



Epping Forest Consultative Committee

Date: WEDNESDAY, 13 FEBRUARY 2019
Time: 7.00 pm
Venue: HOPE CENTRE AT ST MARY'S CHURCH, 201 HIGH RD, LOUGHTON, IG10 1BB

Members: Deputy Philip Woodhouse (Chairman)
Graeme Smith (Deputy Chairman)
Benjamin Murphy
Sylvia Moys
Judith Adams (Epping Forest Heritage Trust)
Jo Blackman (Friends of Wanstead Parklands)
Martin Boyle (Theydon Bois & District Rural)
Jill Carter (Highams Residents Association)
Susan Creevy (Loughton Residents Association)
Matthew Frith (London Wildlife Trust)
Tim Harris (WREN Wildlife & Conservation Group)
Andy Irvine (Bushwood Area Residents)
Robert Levene (Buckhurst Hill Community Association)
Paul Morris (Epping Forest Forum)
Carol Pummell (Epping Forest Riders Association)
Gordon Turpin (Highams Park Planning Group)
Enid Walsh (Open Spaces Society)
Steve Williamson (Royal Epping Forest Golf Club)
Tim Wright (Orion Harriers)
Verderer Michael Chapman DL
Verderer Melissa Murphy
Verderer Dr. Joanna Thomas
Verderer Nicholas Munday

Enquiries: Richard Holt
Richard.Holt@cityoflondon.gov.uk

NB: Part of this meeting could be the subject of audio or video recording

John Barradell
Town Clerk and Chief Executive

AGENDA

1. **APOLOGIES**

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. **MINUTES**

To agree the minutes of the previous meeting held on the 10th October 2018.

For Decision
(Pages 1 - 12)

4. **MINUTES OF THE EPPING FOREST & COMMONS COMMITTEE**

- a) **Minutes of the Epping Forest and Commons Committee meeting held on 19th of November 2018.**

a) To receive the minutes of the Epping Forest and Commons Committee meeting held on 19th of November 2018.

For Information
(Pages 13 - 28)

- b) **Draft minutes of the Epping Forest and Commons Committee meeting held on 14th of January 2019**

b) To receive the draft minutes of the Epping Forest and Commons Committee meeting held on 14th of January 2019.

For Information
(Pages 29 - 40)

5. **SUPERINTENDENT'S UPDATE**

Report of the Director of Open Spaces.

For Information
(Pages 41 - 54)

6. **BUSINESS PLAN DEVELOPMENT AT EPPING FOREST**

Report of the Director of Open Spaces.

For Information
(Pages 55 - 116)

7. **TREE PESTS AND DISEASES: OAK PROCESSIONARY MOTH URGENT UPDATE**

Report of the Director Open Spaces.

For Information
(Pages 117 - 122)

8. **EAGLE POND CONSERVATION STATEMENT**
Joint report of the City Surveyor and Director of Open Spaces.

For Information
(Pages 123 - 198)

9. **MAJOR EVENT WANSTEAD FLATS UPDATE**
Report of the Director of Open Spaces

For Information
(Pages 199 - 202)

10. **EPPING FOREST DISTRICT COUNCIL LOCAL PLAN – RESPONSES TO THE INSPECTOR’S MATTERS, ISSUES & QUESTIONS**
Report of the Director of Open Spaces.

For Information
(Pages 203 - 214)

11. **QUESTIONS**

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

For Information

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EPHING FOREST CONSULTATIVE COMMITTEE

Wednesday, 10 October 2018

Minutes of the meeting of the Epping Forest Consultative Committee held at the Hope Centre, 201 High Road, Loughton at 7.00 pm

Present

Members:

Graeme Smith - Deputy Chairman	Robert Levene - Bedford House
Benjamin Murphy	Community Association
Sylvia Moys	Brian McGhie – Epping Forest
Judith Adams - Epping Forest Heritage Trust	Conservation Volunteers
Jo Blackman - Friends of Wanstead	Paul Morris - Epping Forest Forum
Parklands	Carol Pummell - Epping Forest Riders
Jill Carter - Highams Residents Association	Association
Susan Creevy - Loughton Residents	Gordon Turpin - Highams Park Planning
Association	Group
Matthew Frith - London Wildlife Trust	Enid Walsh - Open Spaces Society
James Head – Wren Wildlife & Conservation	Steve Williamson - Royal Epping Forest
Group	Golf Club
Andy Irvine - Bushwood Area Residents	Tim Wright - Orion Harriers
Association	Verderer Michael Chapman DL

Officers:

Colin Buttery	- Director of Open Spaces
Paul Thomson	- Superintendent, Epping Forest
Jeremy Dagley	- Head of Conservation, Epping Forest
Jacqueline Eggleston	- Head of Operations, Epping Forest
Jo Hurst	- Business Manager, Epping Forest
Martin Newnham	- Head Forest Keeper, Epping Forest
Geoff Sinclair	- Head of Operations, Epping Forest
Leanne Murphy	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Chairman Deputy Philip Woodhouse (the meeting was chaired by Deputy Chairman Graeme Smith), Martin Boyle, Tim Harris (James Heal represented the Wren Wildlife & Conservation Group), Verderer Dr Joanna Thomas and Verderer Melissa Murphy.

2. DECLARATIONS

There were no declarations.

3. MINUTES

RESOLVED, that the public minutes of the meeting held on 13 June 2018 be approved as a correct record

4. **MINUTES OF THE EPPING FOREST & COMMONS COMMITTEE**

a) **9 July 2018**

The Committee noted the minutes of the Epping Forest & Commons Committee held on 9 July 2018.

b) **10 September 2018**

The Committee noted the minutes of the Epping Forest & Commons Committee held on 10 September 2018.

5. **SUPERINTENDENT'S UPDATE APRIL/MAY & JUNE/JULY**

Members received a presentation from the Superintendent of Epping Forest and noted his report summarising the Epping Forest Division's activities across April to July 2018. The following comments were made:

Staff and Volunteers

- The Superintendent advised Members that recruitment was underway to address a series of staff shortages. It was noted that the team had sadly lost Litter Van Driver Russell Stock and Consultant Peter Wilkinson.

Award winners

- Epping Forest has received the prestigious Green Flag Award for the 15th time in a row and a Green Heritage Award for 2018/19 from the environmental charity Keep Britain Tidy.

Weather

- The Superintendent advised that after the wetter than average April, the very dry and hot summer had had an impact with the Forest reflecting 2% lower than normal on a heat map.

Parklife

- The Football Foundation has provided a grant of £34,777 to enable the City of London Corporation to develop plans for a hub at Wanstead Flats football.

Forest Services

Fly tipping

- Members were advised that fly-tipping and littering had significantly increased over the hot summer months.

Rough Sleepers

- Members were advised that there had been a number of rough sleepers at the Forest over the summer months and that the City of London Corporation was working to find better outcomes to resolve rough sleeping on the Forest.

Deer vehicle collisions

- Members were advised that the number of deer related road accidents was moving proportionally down from 2017.

Fire

- The Superintendent advised that the extremely hot weather and lack of rainfall had led to 37 forest fires throughout the summer reaching a damaging burn of approximately 60 acres at Wanstead Flats. The Police and Fire Services were still looking investigating suspected arson at the flats.
- Annual training with the Fire Authority is due to take place in the spring.

Heritage, Landscape and Nature Conservation

Biodiversity

- Members were advised that a number of rare birds and invertebrates have been spotted in the Forest.
- It was noted that there had been a population explosion of the beech leaf mining weevil *Orchestes fagi* and the Team had received guidance from the Joint Nature Conservation Committee (JNCC) regarding treatment.

Grazing

- Conservation grazing took place throughout the summer.
- The Superintendent noted that a report regarding the Eagle Pond Heritage Landscape would come to the next meeting.

Oak Processionary Moth (OPM)

- Members were advised that there had been a significant rise in OPM nests leading to a busy period of work to manually move the nests with Essex Bridleways Association.
- It was noted that only four nests were found in 2017 and that the response to OPM would be re-evaluated to manage the dramatic rise.

Land Registration

- The Superintendent advised that a tribunal hearing date was awaited following a re-submission regarding the case of a land claim on Forest Land at Broomhill Road, Woodford Green.

Visitor Services

- Members were advised that there had been significant social media growth and as of 19 June 2018 was as follows - Twitter followers: 6,487 (13% increase); Facebook likes: 1,415 (103% increase); Instagram followers: 1,011 (184% increase).

- Members were advised of two exhibitions which opened in the summer. An exhibition to celebrate 130 years of golf on the Chingford Golf Course, in partnership with the Royal Epping Forest Golf Club, took place on 16 June to 15 July and an exhibition to mark the 140-year anniversary of the passing of the Epping Forest Act of 1878 opened on 21 July.
- The Superintendent noted a pattern of Anti-Social Behaviour following schools breaking up for the summer holidays and advised that the Team were working with schools to prevent this.
- Members were advised that a licensing agreement had been agreed with the Theydon Bois Donkey Derby event organisers.
- With regards to the relinquishment of the Buffer Land Woodredon Estate Properties, the Superintendent advised Members that four properties were under offer and that the future development of Woodredon House would be managed by a freehold disposal of the property and a leasehold retention for the grounds.
- A Member queried the criteria regarding dog and other animal incidents on the Forest noting that there had been a serious dog attack on a horse and a child close to Blackweir Hill which were not referenced in the report. The Superintendent agreed to look into this incident.
- Various Members thanked the Visitor Services Team for supporting work on Walter Spradbery celebration event at The Wilderness, Buckhurst Hill in September.

RECEIVED.

6. **WANSTEAD PARK - BRIEFING NOTE FOR MEMBERS**

Members considered a report of the Director of Open Spaces providing Members with an update regarding Wanstead Park. The following comments were made:

- The Head of Operations advised that the aim of the report was to update Members on the progress of the Parkland Plan and introduce the implications for the Plan of the notification by the Environment Agency in December 2017 of a statutory revised High-Risk category for the three Large Raised Reservoirs (LRR).
- Members were advised that it was recommended that a Project Board be established to support the preparation of a combined LRR and Parkland Plan project proposal to be submitted to the Projects Sub (Policy & Resources) Committee for December 2018.
- A Member noted that there was a lot of frustration in the local community regarding the rate of progress but was grateful that the strategy work

had identified and would ensure necessary works and improvements would take place.

- A Member voiced concern over the annual pumping of up to 294,000 cubic metres of potable water from the chalk aquifer underlying London querying how this was justified. The Superintendent explained that the request for water supply had been carefully considered by the Environmental Agency. The six-year abstraction licence was an interim measure rather than a long-term solution. The aim of the Parkland Plan was to creatively address water conservation through improved catchment management, harvesting neighbouring water sources and storing offering floodwater storage.
- In response to a query regarding wider consultation of the plan, Members were advised that consultation had already taken place with key stakeholders and the plan would come to the Committee for feedback.
- In answer to a Member's question on timescales the Superintendent recorded his thanks to John Cryer MP for calling a Wanstead Park Summit with key agencies which had helped secure a designation from the environment agency after a 3-year hiatus. The High-Risk designation now provided a basis on which an integrated Parkland Plan could be developed.

RESOLVED, that Members support the preparation of a combined LRR and Parkland Plan (Gateway 1/2) project proposal be submitted to the Projects Sub (Policy & Resources) Committee for December 2018.

7. LONDON BOROUGH OF CULTURE MAY DAY EVENT ON CHINGFORD PLAIN

Members considered a report of the Director of Open Spaces regarding the London Borough of Culture May Day Event on Chingford Plain and the following points were made:

- The Head of Visitor Services advised that the London Borough of Waltham Forest had become the first London Borough of Culture for 2019 and subsequently the Borough was planning to host its opening event on Epping Forest at Chingford Plain.
- In response to a query regarding how attendees would be prevented from taking a shortcut across golf course land or using it to park cars, Members were advised that the event would be managed by experienced event management company with stewards managing the crowds and parking on pre-planned locations.
- A Member queried whether the Team's staff could cope with the extra pressures caused by this event which would have a 'knock-on effect' on other areas. Members were advised that if it was decided

that extra resources were required following receipt of the final plan, then these would be requested from the organisers.

