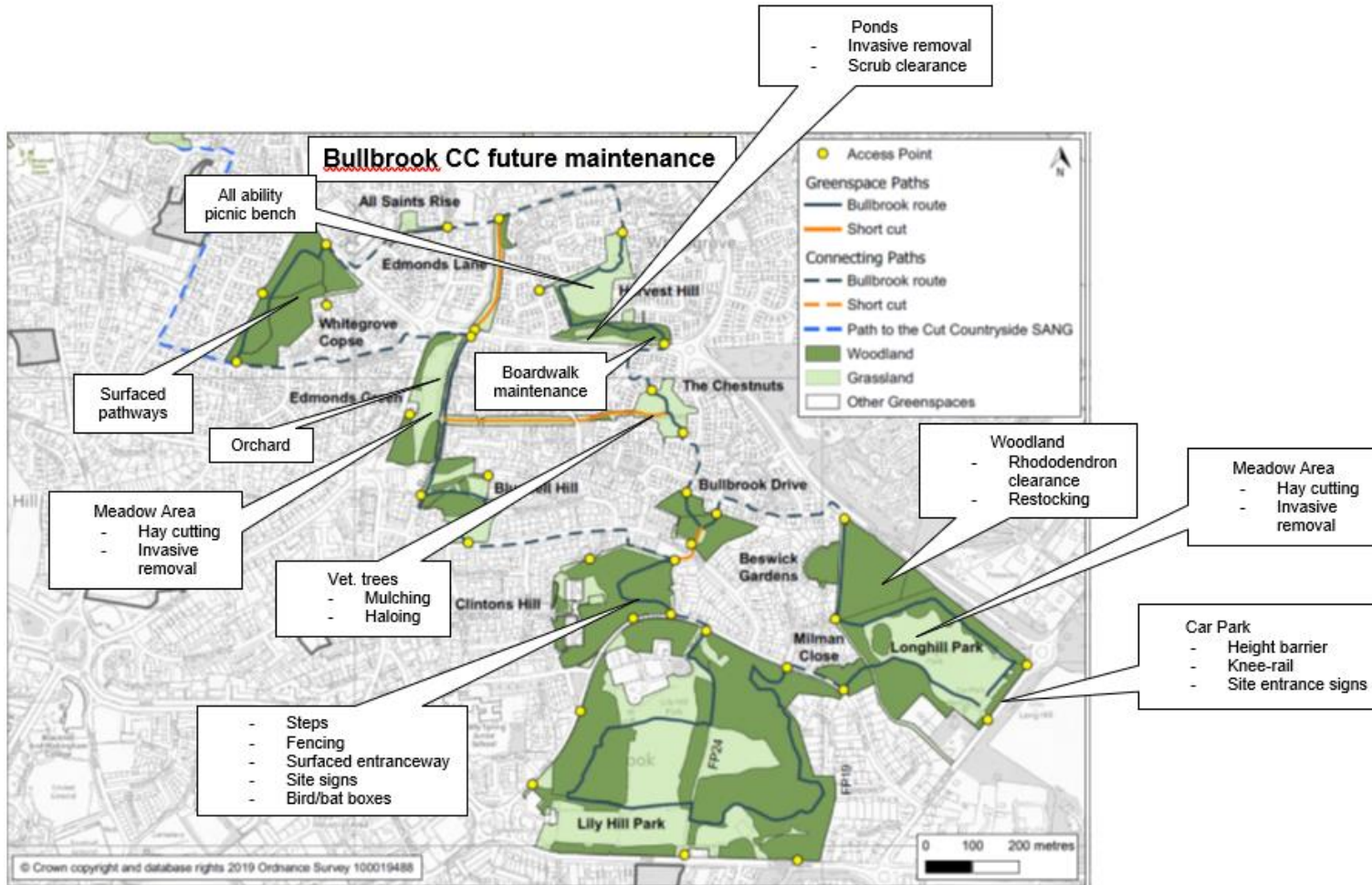


## 4 Site Plan

### 4.1 Site Plan – Bullbrook CC SANG (aerial)



## 4.2 Site Plan – Bullbrook CC SPA Mitigation Works and future Maintenance



## 4 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	<b>Biodiversity surveys and monitoring</b>	
	Initial baseline surveys will be undertaken. Followed by appropriate surveys adding value to future management. Ongoing surveys include botanical surveys, butterfly transects, ad hoc observations as well as previous newt records	Relevant timing for species / habitat
2	<b>Existing Woodland</b>	
	Selective pruning of branches of trees that overhang the paths. Overhead clearance to be 2.4m above ground level.	Ongoing
	Where appropriate and without compromising safety, existing dead stems shall be left in situ to provide wildlife habitat.	Ongoing
	Cut deadwood logs should be used to create log habitat piles. Stag beetle loggeries should also be created by setting groups of logs vertically, partly buried in the ground.	Ongoing
	Scalloping of woodland edge and maintenance of glades – to increase shelter, warmth and variety of edge habitat.	Autumn/Winter
	Dead, diseased and dangerous wood to be made safe from at least 5m to both sides of footpaths in order to protect the public from falling branches and/or trees.	Safety/ongoing
	Manage and remove non-native, invasive species, promoting native woodland species.	Annually.
3	<b>Orchard</b>	
	Selective/specialist pruning to help promote healthy growth	Autumn/winter
	Mulching around bases of trees	As required
	Monitoring trees for signs of disease, damage etc. and reacting accordingly i.e through re-stocking, selective pruning etc.	Six monthly
4	<b>Veteran Trees/ Ancient Woodland</b>	
	Mulching around identified vet. trees	As required

	Reduce competition around vet. trees 'haloing'	Autumn/winter
	Regular monitoring to include any works to prolong health of identified trees. i.e selective pruning. Utilising BFC in-house Tree Service expertise.	Six monthly
<b>5</b>	<b>Meadows</b>	
	Annual hay cutting on larger meadows, reducing nutrient build up and increasing sward diversity.	Annually at end of summer
	Selective management through various techniques such as cutting, pulling. Where manual methods are not practicable use of herbicide to treat invasive plants such as Ragworts and Creeping thistle.	Annually as required
<b>6</b>	<b>Ponds</b>	
	Cut back surrounding vegetation, maintain light levels promoting desirable plant growth.	Annually throughout winter
	Promote native aquatic vegetation. Remove any non-native or invasive species seen to have a detrimental effect to pond production.	Remove non-native/invasive weed growth 6 monthly. Late Summer/Autumn.
<b>7</b>	<b>Clearance of ditches</b>	