- A Member was concerned that bad weather plus the extra footfall could have a detrimental effect on the land. Members were advised that protective matting/tracking would be used if there was bad weather and that all routes would not be on the Forest except the event itself.
- The Head of Visitor Services advised Members that all concerns would be factorised in the due diligence checks and that detailed planning for the event would come to the Committee. It was noted that the event would only be licensed if the organisers could demonstrate that all expectations would be managed.

RESOLVED – that Members support the:-

- Agreement for the London Borough of Waltham Forest use of Chingford Plain for an opening event for the inaugural year of the London Borough of Culture, on Monday 6th May 2019.
- Instruction to the Comptroller and City Solicitor to undertake any necessary documentation.

8. **EPPING FOREST LICENCE, PRODUCE AND SPORTS CHARGES**

Members considered a report of the Director of Open Spaces concerning the performance of charges levied for licenced activities, produce sales and formal sports in the last full financial year 2017/18 and proposals for revised charges in 2019/20. The following points were made:

- A Member thanked the City for not raising the green fees, noting that golf was a very competitive market and added that the early proposal on charging helped with marketing plans.
- A Member suggested that the Forest Golf Clubs had a forum to discuss common interests. The Head of Visitor Services noted that there had been regulated meetings with the four clubs to discuss options and hoped this would continue in the future to look at joint operations, marketing, etc, across all four sites.
- A Member felt that the sports day freeze on fees were positive as they would help alleviate pressures on schools.
- In response to a query regarding the high costs of car park event licensing, the Head of Visitor Services advised that this report covered up to April 2018 and the costs regarding newer licences would be reported in the next report.
- Following queries regarding the Bury Road Car Park, Members were advised that the build project for London Overground was behind schedule and would hopefully be finished soon. A

commercial compound rate continued to be charged and the surface would be improved once the compound has been closed down.

RESOLVED – That Members support the:-

- Proposed charges for 2019/20;
- Continued subsidy for association football.

9. **APPLICATION FOR MAJOR EVENT ON WANSTEAD FLATS: FURTHER DETAIL FOR APPROVAL**

Members considered a report of the Director of Open Spaces concerning the Application for a major event on Wanstead Flats The following points were made:

- The Head of Visitor Services advised that major event organisers MAMA & Company are proposing a series of large-scale music concerts to take place on Wanstead Flats during the summer of 2019. This was in accordance with a long legacy of events on Forest Land and the recently approved Open Spaces Events Policy Parts 1 and 2 and the City of London (Open Spaces) Act 2018.
- Members were advised that originally proposals for two concert series were approved in principle by the Epping Forest and Commons Committee on 10 September 2018. The proposal had now changed to a single 6-day Music Festival scheduled to be staged in September 2020.
- A Member asked whether music festivals were an appropriate use of public open space and whether the same organiser was involved at Victoria Park. The Head of Visitor Services emphasised that public recreation and enjoyment was a central duty of the Act. The event would therefore be in policy parameters and the Trustees would need to judge whether such an event was a good idea. The proposed event would be a new festival rather than the relocation of an existing festival.
- Members voiced a number of concerns regarding the scale of the six-day event, the impact and damage it would have on the Forest and wildlife, the impact on the local residents and the precedent this could set for encouraging similar-sized events on the Forest in the future.
- Some Members had concerns regarding the reputation of the organiser based on community concerns raised at other park events. It was noted that this may be a reason that the promoter was looking for a new location to host its events. It was further clarified that this report was proposing a new event and not an existing relocated event.
- The Friends of Wanstead Parklands were not against events in principle but were against this proposal as it contravened the rules on having an event on two consecutive weekends. There were also concerns regarding 1) the impact a large-scale and long duration event would

have on the Forest and wildlife; 2) the limited consultation period and; 3) what was felt to be the negative track record of the promoters.

- The Wren Wildlife Conservation Group made a statement opposing the proposal in full on the basis that 1) the Wanstead Flats are an important location for bird nesting and breeding in London which would be disturbed by its close proximity to the event and could potentially have a permanent effect on wildlife in the area; 2) given the scale of the event to the Group had doubts as to whether the impact could be properly mitigated. It was also noted that failure to protect the wildlife in the area would cause broad reputational damage to the City of London Corporation.
- A Member raised concerns regarding the precedent that may be set for other nature reserves across London. It was noted that without long-term ecology surveys, there was not enough information to understand the impacts of such a large-scale event or how to mitigate them.
- A Member stated that there was a feeling in the community that the City of London Corporation did not liaise locally and asked if there was a need for greater promotion of its committees. The Superintendent felt that the City Corporation had been as open and transparent as possible through early public reporting of the proposal at its earliest stages. Once known, the detail of any final event would be the subject of consultation by the event organiser prior to any application to the event organiser.
- The Head of Visitor Services stated that all feedback would be included in the report which would go to the Epping Forest and Commons Committee for consideration. It was noted that full information regarding the event would not be received until there was certainty over the location. Only with certainty around the size and duration of the event could meaningful consultation be undertaken.
- Members were advised that concerns regarding safety and impact and the wilderness would be addressed by wilderness groups and safety advisory groups who would request environmental impact studies and due diligence to address residents' concerns. The event organisers would also have to carry out wide public consultation as a licensing requirement and the Team would assist to ensure all relevant groups are included.
- Members were advised that the planned location was not part of the Site of Special Scientific Interest (SSSI). Although the proposed event footprint is part of a Site of Metropolitan Importance for Nature Conservation (SINC) the area forms part of a long-standing football pitch footprint with a very low conservation value.
- The Director of Open Spaces highlighted the importance of consultation on the proposal occurring prior to the promoter seeking an event licence as this meant that concerns were taken seriously by the promoter who would have to prove to the public and the licensing authority that all the

concerns could be resolved prior to getting a licence. It was noted that the Epping Forest and Commons Committee wanted to understand all concerns prior to making a formal decision.

- To give context, the Director of Open Spaces & Heritage explained that the Forest was under financial stringency and this firm proposal from a promoter provided a good opportunity for the Forest to reach its annual efficiency costs. However, he maintained that this proposal was being fully evaluated and it would not be approved if the organisers could not address all concerns.
- A Member requested that the Committee be provided with a diagram of the decision-making process which Members could take to their organisations.
- In response to a suggestion that the funds from this event be used on the Wanstead Flats, a Member disagreed against ringfencing money from an event for one area stating that Epping Forest was one entity and that any funds should only ever be used where it was needed. This was supported by the Committee.

RESOLVED - Members did not support the proposals outlined in this report.

10. **COMMERCIAL WAYLEAVES REVIEW**

Members considered a report of the Director of Open Spaces concerning the Commercial Wayleave Review and the following points were made:

- The Superintendent explained that a commercial wayleave was a legally recorded personal licence agreement for passage across a public highway/Forest land involving an exchange of money and a set of conditions.
- The Open Spaces Wayleave Review 2015 identified 25 wayleaves granted for non-residential access, including business premises, liveries, public houses and residential park homes. It was agreed that a mechanism was needed to manage the charges allowing access across the Forest
- The Superintendent advised that the recommended charging model to apply on all 25 commercial wayleaves was to base the revised wayleave fee on a percentage of the rateable value for businesses or a multiplier based on residential wayleaves for park home sites.
- In response to a query regarding comparable best practice activity, the Superintendent advised that as a charitable trust the aim was to always ensure the land is being used correctly and it was working on a process to clarify and protect the Forest's rights. The aim was for a fair and consistent policy which would also provide an income for the charity.
- The Director of open Spaces noted that the historic process had not been updated and therefore the rates had not increased gradually over

an extended period. He stated that wayleaves were valuable and needed to be calculate fairly.

- Members supported Option 4 - Using consultant's advice apply new Wayleave fees immediately based on either rateable value or a council tax formula, applying further increases by Committee approval using a recognised multiplier formula.

RESOLVED – That Members support the:

- approval of new commercial wayleave fees immediately based on either rateable value or a council tax formula, applying further increases by Committee approval using a recognised multiplier formula;
- tender a valuation contract with external valuers to value and negotiate the remaining wayleave agreements;
- instruction of the City Solicitor and Comptroller to assist in completing the necessary wayleave agreements.

11. EPPING FOREST CONSULTATIVE COMMITTEE TERMS OF REFERENCE AND SCHEDULE

Members considered a report of the Director of Open Spaces and Heritage concerning the Epping Forest Consultative Committee Terms of Reference and Schedule. The following points were made:

- The Business Manager for Epping Forest advised that a deadline of the fourth meeting had been set to finalise the Epping Forest Consultative Committee's Terms of Reference and more complete terms were being proposed for Committee approval. These now covered outstanding elements including determining how many members are required to hold valid proceedings (quorum) and the agreement of a code of conduct for Members.
- A Member felt a key element needed was to allow for the public to input and suggested a framework that allowed time on the agenda for Members to discuss other issues raised. Members were advised that any questions/requests to add something to the agenda needed to be submitted to the Town Clerk and Chairman in advance of the agenda being published. It was agreed that this should be done two weeks prior to the agenda being published (four weeks before the meeting date).
- A Member felt that one week was not long enough to process the contents of the agenda pack and recommended circulation of the agenda two weeks prior to the meeting date to allow groups to review it. Members agreed the Chairman approved this request.
- A Member noted that there was no youth representation on the Committee and it was suggested that one or two members of the Epping Forest Youth Council be co-opted onto the Committee. It was noted the

meetings took place at 7pm and this would be challenging and a safety concern for young people to attend evening meetings. The Business Manager of Epping Forest stated that all relevant groups were invited to join the Committee, and some chose not to be represented. She noted that membership would be refreshed every three years and an offer to all relevant groups would be made again. It was noted that spaces on the Committee could also arise if a representative was a consistent non-attender.

- A Member was confused by the wording of “resolved” in minutes in response to reports and did not feel this accurately explained the decisions of this Committee. The Town Clerk explained that this was the standard wording and style of City of London Corporation reporting used to show a collective view. It was added that reports included the feedback from consultative committees although this was not always explicitly clear. Members agreed that some of the wording in minutes and reports did not translate for a consultative committee and the Superintendent and Chairman agreed to look at the style and process with Officers to better reflect the Committee. A Member suggested including an appendix on the process.
- A Member noted that the Play Policy application was subject to conditions and recommended that Members received updated reports following feedback, so they remained up-to-date. It was noted that most amendments had been made to this report and it would be emailed to the Committee when finalised before being published on the website.

RESOLVED – That Members support the updated Terms of Reference for the Epping Forest Consultative Committee.

12. QUESTIONS

RESOLVED - *With two hours having elapsed since the start of the meeting, in accordance with Standing Order No. 40 the Committee agreed at this point to extend the meeting by up to thirty minutes.*

The following questions were raised:

Deer culling

A Member stated that despite the Epping Forest Forum campaigning regarding deer hunting two years ago, there still had not been any feedback or outcome. He argued that as this public issue, all consultation needed to be made public and not come to the Committee for ‘rubber stamping’ later. The Superintendent advised that the Terms of Reference had taken longer than expected but they would be published on the London tender Portal website next week and a report will come to the Committee following the compilation of the Review and ahead of public consultation.

It was argued that the timescale had been too long, and the lack of engagement meant that the public were not aware of what was going on in the background. The Superintendent advised that this work would go out to tender and run for six weeks and would be followed by public consultation in February 2019. Members agreed that the timelines for this public sensitive subject should be made public and the Superintendent agreed that this would be added to the website.