	Ditches and existing and new culverts to be cleared out and de-silted as necessary. Repair erosion to banks of ditches.	Site inspection should identify work required, to be undertaken within 1 year.
<b>8</b>	<b>Car Park</b>	
	Knee-Rail. Inspect and repair for damage and/or vandalism.	Replace and repair following site inspections.
	Height barrier. Maintain and repaint when necessary, providing a safe and attractive entranceway.	Where necessary following 6 monthly inspections.
<b>9</b>	<b>Site furniture</b>	
	Any vandalised or 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.

	<p>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>	<p>Replace damaged boards and signs as soon as possible. Remove offensive graffiti within 14 working days of reporting.</p> <p>Five year review of information on boards and signage/waymarkers.</p>
<b>10</b>	<b>Footpaths/Boardwalks</b>	
	<p>Damage to path surfaces and edgings to be checked and made good as soon as possible.</p>	<p>Six-month inspection. Work undertaken asap to make area safe if health and safety issue, otherwise repairs undertaken annually.</p>
	<p>Any worn areas or lost material to be topped up.</p>	<p>As required following site inspections.</p>
	<p>Regularly inspect and repair various boardwalks and steps.</p>	<p>Minimum six monthly inspections.</p>
	<p>Regularly inspect and repair pond viewing platform</p>	<p>Minimum six monthly inspections.</p>
<b>11</b>	<b>Litter picking, bins and fly-tipping</b>	
	<p>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.</p>	<p>Frequency to be determined following monitoring of litter levels and review arrangements 6 monthly.</p>
	<p>Litter bins should be emptied weekly, and immediate surroundings litter picked. Performance specification should be that bins will never be more than 75% full.</p>	<p>At least weekly, but more often if monitoring shows bins are filled more quickly.</p>
	<p>Dog fouling should be monitored to check if specific clearing operations are needed, in conjunction with educational information and appropriate signage.</p>	<p>Response and frequency to be agreed following monitoring. Review arrangements 6 monthly.</p>
	<p>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.</p>	<p>Removal should be within 14 working days of notification.</p>



## 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
<b>Must/should haves – criteria essential for SANGs</b>			
1	Parking on all sites larger than 4Ha (unless the site is intended for use within 400m only)	Car parking available at Longhill Park	Car park bays line marked included disabled priority areas
2	Circular walk of 2.3-2.5km	Choice of routes available around the sites, dependant on availability/conditions.	Route marked (waymarked, fingerposts, maps) up to 8km in length with alternative routes and extensions into neighbouring SANGs.  New paths, steps and other furniture throughout the SANG group allow for greater access year round.

	<b>Criteria</b>	<b>Pre-SANG Features</b>	<b>With SANG Enhancements and ongoing maintenance</b>
3	Car parks easily and safely accessible by car and clearly sign posted.	Car park with height barrier at Longhill Park	New brown sign for car park off of main highway. Additional of wooden knee-rail demarking car park area.
4	Access points appropriate for particular visitor use the SANGs is intended to cater for.	Many access points from the various SANG group sites	New gates and vegetation clearance around entranceways. Fingerposts and smaller site signs further highlight access points
5	Safe access route on foot from the nearest car park and/or footpath.	Car park leads straight onto site	New noticeboards and pathways improve access from car park area.
6	Circular walk which starts and finishes at the car park.	Various options for routes	Highlighted longer route throughout the SANG group, including alternatives and disabled access. Highlighted through map boards, fingerposts and waymarkers.

	<b>Criteria</b>	<b>Pre-SANG Features</b>	<b>With SANG Enhancements and ongoing maintenance</b>
7	Perceived as safe – no tree and scrub cover along part of walking routes.	Mix of habitat throughout the SANG	Further enhancements to habitat features including grasslands, wetlands, orchards and woodlands. Clearance of invasive species (e.g rhododendron) within woodlands further benefits ecological value and opens up previously dark areas.
8	Paths easily used and well maintained but mostly unsurfaced.	Many formal and informal pathways	Improvements to steps as well as some surfacing to allow for year-round access.
9	Perceived as semi-natural with little intrusion of artificial structures.	Some benches and playareas through the route	Addition of bespoke disabled access benches otherwise SANG is natural throughout the route.
10	If larger than 12 Ha then a range of habitats should be present	Mixed habitats throughout the route	Range of habitats including ancient woodland, orchards, grasslands, ponds, parkland. Giving an interesting and enjoyable experience across the various sites

	<b>Criteria</b>	<b>Pre-SANG Features</b>	<b>With SANG Enhancements and ongoing maintenance</b>
11	Access unrestricted - plenty of space for dogs to exercise freely and safely off the lead.	Plenty of opportunities to walk dogs off lead	Whilst dogs will require leads to cross from one site to the next within the SANG group. The addition of signage allows for improved access to a longer walking route.
12	No unpleasant intrusions (e.g. sewage treatment works, smells etc.).	No unpleasant intrusions present	No unpleasant intrusions present
13	Clearly signposted or advertised in some way.	Few site signs	New site signs, noticeboards and interpretation.
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 BFC website info.	Improved BFC website pages. Join SANGs leaflet available and distributed locally. Further SANG information promoted through the TBH SAMM wardens website.

	<b>Criteria</b>	<b>Pre-SANG Features</b>	<b>With SANG Enhancements and ongoing maintenance</b>
<b>Desirable features</b>			
15	Can dog owners take dogs from the car park to SANGs safely off the lead.	Access available from the main car park straight onto site off lead	Access available from the main car park straight onto site off lead
16	Gently undulating topography.	Some small rising throughout the SANG	Improved steps and alternative flat routes allow for access over rises.
17	Access points with signage outlining the layout of the SANGS and routes available to visitors.	Limited signage	Larger site signs at entrances plus smaller signage at alternative access points. SANG sites linked through map lecterns, roadside fingerposts along with further waymarkers.
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.	Open meadows and parkland breakup areas of scrubland and open woodland. Small ponds along the route.	Open meadows have been enhanced through additional seeding with woodlands improved for wildlife as well as providing a brighter more open feel for visitors through clearance of invasive species. Small ponds along the route enhanced with marginal planting and



	<b>Criteria</b>	<b>Pre-SANG Features</b>	<b>With SANG Enhancements and ongoing maintenance</b>
19	Focal point such as a view point or monument within the SANG.	View points or historical features often overgrown and/or not accessible.	Projects such as viewing platform over ponds, and Icehouse restoration projects (funded externally from SANG) as well as seating and interpretation at useful locations provide interest through the SANG

# 7 Final spend on SANG Enhancement Works

These final costings incorporate a rate SANG spend on The Bullbrook SANG, where various factors such as a competitive tendering process, inflation and revised site requirements have led to a slight reduction in anticipated budget.