Closure of the Temple

A Member voiced concern regarding the length of time the Temple had been closed which had severely affected the programme of events. Members were advised that the Temple was closed due to the progressive collapse of the ground floor ceiling and the building could not be reopened until surveys had been carried out to establish the cause of the collapse and contractors had completed the repair work. It was noted that this had now taken place, but the Temple required redecoration works before it could be reopened, and this would be advertised on the website when completed.

Car Park Closures

A Member queried what the closure times for all the car parks were as this was not always clear. Members were advised that car park timings were listed on the website which are closed between 4-5pm but timings changed during the summer to between 8.30-9.30pm. It was noted that car parks were occasionally closed for routine Forest works, etc, which was not always posted on the website.

A Member noted that it stated that some car parks open for 24 hours on the website and it was agreed this would be removed to prevent any further confusion.

13. ANY OTHER BUSINESS

There was no other business.

14. DATE OF NEXT MEETING

Members were advised that the 2019 meeting dates would be circulated by the Town Clerk in due course.

The meeting closed at 9.15 pm

Chairman

Contact Officer: Leanne Murphy
leanne.murphy@cityoflondon.gov.uk

EPPING FOREST & COMMONS COMMITTEE **Monday, 19 November 2018**

Minutes of the meeting of the Epping Forest & Commons Committee held at
Committee Room - 2nd Floor West Wing, Guildhall on Monday, 19 November 2018
at 11.00 am

Present

Members:

Deputy Philip Woodhouse (Chairman)
Graeme Smith (Deputy Chairman)
Peter Bennett
Alderman Sir Roger Gifford
Caroline Haines
Gregory Lawrence
Sylvia Moys
Benjamin Murphy
Verderer Michael Chapman DL
Verderer Melissa Murphy
Verderer Dr. Joanna Thomas
Jeremy Simons

Officers:

Gemma Stokley	- Town Clerk's Department
Laura Simpson	- Town Clerk's Department
Alison Elam	- Chamberlain's Department
Colin Buttery	- Director of Open Spaces & Heritage
Paul Thomson	- Superintendent, Epping Forest
Andy Barnard	- Superintendent, The Commons
Jacqueline Eggleston	- Head of Visitor Services (Epping Forest)
Jeremy Dagley	- Conservation Manager, Open Spaces
Jo Hurst	- Business Manager, Epping Forest
Gerry Kiefer	- Open Spaces Business Manager
Helen Read	- Conservation Officer, The Commons
Hadyn Robson	- Support Services Manager, The Commons
Geoff Sinclair	- Head of Operations, Epping Forest

1. APOLOGIES

Apologies for absence were received from Alderman Gregory Jones QC.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. **MINUTES**

The Committee considered the public minutes of their last meeting on 10 September 2018.

The Deputy Chairman and Verderer Murphy both stated that they had been present for the last meeting and therefore asked that they were amended to record their attendance.

A Verderer stated that the minutes incorrectly referred to only one fire incident within the Superintendent's update when there had, in fact been many. She added that controlling these incidents had been very hard work and had involved a lot of time and effort from all. The Director stated that the emphasis was now on the restoration of the Wanstead Flats fire site. A report detailing all 37 fires would be brought to the January Committee meeting.

MATTERS ARISING

Application for Major Event on Wanstead Flats – The Director of Open Spaces clarified that the Committee would receive a formal, detailed proposal on this in early 2019 which would allow sufficient time to gather full information on the issues. A Verderer reported that all three Verderers had received a lot of unfavourable comment on this to date with concerns around crime, traffic, litter and access already raised. Another Verderer urged that adequate consultation is undertaken on any proposals.

In response to a question, the Chairman confirmed that the proposal was concerning an event in 2020. He went on to state that he was very clear in terms of the strength of feeling on this matter.

RESOLVED – That, subject to the amendments requested above, the public minutes and summary of the last meeting on 10 September 2018 be approved as a correct record.

8. **APPOINTMENT OF VERDERER OF EPPING FOREST (SOUTH)**

At the Chairman's request, Item 8 was considered directly after the public minutes of the last meeting (Item 3).

The Committee considered a report of the Town Clerk relative to the appointment of a Verderer of Epping Forest (South).

The Town Clerk explained that, at the request of the Chairman and the Superintendent of Epping Forest, the selected candidate had been invited to attend today's meeting should his appointment be formalised. He had also signed a non-disclosure agreement in order to enable him to access the non-public papers for today's meeting.

The Town Clerk went on to explain that, following legal advice on this matter, and confirmation of the Committee's ability to make these appointments autonomously, the subsequent Court report would suggest that, in future, Verderer appointments would be put before the Court of Common Council for

information only as opposed to for ratification which had previously always been the case.

A Verderer commented that the Epping Forest Act was explicitly clear on the fact that this Committee could make these kinds of decisions independently of the Court of Common Council. He requested that this relationship therefore be clarified as soon as possible. The Verderer went on to refer to the appointment process itself stating that he had been very disappointed with the management of this and the ability of Committee staff to ensure that he received all of the necessary information in a timely fashion.

The Chairman agreed that the receipt of timely information was essential. He stated that he believed that delays on this occasion had been due to the introduction of rules around GDPR and the inability to send documents to external email addresses. He hoped that this matter had now been resolved.

RESOLVED – That, Members endorse the selection of Nicholas Munday as Epping Forest Verderer (South) for onward approval by the Court of Common Council.

Verderer Munday was invited to join the meeting at this point.

4. **EPPING FOREST CONSULTATIVE COMMITTEE MINUTES**

The Committee received the public minutes of the last Epping Forest Consultative Committee meeting on 10 October 2018.

A Member questioned why the Commercial Wayleaves Review had been seen by the Consultative Committee ahead of the Grand Committee today. He questioned whether this was the correct approach, particularly for financial or property/asset matters. The Superintendent stated that this was intentional as it allowed for genuine public consultation on these kinds of issues and the opportunity for this Committee to be informed as to the view of local Forest users. Members were generally supportive of this continued approach. A Member added that it was also important to have a mechanism to feedback to the Consultative Committee on these matters and to offer them the opportunity to then make additional representations where necessary.

A Verderer referred to the minute concerning the London Borough of Culture May Day event on Chingford Plain and the subsequent decision taken on this under urgency. He suggested that it would have been useful to refer back to the Consultative Committee, taking in to account their views, on this matter ahead of approving the proposal. The Chairman indicated that he had considered the Consultative Committees support for the event in making his urgency decision.

With regard to the Woodredon Estate properties, the Chairman reported that he requested that the City Surveyor provide him with details of the covenants and that they also be sent to the Director of Open Spaces, the Superintendent and the Deputy Chairman. He added that he would be happy to circulate these more widely should any Member wish to have sight of them.

RECEIVED.

5. DEPARTMENTAL BUSINESS PLAN 2018/19 - SIX MONTH PERFORMANCE UPDATE

The Committee received a report of the Director of Open Spaces updating Members on progress and performance against the 2018/19 Business Plan by the services which report to the various Open Spaces Committees.

A Member questioned the Amber progress associated with the development of engineering studies for six raised reservoirs at Epping Forest which had been attributed to issues with DBE resources. She went on to refer to the statement elsewhere on the agenda that improvement works on the dams following the engineering assessment would be a statutory requirement for the City of London to complete and questioned whether this should, therefore, be flagged as a red risk and something which the Local Authority could take over on should it not be completed satisfactorily.

Officers confirmed that the traffic light system within the report related to progress against the business plan as opposed to risk.

RESOLVED – That, Members note the progress against the 2018/19 Business Plan objectives, projects and performance indicators.

6. SUPERINTENDENT'S UPDATE FOR AUGUST TO SEPTEMBER 2018

The Committee received a report of the Superintendent of Epping Forest summarising the Epping Forest Division's activities across August to September 2018.

Budgets

The Superintendent reported that two years of DEFRA grant aid were still awaited.

Weather

The Superintendent reported that there had been some difficulties with the rain gauge at High Beech and, as such, recordings for 1st-3rd September were unavailable.

A Verderer questioned the constant problems around water levels on Wanstead Flats and whether water would therefore continue to be pumped here. The Superintendent reported that without this action the lakes would dry up. He added that the Environment Agency had licensed abstraction until 2022 and that harm would be caused to the wildlife and to the Forest's reputation should this pumping cease. There were, however, plans for a more sustainable system to address the matter going forward.

Forest Services

Fly-Tipping

Members were informed that incidents had fallen to 49 over this period compared to 109 over the same period last year. Roadside fly-tipping accounted for 73% of all incidents which was possibly a reflection of the

success of gating the carparks. Builders waste continued to make up the most waste deposited in this way.

Rough sleepers

The Superintendent reported that 5 camps had been found in various areas in this period.

Licences

A total of 53 Licences had been issued in the period reported which had generated an income of approximately £47,000. The Superintendent reported that an extension of Bury Road Compound had been approved.

Unauthorised Occupations

Members were informed that two of the three traveller incursions during the reported period had been cleared within 3 hours.

Deer Vehicle Collision

The Superintendent reported on 9 deer vehicle collisions. He added that incidents continued to occur in a number of key hotspots. He reported that a local group had recently held a roadside campaign to increase driver awareness in the affected areas and that the City Corporation had facilitated the use of Essex Safety partnership illuminated signs visible at key times for deer collisions.

A Member questioned whether Officers were working alongside Highways on this issue and had held discussions around making certain hotspots such as Thornwood Road 40mph as opposed to 50mph zones given the ongoing safety concerns for both drivers and animals. The Superintendent reported that Officers would be campaigning hard for further speed restrictions in hotspot Epping areas as part of the new Forest Transport Strategy.

Heritage; Landscape and Nature Conservation

Biodiversity

The Superintendent reported on treatment of Japanese Knotweed, the discovery of a small family (including juveniles) of Leisler's bat on Warlies Park and a breeding colony of Ivy Bee on Warren Hill.

He went on to inform Members that the Office for National Statistics had published an online interactive map, allowing users to find out how much pollution is removed by vegetation in their area, and how this is valued in avoided health damage costs. The Chairman requested that Members be sent the link to access this website.

Agri-environment Schemes

Members were informed that preparation for the Countryside Stewardship Application for 2019 was continuing and was expected to bring with it come interesting challenges.

Grazing

The Superintendent reported that 29 cattle had been grazing the new Chingford Plain to Bury Wood loop since the beginning of September. The Sunshine South new loop was grazed with 12 cattle.

A Member commented that she had seen a recent piece on television about the introduction of Water Buffalo to help control pennywort weed and questioned whether this might also be considered for the Forest.

Land Management

Town & Country Planning

The Superintendent reported that Epping Forest District Council had submitted their Local Plan on 21 September 2018. In the meantime, the interim Mitigation Strategy had been agreed.

A Member stated that he would be interested in seeing a copy of the letter sent to the Council prior to the submission of its Local Plan to the Planning Inspectorate. The Superintendent undertook to share this with the Member outside of the meeting. He added that he had also requested a cost undertaking from the Council but was yet to receive a response on this.

Visitor Services

Chingford Golf Course

The Superintendent reported that the course had required a significant amount of irrigation this year.

A Verderer questioned the figures for 2018/19 and whether these were the annual figures to date only. The Head of Visitor Services reported that the figures presented were for a rolling annual year. She added that this would be made clear in future reports.

Wanstead Flats Football

Members were informed that good progress had been made around the issue of 'playing without paying'

Visitor Numbers

The Superintendent reported that Visitor Centre numbers were still down on previous years due to the continued closure of The Temple. Members were informed that weight restrictions would now be in place for the upstairs of the building to prevent the floor from flexing.

The Superintendent went on to report that work at the Hunting Lodge had also now been completed thanks to the City Surveyor.

Communication and Information

Members were informed that followers on Twitter, Facebook and Instagram were all on the increase. The Superintendent reported that one recent post concerning blue green algae had reached in excess of 21,000 followers.

A Member commented that, whilst this was encouraging, stakeholder engagement should be considered more widely. He encouraged, for example, the wider distribution of the Forest Focus publication. The Superintendent reported that the Head of Visitor Services was currently looking at undertaking a review of stakeholder engagement. It was recognised that this was an area that would benefit from additional Officer time.