Works	Location	Unit Cost	Quantity	Description of works carried out	Revised spend	Date works completed	SANG enhancement Budget	SANG enhancement spend
<b>Information &amp; Interpretation</b>								
<b>Site signs</b>								
- Main entrances	Longhill Park - Long Hill Road	250	1		NA	E264.00	16/04/2008	E426.00
	Clintona Hill - Lily Hill Road	250	1		NA	E162.00	15/04/2010	E567.24
	Bullbrook Drive - Bullbrook Drive	250	1		NA	E567.24	27/11/2019	E3.00
	The Chestnuts, Harvest Hill, Whitegrove	350	4		NA	E324.00	15/04/2010	E324.00
- Secondary entrances	Longhill Park - Harvest Hill	150	2		NA	E279.32	27/11/2019	E279.32
	Clintona Hill	150	2		NA	E279.32	27/11/2019	E279.32
	Bullbrook Drive	150	2	2 signs Clintona Hill	E275.60	03/05/2019	E415.40	E275.60
	Beech Gardens Copse	150	2		NA			E3.00
	The Chestnuts, Harvest Hill, Whitegrove	300	4		NA			E3.00
<b>Other site signs (actual cost)</b>								
	Harvest Hill			Harvest Hill signs	409.22	04/06/2019		E810.42
	Whitegrove Copse			Whitegrove signs	125.6	14/06/2019		E810.42
	Harvest Hill			Harvest Hill signs	275.6	04/06/2019		E1,000
	The Chestnuts							E4,000
- Interpretation panels	Harvest Hill, The Chestnuts				NA	E1,013.83	09/04/2010	E6,917.65
- Site noticeboards with combined interpretive panel	Longhill Park, Clintona Hill, Bullbrook	E2,500	3		NA	E3,251.83	09/04/2010	E6,917.65
<b>Interpretation</b>								
- Single interpretation panels	Main entrances (Harvest Hill, Whitegrove)	E2,500	4	Timline green entrance	E2,682.00	30/11/2018	E4,000	E1,817.00
	Longhill Park & Mimsan Close, Clit	E1,500	5	Notice board - Harvest Hill	E1,817.00	01/06/2021	E2,285.00	E2,285.00
	Clintona Hill, Bullbrook Drive, Mimsan Close			3 x SANG map lecterns	E2,285.00	29/11/2020	E6,000	E2,285.00
Single interpretation boards	The Chestnuts, Harvest Hill, Bullbrook Hill			A2 interpretation panel - Harvest Hill	E2,017.20	01/06/2021	E4,600	E2,017.20
Fingerposts & way-markers	The Chestnuts, Harvest Hill, Whitegrove	E350	15		NA	E1,828.00	28/10/2010	E1,828.00
Fingerposts	Harvest Hill	E200	22		NA	E268.00	28/11/2020	E9,400.00
Additional fingerposts, waymarkers and plaques to link sites	Harvest Hill	E200	32	60 x 100mm waymarker discs for SANG route	E8,125.00	28/11/2020	E1,000.00	E10,161.71
				Fingerpost and waymarker SANG route manufacture	E8,125.00	28/11/2021		
				30 x waymarker discs (additional)	E220.00	01/06/2021		
				Waymarker stickers	E161.00	01/06/2021		
				Fingerpost and waymarker SANG route INS TALLATION	E1,510.00	23/03/2021		
Installation costs	(as above)	n/a	n/a	Re-erect finger post signs, and create signs for boardwalk	E345.00	27/10/2017	E1,405	E1,405.00
QR code on main sign at Clinton's/guide				Highway signs	NA	11/08/2014		
Site Leaflet					NA	E450.00	27/10/2017	E500
Additional site leaflet costs	n/a	n/a	20,000		NA	E2,046.00	30/09/2016	E2,046.00
<b>Total Information &amp; Interpretation</b>								
								E7,722
<b>Access</b>								
Path surfacing	All sites	E300 / day	5		NA	E1,500.00	06/11/2009	E1,500.00
		E30 / m	250		NA	E19,800.00	27/07/2010	E47,066
				Replacement steps down to Timline Green, 20m	E2,850.00	27/07/2010		E44,865.95
				Accessible Route	E2,850.00	09/11/2014		
				Re-edging and re-surfacing pathway and area around benches	E7,680.00	18/09/2015		
				Path improvements at The Chestnuts (E2395), Harvest Hill (E240) and Edmunds Green (E3700)	E3,612.40	21/12/2015		
					E2,287.04	20/07/2018		
					E10,095.00	07/07/2019	E12,755	E12,755.00
Path improvements	Harvest Hill, The Chestnuts, Whitegrove Copse			Whitegrove Copse path work	E2,650.00	08/07/2019		
				New path at Waldron Hill entrance - Clintona Hill overpass	E5,671.31	01/04/2021	E2,100.00	E5,671.31
				includes timber edging				E1,200.00