Miscellaneous

The Superintendent advised on the future of St Mary's Church, Wanstead park, which had previously considered by Committee. Following wider debate within the community, local parishioners had agreed to take a more active role in the management of the Church rather than see an external partner take control.

Members were informed that 6 'Tommies' had been placed in various locations as part of the 'There But Not There' installation to commemorate those who had lost their lives in World War 1. There had also been a World War 1 exhibit at The View telling the story of Forest Keepers who went to War.

The Superintendent was pleased to report that Epping Forest greenery was provided as decoration at Guildhall for the High Commissioners Banquet.

7. REPORT OF ACTION TAKEN BETWEEN MEETINGS

The Committee received a report of the Town Clerk advising Members of action taken by the Town Clerk since the last meeting of the Committee, in consultation with the Chairman and Deputy Chairman, in accordance with Standing Order Nos. 41(a) and (b).

A Verderer again asked that the discussion at the Consultative Committee meeting around this event be taken into account as preparations were made.

RESOLVED – That, Members note the report.

9. REVENUE & CAPITAL BUDGETS - EPPING FOREST 2018/19 & 2019/20

The Committee considered a joint report of the Chamberlain and the Director of Open Spaces updating them on their latest approved revenue budget for 2018/19 and seeking assurances for their provisional revenue budget for 2019/20, for subsequent submission to the Finance Committee.

The Chairman highlighted that it was important not to lose sight of the cyclical works detailed within the report.

RESOLVED – That, the Committee:

- Approve the provisional 2019/20 revenue budget for submission to the Finance Committee;
- Authorise the Chamberlain, in consultation with the Director of Open Spaces, to revise these budgets to allow for any further implications arising from Corporate Projects, departmental reorganisations and other

reviews, and changes to the Additional Works Programme. Any changes over £50,000 would be reported to Committee;

- Delegate to the Chamberlain any minor budget changes for 2018/19 and 2019/20 as a result of the completion of the asset verification exercise; and
- Approve the draft Capital and Supplementary Revenue budget.

10. EPPING FOREST TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

The Committee received a report of the Chamberlain presenting the Trustee's Annual Report and Financial Statements for the year ended 31 March 2018 for Epping Forest in the format required by the Charity Commission.

In response to a question, the Superintendent reported that the Act states that the Corporation, acting by the Mayor, Alderman, and Commons of the said city in Common Council were assembled as the Conservators of Epping Forest. He understood that the Committee were the Trustees representatives for the purposes of the Charity and would confirm this matter with the City Solicitor and Comptroller.

The Chairman reported that he was delighted to see the work of the volunteers reflected within the report.

RESOLVED – That, Members note the report.

11. EPPING FOREST LICENCE, PRODUCE AND SPORTS CHARGES

The Committee considered a report of the Director of Open Spaces updating Members on the performance of charges levied for licenced activities, produce sales and formal sports in the last full financial year 2017/18.

In response to questions, the Chairman stated that he had sought clarity around the numbers forecast for both CPI and RPI within the report and had been informed that charges had been increased in line with CPI/RPI at the relevant time. The Head of Visitor Services confirmed that these figures had been taken from the Government Website in 2017 but would reassure members on this matter.

RESOLVED – That, Members:

- Approve the proposed charges for 2019/20 as itemised in Appendix A; and
- Approve continued subsidy for association football.

12. EPPING FOREST CONSULTATIVE COMMITTEE TERMS OF REFERENCE AND SCHEDULE

The Committee considered a report of the Director of Open Spaces relative to the terms of reference for the newly established Epping Forest Consultative Committee.

The Chairman explained that the Committee was still very much a work in progress and had only held three meetings to date. With regard to the proposal around increasing the number of meetings the group hold each year, the Chairman stated that there was little appetite for this.

A Member stated that communication here was key in terms of how the dissemination of information to/from this group was to be supported going forward.

A Verderer stated that it was disappointing that the report wasn't able to reflect the most recent meeting of the Consultative Committee that had taken place in October.

Members made a number of comments in terms of the content of the report and suggested that it required some editing.

RESOLVED – That, the Committee note the approved, updated Terms of Reference of the Epping Forest Consultative Committee.

13. **WANSTEAD PARK: - BRIEFING NOTE FOR MEMBERS**

The Committee considered a report of the Director of Open Spaces providing an update on the progress of the Parkland Plan.

The Head of Operations, Epping Forest, reported that the proposal was to put together a Project Group to draw this work together. The City Surveyor would then hopefully submit a paper through the correct gateway process in December 2018.

The Chairman asked that the Director give some thought to how best Verderers might be included in this process. A Verderer commented that it would be particularly useful to have a South Verderer involved. The Director stated that Project Boards tended to be at Officer level but that he would give some thought as to appropriate Verderer engagement.

In response to questions, the Head of Operations reported that the plan was still at a very early stage but would be presented to the Committee in its entirety in due course.

A Verderer questioned whether the funding for the plan would therefore already be approved before the Committee had an opportunity to view/comment on it. The Director reported that Officers were simply looking to initiate the project at this stage and that the Gateway process was a means of making Members aware of the likely financial requirements of the project in broad terms. It would then be for the service Committee and the Project Sub Committee to agree the particulars of the plan at various Gateway stages.

The Chairman stated that it would be useful to have further information on the report being prepared for Project Sub ahead of its submission there. A Verderer commented that Wanstead Park was very topical at the moment, particularly in

the Southern Forest, and that it would therefore be helpful to move quickly on this matter.

A Member clarified that the Gateway 2 report would need to come to this Committee for comment/approval under the new Gateway system. He went on to talk of lessons learned in terms of the importance of community engagement and communication from the Hampstead Heath Dam Project.

RESOLVED – That, Members approve the preparation of a combined LRR and Parkland Plan (Gateway 1/2) project proposal for submission to the Project Sub (Policy & Resources) Committee for December 2018.

14. COMMERCIAL WAYLEAVE REVIEW

The Committee considered a report of the Superintendent of Epping Forest relative to the Commercial Wayleave Review.

A Member commented that he welcomed the report and agreed with most of the points within it. He stated, however, that whilst rateable value was a good approximation, it was not necessarily the full picture. He went on to state that rateable values were reviewed every 5 years and suggested that this same approach should be used here as opposed to using the Uniform Business Rate (UBR) multiplier.

The Member went on to suggest that, if there was to be a substantial increase, discussions around phasing these increases in could be undertaken. He noted, however, that statutory undertakers sometimes dictated what they would pay and would not negotiate. He also urged some analysis of what other Committees were doing in this area to ensure consistency in so far as possible.

A Verderer questioned whether a one charge fits all approach was correct or if each case should be looked at individually.

The Superintendent thanked Members for their contributions and agreed that it seemed sensible to go by a 5-year re-evaluation of rateable value as opposed to the UBR. He confirmed that residential cases had now been completed with commercial cases now being determined around the proposed hybrid model. Issues around services wayleaves would then be addressed.

The Superintendent went on to report that legal advice would need to be sought on hand gate matters before taking the matter forward.

RESOLVED – That, Members:

- i. Approve the new commercial wayleave fees immediately based on rateable value (5 yearly reviewable), applying further increases by Committee approval using a recognised multiplier formula;
- ii. Tender a valuation contract with external valuers to value and negotiate the remaining wayleave agreements; and
- iii. Instruct the Comptroller and City Solicitor to assist in completing the necessary wayleave agreements.

15. SUPERINTENDENT'S UPDATE

The Committee received a report of the Superintendent of 'The Commons' providing a general update on issues across the nine sites within 'The Commons' division that may be of interest to Members and is supplementary to the monthly email updates.

A Member congratulated the Superintendent and his staff on two recent, successful site visits to Stoke Common and Kenley Common which she stated was particularly impressive around learning activities.

A Verderer commented that work with South Bucks District Council around the Local Plan production was important in terms of ensuring consistency of approach. She offered to help facilitate these discussions in any way that was required. The Superintendent thanked the Verderer for this offer and reported that discussions around the sharing of mitigation issues for the impact of recreation pressure on Burnham Beeches were taking place and that he would contact her to take up her kind offer in the near future.

In response to questions around the Kenley Revival Update and any anticipated additional costs due to the failure of the mortar on the blast pens and rifle range, the Superintendent reported that he now had 6 trial panels in place and that these would help to determine the materials to be used when repairs are finally carried out. He added that the current assumption was that the City as client would not bear the burden of any additional cost.

In response to questions around the controls in place for dog related incidents, the Superintendent stated that there was a strict protocol in place and that the process was to ensure up to three verbal warnings at which point a final letter of warning is issued. If a further offence ensues then either a fixed penalty notice is issued, or the matter is dealt with at Magistrates Court, depending on the severity of the issue.

With regard to questions on the increased costs associated with OPM's the Director reported that there had been a huge increase in costs across the Department with close to £100,000 being spent on the problem this year alone as opposed to just £10,000 last year. The Director reported that a report on this matter would therefore be put to the Open Spaces Committee in December 2018 flagging this as a strategic issue and then on to various, affected service committees in January 2019. The Director went on to report that costs in excess of £250,000 were anticipated in this area in future years. The Forestry Commission were aware that it was not possible to remove every nest and that work would therefore be targeted on those areas where the public were most likely to come in to contact with the pest species.

A Verderer commented that it would be useful for Members to have an illustrated guide on pest species and an indication of the problems around their eradication/control. The Chairman agreed with this suggestion and asked that it also be made available on social media for the public to consult. A Member commented that this kind of guide was already available from the Forestry

Commission and suggested that Members be sent the link for this to avoid any unnecessary duplication.

RESOLVED – That, Members note the content of the report.

16. REVENUE & CAPITAL BUDGETS - 'THE COMMONS' 2018/19 & 2019/20

The Committee considered a joint report of the Chamberlain and the Director of Open Spaces updating Members on the latest approved revenue budget for 2018/19 and seeking approval for a provisional revenue budget for 2019/20 for 'The Commons', for subsequent submission to the Finance Committee.

In response to a question regarding adequate funds to cover the additional 8% of assets to be maintained, the Chamberlain confirmed that the City Surveyor had bid for and approved the additional resources required.

RESOLVED – That, the Committee:

- Approve the provisional 2019/20 revenue budget for submission to the Finance Committee;
- Authorise the Chamberlain, in consultation with the Director of Open Spaces, to revise these budgets to allow for any further implications arising from Corporate Projects, departmental reorganisations and other reviews, and changes to the Additional Works Programme. Any changes over £50,000 would be reported to Committee;
- Delegate to the Chamberlain any minor budget changes for 2018/19 and 2019/20 as a result of the completion of the asset verification exercise; and
- Approve the draft capital and supplementary revenue budget.

17. ASHTEAD COMMON TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

The Committee received a report of the Chamberlain presenting the Trustee's Annual Report and Financial Statements for the year ended 31 March 2018 for Ashtead Common in the format required by the Charity Commission.

RESOLVED – That, Members note the report.

18. BURNHAM BEECHES AND STOKE COMMON TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

The Committee received a report of the Chamberlain presenting the Trustee's Annual Report and Financial Statements for the year ended 31 March 2018 for Burnham Beeches and Stoke Common in the format required by the Charity Commission.

RESOLVED – That, Members note the report.

19. **WEST WICKHAM COMMON AND SPRING PARK WOOD COULSDON AND OTHER COMMONS TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**

The Committee received a report of the Chamberlain presenting the Trustee's Annual Report and Financial Statements for the year ended 31 March 2018 for West Wickham Common and Spring Park Wood, Coulsdon and Other Commons in the format required by the Charity Commission.

RESOLVED – That, Members note the report.

20. **THE COMMONS EVENTS POLICY REPORT**

The Committee considered a report of the Superintendent of The Commons relative to The Commons Events Policy.

The Chairman clarified that the proposed policy was similar to the policies already in place elsewhere.

A Member questioned how consultation on events would take place. The Superintendent stated that he only envisaged consultation in exceptional cases given that the majority of issues/events were low key.

RESOLVED – That, Members:

- Note the approved Open Spaces Departmental Events Policy attached as Appendix 1;
- Approve the policy approach outlined in the report and the site-specific Events Policy for The Commons and schedule of event locations attached Appendix 2.

21. **BURNHAM BEECHES MANAGEMENT PLAN. CONSULTATION PROCESS AND TIMETABLE.**

The Committee considered a report of the Superintendent of The Commons relative to the Burnham Beeches Management Plan, Consultation Process and Timetable.

RESOLVED – That, Members approve the necessary actions outlined in the provisional timetable for the Management Plan and public consultation process (Table 1).

22. **STOKE COMMON MANAGEMENT PLAN, PUBLIC CONSULTATION AND GRANT APPLICATION**

The Committee considered a report of the Superintendent of The Commons relative to the Stoke Common Management Plan, Public Consultation and Grant Application.

The Superintendent wished to place on record his thanks to the management plan development team whose work he applauded. He went on to report that Natural England had made an early comment on the Plan stating that it was fantastic and that they wished that others would adopt the same approach to this work.

The Chairman noted, within the Management Plan, that there had been no small mammal survey of the Common and questioned whether this had ever been carried out previously. The Conservation Officer reported that various other wildlife surveys have been carried out and that they would look to include a small mammal survey going forward.

RESOLVED – That, Members approve the final draft plan so that it can then be submitted to Natural England for ratification.

23. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

24. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT
Committee Papers

A Member asked if the Committee could learn from the Education Committee where the main papers are provided separately from the Appendix pack which allows for easier reference on a digital device. The Town Clerk agreed to consider this proposal.

Post of Honorary Reeve

The Superintendent of Epping Forest reported that Loughton Town Council had nominated Richard Morris for the post of Honorary Reeve.

The Committee voiced their unanimous support for this appointment.

25. EXCLUSION OF THE PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

Item No.	Exemption Paragraph
26-30	3
31-32	-

26. NON-PUBLIC MINUTES

The Committee considered the non-public minutes of the last meeting on Monday 10 September 2018 and approved them as a correct record.

27. COMMERCIAL WAYLEAVE REVIEW

The Committee considered and approved a report of the Director of Open Spaces which was a companion report to the Public Item regarding future charging for Commercial Wayleaves.

28. RENT REVIEW - THEYDON BOIS

The Committee considered and approved a report of the Director of Open Spaces relative to a Rent Review of Theydon Bois Golf Club.

29. **BUTLERS RETREAT CAFÉ - LEASE RENEWAL**

The Committee considered and approved a report of the Director of Open Spaces relative to the Butlers Retreat Café – Lease Renewal.

30. **BURNHAM BEECHES CAFÉ - LETTING OPTIONS**

The Committee considered and approved a report of the Superintendent of The Commons relative to the Burnham Beeches Café – Letting options.

31. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions in the non-public session.

32. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

The Committee dealt with business concerning Loughton Golf Course and Newlands Avenue, Woodford in the non-public session.

The meeting ended at 1.16 pm

Chairman

Contact Officer: Gemma Stokley
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EPPING FOREST & COMMONS COMMITTEE

Monday, 14 January 2019

Minutes of the meeting of the Epping Forest & Commons Committee held at
Committee Room - 2nd Floor West Wing, Guildhall on Monday, 14 January 2019 at
11.30 am

Present

Members:

Graeme Smith (Deputy Chairman)
Peter Bennett
Alderman Sir Roger Gifford
Caroline Haines
Sylvia Moys
Benjamin Murphy
Verderer Michael Chapman DL
Verderer Dr. Joanna Thomas
Verderer Nicholas Munday
Jeremy Simons

Officers:

Richard Holt	- Town Clerk's department
Laura Simpson	- Town Clerk's department
Alison Elam	- Chamberlain's Department
Michael Radcliffe	- City Surveyor's department
Nicholas Welland	- City Surveyor's department
Colin Buttery	- Director of Open Spaces & Heritage
Paul Thomson	- Superintendent, Epping Forest
Andy Barnard	- Superintendent, Burnham Beeches, Stoke Common & City Commons
Jeremy Dagley	- Head of Conservation, Epping Forest
Martin Newnham	- Head Forest Keeper
Jo Hurst	- Business Manager, Epping Forest
Gerry Kiefer	- Open Spaces Business Manager

1. APOLOGIES

Apologies received from the Chairman Deputy Phillip Woodhouse, Gregory Lawrence and Alderman Gregory Jones.

In the absence of the Chairman Deputy Philip Woodhouse the Deputy Chairman Graeme Smith took the chair for the meeting.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. **MINUTES**

The Committee considered the public minutes of their last meeting on 19 November 2018.

MATTERS ARISING

In response to a Member's query the City Surveyor confirmed that the report on the Wanstead Park Parkland Plan (Gateway 1/2) project report was due for completion in January and would be brought before the Epping Forest and Commons and Projects Sub Committees as a Gateway 2 report.

Further to the mention of pest species in the minutes, the Committee was informed by a Member that the Forest Commission's publication on pest species was a useful resource in identifying pests and encouraged those interested to consider the document. Members asked Officers to consider the promotion of appropriate linked pages on the City Corporation website.

The tender of the Deer Strategy Review had been delayed on advice to ensure that the term arrangements of academic institutions on the tender list were properly reflected in the tender process.

RESOLVED – That the public minutes and non-public summary of the meeting on the 19 November 2018 were agreed as an accurate record.

4. **BREXIT UPDATE**

The Director of Open Spaces was heard regarding implications of Brexit for the management of Epping Forest and the City Common. The Director of Open Spaces informed the Committee that he would endeavour to keep the update brief noting that the various possible outcomes of the Brexit process made it difficult to give an exhaustive list of potential impacts of the process. The Director of Open Spaces highlighted that the central impact was likely to be the loss of income received through the *Countryside Stewardship Fund* which received funding from *The European Agricultural Fund for Rural Development: Europe investing in rural areas*. However, the Director of Open Spaces explained that the City of London Corporation was in discussion with the Department for Environment, Food and Rural Affairs (DEFRA) on plans to mitigate the loss of income. A Member asked for clarification on what percentage of the City of London's Open Spaces Department's income did the funding represent. The Director of Open Spaces replied that while the funding in terms of percentage was not huge as the amount was in the region of £200,000 and £170,000 for Epping Forest and the Commons respectively it was still important to note.

RESOLVED- that the update be noted.

5. **SUPERINTENDENT'S UPDATE**

The Committee received a report of the Superintendent of 'The Commons' which provided an update on the issues across the nine sites within 'The Commons' division. The Superintendent of the Commons informed members that there had been considerable interest in the Burnham Beeches Café letting

but confirmed that more information would need to be provided in the non-public session. In addition, the Superintendent informed Members that specialist contractors will be sought to reduce risks associated with rock fall within the Riddlesdown Quarry site. A Member queried whether there was public access to the quarry and, if so, were any measures in place to mitigate the safety issues caused by loose rocks. The Superintendent confirmed that there was no public access to the quarry although a business (Optical Surfaces) operates there under license. They are aware and car parking is restricted until further notice and agreed that public safety on the City Common was a vital aim of the Open Spaces Department.

A Member queried if there had been engagement from the Open Spaces Department and related Committees with the City of London Corporation's Cultural Strategy. The Director of Open Spaces confirmed that there had been engagement and reference to open spaces, within and outside of the square mile, was present within the Cultural Strategy. A Member commented that monthly email Members received from 'The Commons' team were highly appreciated and useful for keeping the public informed of the work of the Commons team. Further to this point the Superintendent informed the Committee that a male calf had successfully been delivered on the morning of the 14th of January.

A Member queried if the Ancient Monument referenced in report had the appropriate signage present and if the contractors work had affected the monument. The Superintendent informed Members that Officers had sought consent from Historic England to allow works to the ditch and bank within the Ancient Monument that clear signage was present at the site. A Member noted the student placement at Burnham Beeches and asked if learning about the City of London was included in their studies. The Superintendent explained that the placement was connected to a university course and therefore was essentially based on land management and agricultural matters.

It was noted by Members that air quality was a fundamental concern and queried what action Officers had taken to address the issue within the City Commons. The Superintendent explained that the City of London Corporation engaged with and encouraged the relevant local authorities to address the issue of air quality within their local plans.

RESOLVED- that the updated be noted.

6. **PROPOSED NNR STATUS FOR THE COULSDON COMMONS AND HAPPY VALLEY**

The Committee considered a report of the Director of Open Spaces on the proposed Natural Nature Reserve (NNR) status for the Coulsdon Commons and Happy Valley. The Report informed Members that Officers had attended meetings with Natural England and the London Borough of Croydon, to discuss the potential for the City's Coulsdon Commons and the London Borough's Happy Valley to be declared a National Nature Reserve. Further, the report informed Members that at the most recent meeting officers from all parties agreed to develop and work towards the planned designation and seek further

approval from Member's concerning the formal 'declaration process'. Director of Open Spaces noted that the proposed NNR status for Coulsdon Commons and Happy Valley would bring them into line with many of the other City Commons who have similar status' and would advance the profile of the properties. In addition, the Director of Open Spaces explained that the proposed name for the NNR area was 'South London Downs' and commented that this name designated the area geographically but was not site specific.

A Member queried whether the position of the Royal Air Force at Kenley Airfield effected the classification of Kenley Common as an NNR and if the presence of aircraft impacted the maintenance of the site. The Superintendent clarified that airfield was only a small and entirely separate part of the common, currently owned by the MOD and that an effective management policy was in use place to mitigate the impact the airfield caused to the common.

RESOLVED - that Officers be authorised to progress the matter with Natural England and The London Borough of Croydon in order that a formal proposal can be developed and reported to this Committee by May 2019.

7. SPORTS AND MISCELLANEOUS CHARGES

Members noted that to further to Chairman's consent the report had been withdrawn due to incorrect information contained within the report which was too extensive to be corrected by an officer update at the meeting. The Director of Open Spaces confirmed that an updated report would be considered at the next meeting of the Epping Forest and Commons Committee on the 11th of March.

RESOLVED – that: -

- I. The report is withdrawn; and
- II. That a corrected report be produced for consideration at the meeting of Epping Forest and Commons Committee on the 11th of March.

8. TREE PESTS AND DISEASES: OAK PROCESSIONARY MOTH URGENT UPDATE

The Committee received a report of the Director of Open Spaces which provided Members with an urgent update on the challenges being faced due to the spread of Oak Processionary Moth (OPM) across the Open Spaces in the care of The City of London. The Director of Open Spaces noted that the OPM treatment had cost £100,000 in 2018 and was estimated to cost in the region of £200,000 this year and is likely to increase further. In addition, he explained that the OPM was already present at the Ashted and Epping Forest but was expected to be an ongoing issue at many of the City of London Corporation's Open Spaces.

A Member of the Committee asked the Director of Open Spaces for clarification on the effectiveness of the treatment of the OPM which the department was undertaking at Epping Forest. The Director of Open Spaces outlined the treatment programme for the OPM including the removal of the moth's nests

but explained these measures were designed to limit exposure to the public and would not be able to eradicate the OPM moth from the Forest. Further the Director of Open Spaces informed the Committee that the issue of OPM was likely to have a continued presence in the Epping Forest and that public education was going to be an important part of the program. A Member noted the Statutory Plant Health Notices mentioned in paragraph 13 of the Report and asked whether the required action of the City of London Corporation would be noted in the budgetary requirement of the Open Spaces Department. The Director of Open Spaces explained that discussions had taken place, and were ongoing, with the Forestry Commission and it is possible that Statutory Plant Health Notices might not be used if the once the species becomes endemic.

A Member stated that public health was a key issue and questioned whether there was a natural remedy which could be utilised to mitigate OPM. Replying to this question the Director of Open Spaces explained that there was a species of fly which parasitized OPM caterpillars which would help to limit numbers of the OPM and potentially reach a natural balance. The financial aspects of the OPM control programme in future years are being reported to Resource Allocation Sub Committee as part of the medium term financial planning process.

RESOLVED- that the report be noted.

9. **SUPERINTENDENT'S UPDATE**

The Committee received a report of the Superintendent of Epping Forest which provided Members with a summary of the Epping Forest Division's activities across October to November 2018. The Superintendent of Epping Forest made the following points.

Budgets

The Superintendent informed the Committee that Epping Forest was at 60% spend against a profile spend of 66%, which indicated a small underspend.

Fly Tipping

Members were updated by the Superintendent on the issue of fly tipping within Epping Forest including the number of reported incidents, specific sites of vulnerability and steps taken to increase security.

Rough Sleepers

In addition, the Superintendent informed Members of the number of rough sleepers' sites found within Epping Forest and noted that a decline in rough sleeping was expected over the winter months due to the adverse weather and the opening of seasonal night shelters.

Replying to a Member's query the Superintendent confirmed that each rough sleeper site cleared was listed as a single incident of fly tipping in the relevant statistics. In addition, a Member noted that the public and local Neighbourhood

Watch Schemes were a useful resource and asked if the Epping Forest team had appropriately engaged with them to help with the policing of fly tipping in the area. The Head Forest Keeper explained that the City of London had representatives on community policing boards in Redbridge and Waltham Forest which provided helpful information. The Member replied by clarifying that the Neighbourhood Watch was a separate body to those mentioned by the Head Forest keeper asked if there was any engagement with service which they provided. The Superintendent clarified that the Epping Forest team did involve local Neighbourhood Watch Schemes, particularly through social media posts which provided an early warning and key information for staff investigating incidents such as fly tipping. Following a query from a Member on the relative costs of dealing with different forms of fly tipping the Superintendent confirmed that asbestos, food and chemical waste were generally the most expensive forms of fly tipping, especially where this material had contaminated more general waste.

Licenses

Members were informed that a total of 28 licences for events were issued during the two months which yielded an income of £21,005.42 plus VAT.

Grazing

The Superintendent provided Members with an update on the subject of grazing within Epping Forest which included details of the new cattle handling installation at Great Gregories Farm, the visit of former Verderer and Honorary Reeve Michael Davies, the record number of grazing days and the receipt of the 'Innovative and Improved new ways of working' award to the Epping Forest Grazing Team.

Visitors and Events

Members received the Superintendent's update on a number of events which had taken place since the last meeting and noted that visitor numbers remain lower than last year. A Member questioned the whether the Epping Forest team had been appropriately involved in the Sports Strategy and if more signage would helpful for informing the public of the location of Epping Forest. Replying to these points the Superintendent explained that while the Epping Forest team had provided input into the Sports Strategy due to the Forest's geographical location, engagement with the Sports Strategies of Local Authorities bordering the Forest was also a high priority. A Member noted that the critical Committee for considering the Sports Strategy was the Education Board. Moreover, responding to the second question the Superintendent informed the Committee that a report on the matter of signage would be considered by the Committee later in 2019 and that the key issue was funding the additional roll-out of White on Brown Tourist signs.

Town & Country Planning

The Superintendent informed Members of planning developments with relation to Epping Forest and provide details of the Epping Forest District Council's full Cabinet meeting on the 18th October 2018. In addition, the Superintendent informed that hearings on the Epping Forest District Council Local Plan (LP) had been programmed for February, March and May. Members were informed

that further information on the LP would be provided at a later item on the Agenda.

Chingford Golf Course

The Superintendent informed Members of the maintenance works which had taken place at Chingford Golf Course and included information of an incident of motorbike damage occurred on the 5th green.

The success of the Chingford Golf Course was highlighted by a Member who queried whether the example set by this course being considered by the other courses in the area. The Superintendent responded by explaining the key components of Chingford Golf Courses' success and noting that while these were matters of competitive advantage these techniques had been highlighted to other courses.

Replying to a question on the Epping Forest ponds from a Member of the Committee the Superintendent informed Members that discussions had taken place with consultants on the maintenance works at the ponds with the aim to keep costs low remaining a central concern.

RESOLVED- that the report be noted.

10. EPPING FOREST DISTRICT COUNCIL LOCAL PLAN EXAMINATION

The Committee received report of the Director of Open Spaces on the Epping Forest District Council's Local Plan and the proposed engagement plan for City of London Corporation officers. The report outlined the planned attendance of officers at hearings of the 'Examination-in-Public' to ensure that The Conservators' concerns are appropriately reflected on the Local Plan, and the associated interim Mitigation Strategy. The Head of Conservation informed the Committee that since the report had been produced the mitigation proposals put forward for on-site measures in Epping Forest had been accepted and the interim Strategy approved by Epping Forest District Council(EFDC) but had still to be approved by the London Boroughs which are also competent authorities for the Epping Forest Special Area of Conservation (SAC). Moreover, the Head of Conservation commented that the interim strategy did not include provisions for the provision of Suitable Alternative Natural Green Spaces (SANGS).

A Member enquired about the nature of the concerns being expressed by the other Local Authorities involved were with regard to the Mitigation Strategy. The Head of Conservation replied that while the City of London Corporation wasn't party to these discussions, it was the opinion of Officers is that the lack of areas in which to provide SANGS and the charging of tariff costs on housing units were expected to be the key concerns. Following this point a Member queried whether the tariffs mentioned in the Report were for single builds or for developments of more than ten buildings. the Head of Conservation clarified that the tariffs were designed for housing units rather than single builds, and that the level of tariffs should not affect the overall viability of any scheme, a matter that EFDC had confirmed within its District. .

The issue of affordable housing, both inside and outside of London, was highlighted by a Member of the Committee and asked what provisions had been made within the recommendations to reflect this. The Director of Open Spaces replied that there was no clear room for movement on this issue but that a commitment to flexibility was a key issue.

Replying to a query from a Member of the Committee it was confirmed, by the Head of Conservation that the letters listed as appendices to the report were already in the public domain through earlier reports on the matter.

RESOLVED- that:

- I. The proposals encompassed in Option 17 (c)i) & ii), namely that officers attend the EiP to represent The Conservators' responses on the Local Plan, to advocate off-site avoidance measures and to respond to any new information from the Council or questions from the Inspector on other matters related to The Conservators' representations be approved; and
- II. That under the terms of the approved Memorandum of Understanding, officers continue to work with the Council and other local authorities to create a full and effective Mitigation Strategy, including consideration of off-site measures on the Buffer Lands and other sites; and
- III. That officers report back to your Committee on the outcome of the Examination-in-Public and the Inspector's findings and main modifications; and
- IV. That officers bring forward any proposed full Mitigation Strategy for Members' approval.

11. EPPING FOREST LAND RETENTION POLICY

The Committee considered a report of the Director of Open Spaces on the Epping Forest Land Retention Policy and the results of initial Negotiations with the Highway Authorities. The report provided Members background information on the policy and outlined the reasons for the lack of progress on the implementation. In addition, the report recommended to Members that the original 1:1 compensatory approach be adopted. The Superintendent updated the Committee that after the publication of the report Waltham Forest have now accepted 1:10 ratio most likely as a result of a funding deadline from TFL. In addition, the Superintendent explained that the advice of the City solicitor was that strictly adhering to a 1:10 ratio in land retention could lead to the use of Compulsory Purchase Powers to realise projects. The Superintendent recommended to the Committee that a balanced case-by-case basis was the most prudent course of action. Replying to a Members query, the Superintendent confirmed that any additional compensatory land offered would have to be immediately adjacent to current Epping Forest land.

The Chairman commented that the quality of land offered as compensatory land was a key issue to any agreement. It was highlighted by a Member that while they believed that a case-by-case basis was the correct way forward, the land retention policy should maintain a strong defence of Forest Land. Replying to a Member's query the Superintendent confirmed that Highway Improvement

Schemes in the Special Area of Conservation would require a comparable exchange of land. Members noted their agreement with the case-by-case method recommended by the Director of Open Spaces in the report but decided not to require a strict ratio on land retention provided requests.

RESOLVED- that:

- I. The revision of the Land Retention Policy approach to seek a compensatory ratio on land sought for Highway and Traffic Scheme dedications in line with the compensatory requirements of the Land Acquisition Act based upon 'no less in area and equally advantageous as the land taken' is agreed; and
- II. That Members agree that the Conservators retain the discretion to consider requests on a case-by-case basis having regard to the best interests of the charity and the previous dedication history with the Highway Authority and that any agreement must ensure that the City is not bound to agree future highway dedication requests, even if a land retention parcel has been transferred "in lieu" of future dedications; and
- III. That where Highway and Traffic Authorities are unable to offer compensatory land already in their ownership contiguous with Forest boundaries, the Epping Forest and Commons Committee may consider the purchase and dedication of Buffer Land as Forest Land as a suitable exchange.

12. FLOOD ALLEVIATION SCHEME AT HILLYFIELDS LOUGHTON

The Committee considered a report of the Director of Open Spaces on the Proposed Construction of a Flood Alleviation Scheme at Hillyfields Loughton. The report updated Members on the findings of a Surface Water Management Plan (SWMP) commissioned by Essex County and Epping Forest District Councils. In addition, the report outlined the Flood Alleviation Scheme proposed by Essex County Council and explained the reasons for recommending the scheme's adoption.

The question of the maintenance and liability of the flood defences on City of London Corporation Land was raised by a Member who expressed concern that the City of London Corporation might become responsible for the maintenance of the defences. The Superintendent confirmed that no agreement had yet been reached on the maintenance of the site and that the Comptroller and City Solicitor would be consulted on the legal basis for any such agreement.

RESOLVED- that:

- I. The use of Forest Land at Hillyfields/Pyrles Lane, Loughton as a Flood Alleviation Scheme as part of Essex County Council's Surface Water Management Plan is approved; and
- II. That the City of London Corporation enters into a formal agreement with Essex County Council for the ongoing management of the Flood Alleviation Scheme with all costs to be borne by the County Council; and
- III. That Members instruct the Comptroller & City Solicitor to undertake any necessary documentation to conclude the agreement.

13. EPPING FOREST FIRES 2018 UPDATE

The Committee received a report of the Director of Open Spaces on the subject of fires within Epping Forest in 2018. The report detailed progress made with the implementation of the 2013 Wildfire Improvement Plan and referenced the 2018 drought during which 47 there were wildfires at various locations across Epping Forest and included a major 4-day incident at Wanstead Flats.

It was enquired by a Member if there had been any engagement with the local schools and youth groups with regard to education on forest fires. The Superintendent informed the Committee that the Epping Forest team had not engaged with local schools in the manner suggested by the Member but that they were aware of the educational outreach undertaken by the London Fire Brigade. The Chairman noted the importance of education on this issue and a Member commented he believed that people were more likely to maintain the Epping Forest if they understood its value. The Superintendent highlighted that the Police Service had urged a cautious approach to engaging the public on the issue of wildfires as they could encourage an increase in 'copycat' cases of.

RESOLVED- that the report be noted.

14. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

A Member highlighted to the Committee that the Chairman of Open Spaces had answered a question in the Court of Common Council on the tenth of January relating to dog washing facilities on open spaces managed by the City of London Corporation. Further to this comment the Deputy Chairman added that the question allowed him to inform Members of the new opportunities for licensable activities afforded to the City of London Corporation Open Spaces under the relevant 2018 legislation. The Deputy Chairman felt that given the infrastructure investment needed to support such facilities would make the necessary investment unlikely.

A Member informed the Committee that they had received a Christmas card from the City of London School for Girls which featured a painting of Epping Forest created by a Student of the school and suggested the Committee write to student to congratulate the student on their work. Moreover, the Member highlighted to the Committee that they had been approached to nominate a volunteer who picked up litter on Epping Forest for the Freedom of the City and invited comment on these proposals. The Committee both of these proposals received the support of the Committee.

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There is was no urgent business considered.

16. EXCLUSION OF THE PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on

the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

17. NON-PUBLIC MINUTES

The Committee considered the non-public minutes of their last meeting on 19 November 2018.

RESOLVED – That the non-public minutes of the meeting on the 19 November 2018 were agreed as an accurate record.

18. THE BEECHES CAFÉ - BURNHAM BEECHES

The Committee considered a report of the City Surveyor regarding The Beeches Café.

RESOLVED- that the report be approved.

19. DISPOSAL OF PROPERTY, WOODREDON ESTATE

The committee received a report of the City Surveyor regarding the Disposal of a property on the Woodredon Estate.

RESOLVED- that the report be noted.

20. DISPOSAL OF PROPERTY, WOODREDON ESTATE

The Committee received a report of the City Surveyor regarding the Disposal of a property on the Woodredon Estate.

RESOLVED- that the report be noted.

21. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions in the non-public session.

22. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

The Committee dealt with business concerning an agreement between the City of London Corporation and a local sports club.

The meeting ended at 13:29

Chairman

Contact Officer: Richard Holt
Richard.Holt@cityoflondon.gov.uk

Committee(s)	Dated:
Epping Forest and Commons	14 01 2019
Subject: Epping Forest - Superintendent's Update for October to November 2018 (SEF 01/19)	Public
Report of: Colin Buttery, Director of Open Spaces	For Information
Report author: Paul Thomson – Superintendent of Epping Forest	

Summary

This purpose of this report is to summarise the Epping Forest Division's activities across October to November 2018.

Of particular note was a continuing reduction in fly-tipping; a new lichen record for the Forest; the completion of a new cattle-handling system at Great Gregories; a successful Team award for Innovation presented to the conservation grazing Team; approval by the District Council of the Interim Mitigation Strategy for the Epping Forest SAC; the successful completion of a 128 hectare grass-cutting season and a popular series of art installations and exhibition commemorating the centenary of the First World War.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Staff and Volunteers

1. A further Enforcement Officer joined the Forest Services Team in October 2019.

Budgets

2. At the end of November, Epping Forest was at 60% spend against a profile spend of 66%, indicating a small underspend at this point. The underspend reflects scheduled work plans for wood pasture restoration this winter and the scheduling of works to redress the Wanstead Flats fire damage. There has also been some overperformance on income related to the repeated extension of the Bury Road TfL works compound and the successful renegotiation of the three mobile phone mast rental agreements.

Weather

3. October 2018 saw just below average rainfall. Total monthly rainfall (55.4 mm) was 7.4% below the average rainfall recorded for October in Epping Forest since 1979 (59.8 mm). This is the fourth year in a row where October rainfall has been below average. There were 19 days of rainfall in total, the wettest day being 14th October, which saw 24.4 mm of rainfall.
4. November 2018 saw higher than average rainfall in Epping Forest. Total monthly rainfall (79.2 mm) was 19.8 % above the average rainfall recorded for November in Epping Forest since 1979 (66.1 mm). There were 20 days of rainfall in total, the wettest being 10th November, which saw 29.8 mm of rainfall.
5. Epping Forest was largely unaffected by Storm Callum 12-14 October.

Epping Forest Projects

Parklife

6. Consultants QMP have continued working on the feasibility studies for Artificial Grass Pitch Provision at both sites, Aldersbrook and Harrow Road. Studies/surveys completed so far are topographic, ecology, arboriculture and transport. The consultant's final report is due in mid-January.
7. Officers have been working with the Football Association to ratify current usage at Wanstead Flats to ensure demand modelling is accurate. The FA use team affiliation data but not all teams choose to affiliate. Over 70 teams are missing from the data with 38 Adult and 37 Junior teams identified as playing at Wanstead Flats (home ground) but unaffiliated.

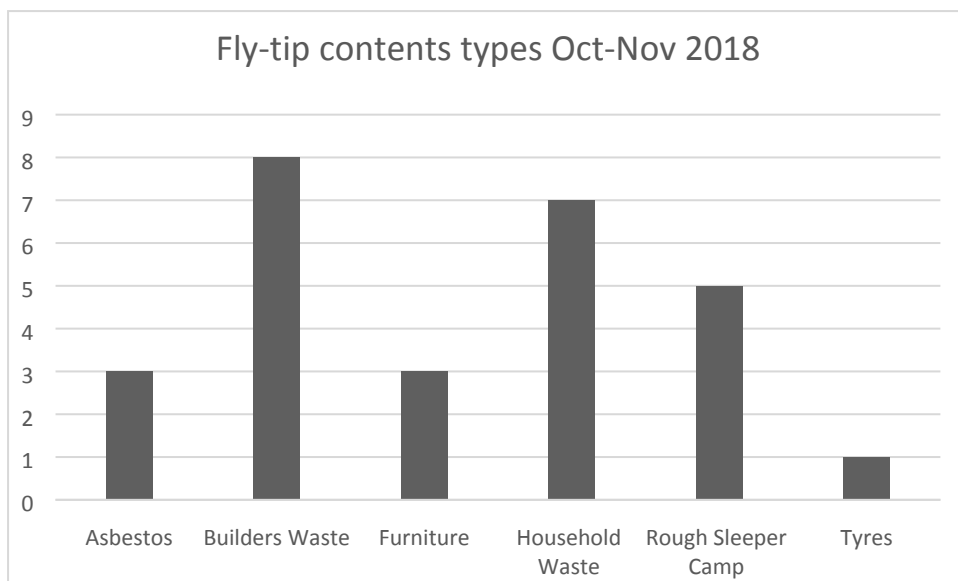
Epping Forest Heritage Trust Duck Champions Project

8. EFHT have been working with Officers to fund several interpretation signs to be displayed at ponds where over-feeding of ducks, geese and swans is apparent.
9. The final number of signs is funding dependent and yet to be agreed but Officers are confident signs will be installed at Eagle Pond, Alexandra Lake and Hollow Ponds as a result.

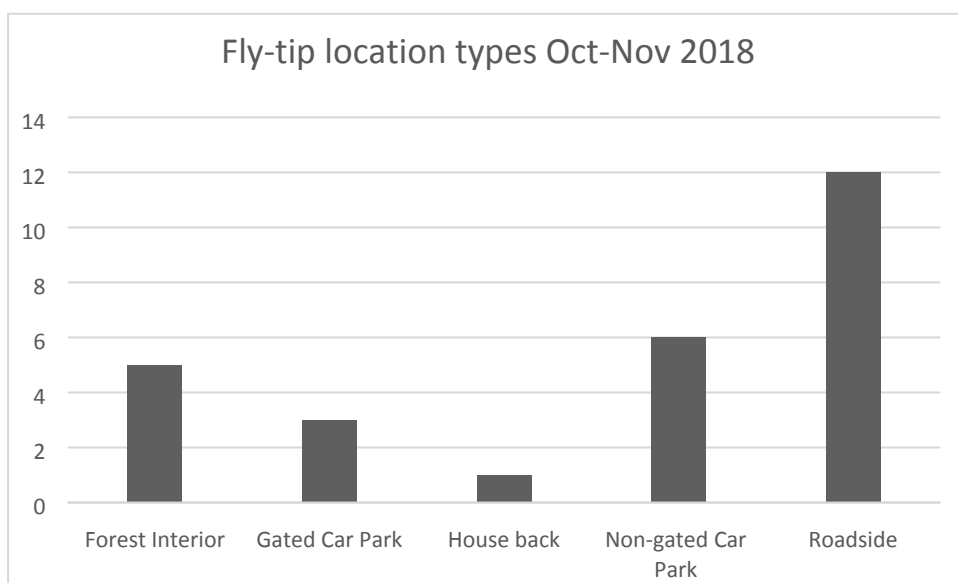
Forest Services

Fly-tipping

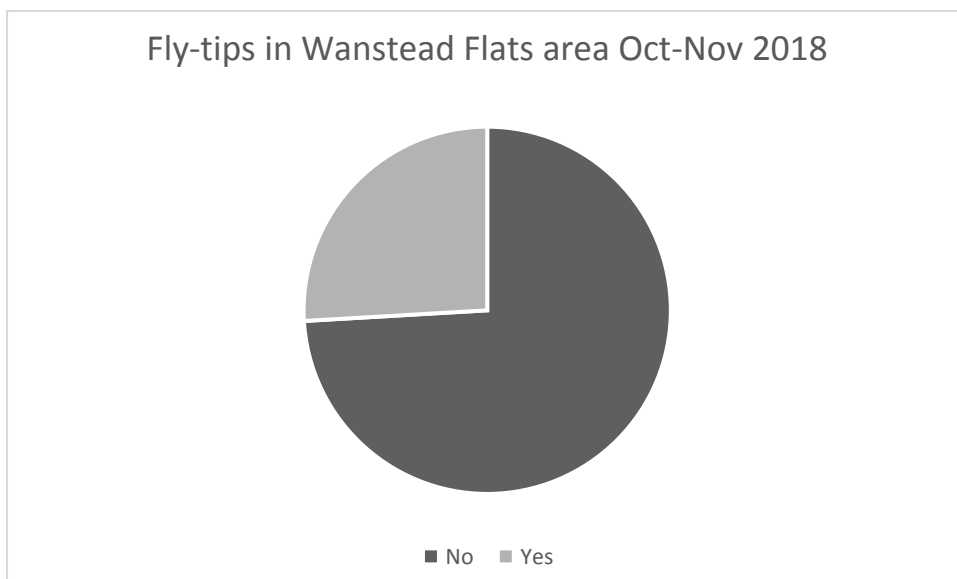
10. There were 27 fly-tips over the Oct/Nov period of 2018, which is 68% decrease on the same period last year. However, there were three asbestos tips which are very expensive to collect, the total of the three tips costing £1,855 to remove (this cost equates to the disposal of 13.25 tonnes of non-hazardous waste which costs £69.50 per 500 kilo). There have been significant steps taken to increase security of Forest locations over the recent months, which may have contributed to this figure, it is becoming more obvious that the locking of car parks is displacing fly-tipping to neighbouring areas.



11. Builders waste and Household waste remain the most commonly tipped items representing 30% and 25% respectively.



12. Roadsides remain the most vulnerable place in the Forest for security and represents 45% of the fly-tips that occurred over the period.



13. Some 25% of all tips occurred in the Wanstead Flats area. It is hoped the repositioning of the Belgrave Road Wayleave gate nearer the roadside will make it more difficult to park and therefore help reduce or stop fly tipping, as well as the placement of a licenced and staffed compound at Centre Road.

Enforcement Activity

14. There were no prosecutions for the reporting period.

Rough Sleepers

15. Four Rough sleeper camps were found in the following areas:
- Rear of the City of London Cemetery: 1 tent occupied by 1 male.
 - The Triangle, Wanstead Flats: 1 tent occupied by a couple.
 - Wanstead Flats opposite the City of London Cemetery: 1 large tent occupied by two males.
 - Forest Glade E11: 2 tents occupied by 2 males.
16. All the occupants were offered and given assistance by Redbridge Homeless Team or St Mungo's Homeless Charity. There should be a decline in rough sleeping over the winter months due to the adverse weather and the opening of seasonal night shelters.

Licences

17. A total of 28 licences for events were issued during the two months being reported, which yielded an income of £21,005.42 plus VAT. 32 licences were issued during the same period in 2017 yielding income of £131,774 (which included one compound of £124,670 and one compound of £1,020.00).

Unauthorised Occupations

18. There have been no traveller incursions over the period. In partnership with the London Borough of Redbridge, the City Corporation has seen the inclusion of parts of Woodford Green and George Green in the London Borough of Redbridge's High Court Traveller Injunction.

Dog Incidents

19. There were no incidents recorded during this reporting period.

Deer Vehicle Collisions

20. Over the period of October/November, there were 5 recorded incidents of deer vehicle collisions.

Heritage; Landscape and Nature Conservation

Biodiversity

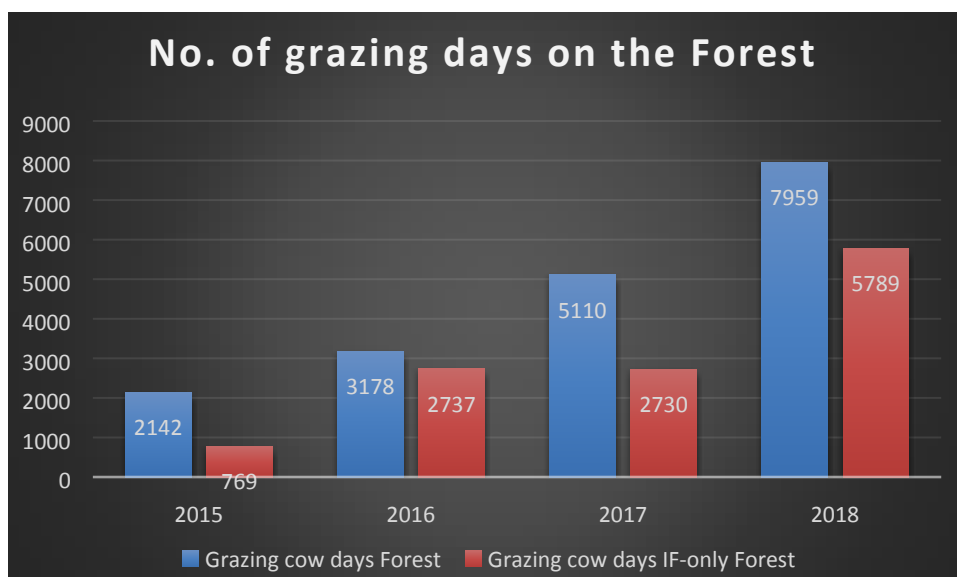
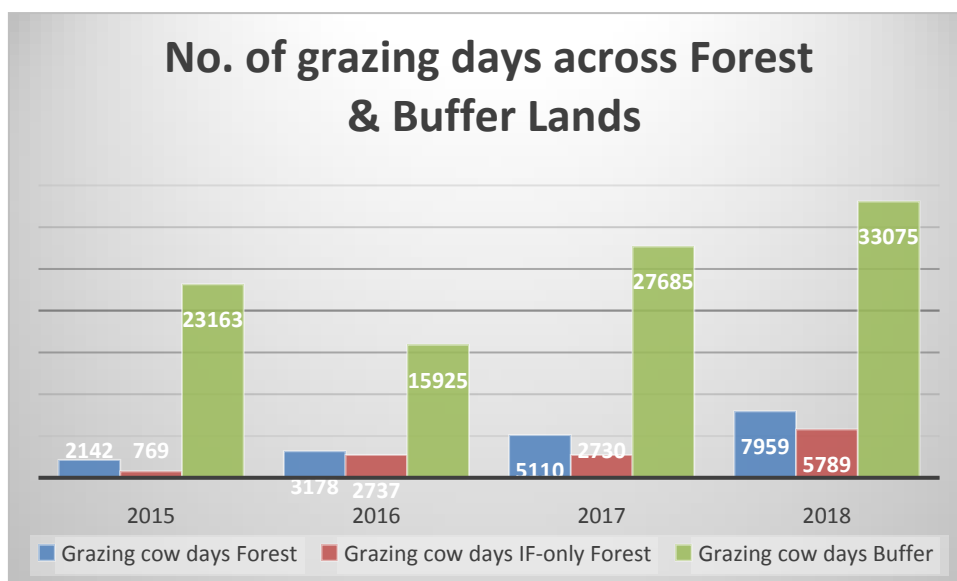
21. *Sarcosagium campestre*, a new lichen record for the Forest. Found by Essex lichenologist John Skinner. There are only three other records for East Anglia after 2000.

Agri-environment Schemes

22. The Environmental Stewardship Officer assisted the Remembrancer's Department with the City of London's response to a consultation on the Agriculture Bill.
23. A consultation was initiated with Epping Forest Commoners regarding the exercise of their grazing rights, for the purposes of the new Countryside Stewardship. A small number of Commoners indicated they might be considering grazing during 2020-2030 and have been contacted to discuss their plans.

Grazing

24. The cattle handling installation at Great Gregories Farm has been installed by contractors in the Top Shed. The system is designed to work with the animal's natural behavioural instinct to improve safety and welfare for both animal and staff.
25. The Grazing and Landscape Project Officer arranged a site visit for retired-Verderer, Commoner and honorary Reeve Michael Davies. As Verderer, Michael Davies had supported the return of traditional commoners' grazing and provided his own herd of cows for many years to graze sites across the Forest. On this visit, he was shown several key grazing sites across the Forest and Buffer lands, including Gt Gregories Yard cattle buildings, and viewed the new calves recently born into the Epping Forest conservation herd of English Longhorns.
26. The Longhorns had been moved to fields surrounding Great Gregories Farm in September in preparation for calving and by 30th November the majority of animals were in pens at Great Gregories, with 25 calves born and more expected during December.
27. Several thefts of electric fencing equipment took place on the Buffer Lands at Warlies Estate and Great Gregories Fields.
28. A record number of grazing days was achieved across both the Forest and Buffer Lands this year, and more than 70% of Forest grazing was achieved within invisible-fenced areas, another record achievement.



29. To cap a successful grazing year, The Grazing Team won the City of London staff team award as part of the 'Celebrating Our People' Awards, against tough competition across the whole of the City Corporation. The Team was awarded top position for "Innovative and Improved / new ways of working". The Stockman attended and received the award on behalf of the team. The subsequent article about the team's success was the most read article on the City's intranet site across the following week.

Heritage

30. Further fieldwork by your officers was completed on Copped Hall to help inform the draft Conservation Management Plan (CMP) and, in particular, the proposed restoration of the parkland and treescape of this historic Grade II* listed Park and Garden. The CMP will be brought to your Committee in 2019 for review and consideration.

Contractors

31. Contractors have undertaken work at four key sites across the Forest's wood-pasture: Lords Bushes, Bury Wood, Pole Hill and Honey Lane as part of the Higher-Level Stewardship Scheme. There has been some localised concern expressed about the amount of work completed at Lords Bushes recently, and a number of site meetings were held, or have been planned, to explain the works and future proposals. Following 15 years of wood-pasture restoration there, further engagement with local residents is planned for the New Year.

Land Management

Town & Country Planning – Forward Planning – Local Plans

32. Epping Forest District Council's full Cabinet met on 18th October and approved the interim Mitigation Strategy to protect Epping Forest Special Area of Conservation (SAC). The core of this Strategy, the on-site mitigation proposals to reduce the impacts of recreation, had been prepared by your officers and were incorporated in their entirety in the Council's Strategy.
33. On 28th November the Inspector, appointed to examine the EFDC Local Plan, published the dates of the many hearings that will be held to consider the Plan Policies. There are hearings programmed for mid-February, March and mid-May. A separate report on the EFDC Local Plan has been prepared for your committee's consideration.

Town & Country Planning – Development Control

34. Proposals for a new Next plc storage and distribution centre at Dowding Way close to Junction 26 of the M25 have been released. The 80,000 m² of warehousing on the 14-hectare site is of concern because of the adverse impacts from the traffic generated by the site, especially HGVs, would have on the Forest's environment and tree health. A detailed response was made to this proposed development in November and subsequently was quoted in the local press.

Land Registration

35. Following the submission of Statements of Case in the last reporting period, witness statements were completed in November and filed with the Lands Tribunal for the Broomhill Road, Woodford Green case which will be heard in the early part of 2019.

Operations

Habitat Works

36. **Grass cutting** - The annual grass cutting program by staff of some 128 hectares of amenity and conservation land has been completed on schedule. In addition, because of the dry conditions we have been able to undertake additional cutting work on the buffer lands in support of the grazing operation, with cutting of coarse grass and bramble areas.

37. The primary focus of arborist staff has been the final works to complete the ten-year program of Wood Pasture restoration. As at the end of November teams still had around a month of work to go with the possibility of some smaller operations to be scheduled for later into 2019.
38. Highams Park Lake: Working together with the volunteer group, the Highams Park Snedders, staff continued with the program of works to strengthen the views linking the formal park managed by the Local Authority and the City Corporation's land at Highams Park. Revised fencing has been installed around the reservoir draw down structures as the former fences were prone to vandalism/theft. A small but important success was that following fencing of the dam boundary and reseeded of worn sections on the dam face we have seen much improved grass growth on the dam. This has previously been a concern of the inspection engineer on his six-monthly visits.

Risk Management Works

39. **Tree Safety** The annual program of works largely continues on schedule. The main area of delay is the working of the Churchill Poplar Avenue where a public consultation exercise first needs to be undertaken as outlined in the May 2018 Work program report to your Committee.
40. **Highway Verge management:** Highway verge management was slightly delayed this year with our contractor starting work late in the season. This work is now largely complete with some areas left for December. This is the first year of a three-year contract and we will be holding a performance review meeting in the New Year to agree a better way forward.

Visitor Services

Chingford Golf Course

41. The Head Green Keeper and his team continued to clear leaves from fairways and ditches to help improve playability and speed of play. The spraying programme has continued to help prevent any diseases on the greens. Tees were spiked to help break up compaction and allow air and water into the root zone to promote better growth. Work was carried out on creating a new path between holes 2 & 3 within the course boundary. Severe motorbike damage occurred on the 5th green, repair work has been carried out as best as possible for this time of year and more repair work will be carried out early spring next year to try and restore the green back to its normal high standard.

42. Total revenue from online sales this period is £5,364.50, total revenue from reception was £42,835.27 broken down into:

Breakdown of figures from Reception			
	2018/19	2017/18	Difference (+/-)
Green fees:	£33,889.80	£32,131.68	+£1758.12
Drinks:	£869.20	£740.70	+£128.50
Hire Equipment:	£4066.50	£4477.00	-£410.50
Shop Sales:	£2517.45	£2603.75	-£86.30
Wanstead:	£1044	£670	+£374.00
Horse Riding:	£452.02	NA	+£452.02

43. Compared to last year the total difference in revenue equates to an increase in income of £3,735.64. (8%)
44. Online bookings for the same period last year was £3,413.50 compared to £5,364.50 this year, making an increase of £1,951 (57%).
45. Total revenue from reception last year was £41,050.63 compared to £42,835.27 in the current year, an increase amounting to £1,784.64. £452.02 of this year's takings is however from horse riding licences, which was administered from The View in previous years
46. The number of rounds for October & November last year was 2,991. This year number of rounds for October & November was 3,937. This represents an increase of 946 (32%).



Wanstead Flats Football

47. Seasonal pitch booking payments have been received with some hirers opting for a split payment option. Currently there are no outstanding debts.
48. The new 3-week rota has also seen improvements for hirers and staff. The on-duty greens/grounds keeper is supported by casual caretaker staff across sites which allows better operational consistency and the staff have 2 weekends in 3 off-duty.
49. Parkrun attracted 1,857 runners over October and November, up 250 runners on the same period last year.

Visitor Numbers

50. Visitor numbers remain lower than last year. In part this may be due to the finer weather as people are more likely to just have an 'outdoor' visit. Wedding bookings are less frequent as we were unable to take bookings during the limewashing works for The Hunting Lodge. There were also less events held in half-term.

Visitor Numbers	QEHL 2018	2017	View	2017	Temple	2017	High Beach	2017	Total	Total 2017
October	1680	2594	3209	4519	0	744	2043	2569	6932	10426
November	1103	1775	2877	2956	132	649	1467	1757	5579	7137

Visitor Services Events

51. Approximately 4,000 people attended the Epping Forest Fair over the weekend of 8 / 9 December, including 500 children paying to visit the Father Christmas' Grotto in