				covered in above overpass	E2,300.00	27/07/2010		E10,310.00
					NA	E9,010.00	28/11/2011	E2,480.00
					NA	E280.00	27/08/2008	E2,480.00
					NA	E1,400.00	30/04/2014	E2,347.60
					NA	E2,347.60	17/11/2020	E3,960
					E3,860	17/02/2020		E3,960.00
								E67,685.95
								E68,000.00
<b>Facilities</b>								
Bench (incl. installation)	All sites	E300	2	2 Wheelchair access electric bench, standard picnic bench	E1,110.00	20/07/2016	E1,110.00	E1,110
Bench (incl. installation)	The Chestnuts, Whitegrove Copse	E350	2		E1,850.00	09/01/2009	E700.00	E1,950.00
Seating - benches (incl. installation)	Harvest Hill	E1,850	1	All ability picnic bench	E1,436.00	23/02/2009	E1,000	E2,786.00
Multi-use picnic benches	Bullbrook Drive				NA			
Sculpture/curved seating	All sites	E300	12	New gate and bin at main entrance plus post removal at BCU	E1,350.00	22/09/2016		
Bench (incl. installation)	All sites	E180	5	steps in woodland	E250.00	26/09/2010	E804.15	E804.15
Accessable gates (incl. installation)	Whitegrove Copse	E30 / m	110 m	Bollards to replace field gate by car park	E554.15	NA		
Fencing (replacement and installation)	All sites	E30 / m	100 m	to be provided through alternative budget (non-SANG)				E4,600.00
Height barriers	Longhill Park	n/a	n/a					E12,600
<b>Total Facilities</b>								
								E6,650
<b>Vegetation Management</b>								
Fencing	Long Hill Road	E25 / m	70	fencing around slates path	E1,311.28	12/11/2014	E4,121	E4,121.28
	Mimsan Close	E25 / m	60		NA	E690.00	26/09/2010	E690.00
	Longhill Park / Beech Gardens C	E25 / m	180		NA	E4,500.00	09/01/2009	E537.52
Scrubs / woodland / vegetation management ***	Clintona Hill	E20 / m	7	New fencing for Clintona Hill	E3,850.00	22/03/2021	E3,000	E3,850.00
Scrubs and tree management	Harvest Hill, The Chestnuts	20 per day	33	Harvest Hill	E2,040.00	05/12/2014	E1,040.00	E1,040.00
				coir rolls planting	E711.00	16/11/2020	E2,000	E711.00
Invasive species/holly and rhododendron control	Clintona Hill, Bullbrook Drive			Rhododendron clearance	E3,000.00	27/02/2017	E3,000	E1,720.00
				Year 2 mulching	E3,000.00	01/02/2018		
				Year 3 mulching	E3,000.00	16/01/2019		
				Bracketry treatment on woodland bankside	E4,000.00	28/03/2022	E500	E380.00
				Whiteflower seedling at Longhill Park	E4,000.00	18/09/2019	E5,000.00	E5,000.00
				Balances from meadow works	E1,000.00	01/07/2021		
				800 trees for re-stocking woodland area	E1,057.57	11/12/2018	E1,058	E1,057.57
				works covered by invasive removal and other tree management	E132.70	29/03/2022	E2,000	E320.20
				trees - Clintona Hill	E187.50	11/03/2022		
				trees - Longhill		06/02/2020	E500	E675.00
				trees works around pond - Harvest Hill	E4,000	17/02/2020		E4,000.00
Marginal pond planting	Harvest Hill			marginal pond planting				E275
Pond enhancement and ditch work	Harvest Hill, Whitegrove Copse							E4,000
	The Chestnuts, Harvest Hill							E275
Wildlife features (bird boxes, bat boxes)	Whitegrove			Tree works around pond - Harvest Hill				E4,000
	Clintona Hill, Bullbrook Drive			bird, bat boxes Clintona Hill	E261.24	25/03/2020	E576	E461.24
				bird box installation	E200.00	10/11/2020		
<b>Total Vegetation Management</b>								
								E30,086.95
<b>TOTAL COST</b>								
								E188,225
								E182,624

## 8 Glossary

<b>LNR</b>	Local Nature Reserve
<b>SANGS</b>	Suitable Alternative Natural Green Space.
<b>SPA</b>	Special Protection Area. Designated under the EU Directive 79/409 on the Conservation of Wild Birds.
<b>SSSI</b>	Site of Special Scientific Interest
<b>LWS</b>	Local wildlife site

## 9 References

Bracknell Forest Borough Council (2007) Medium Term Objectives. Available to download from [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk).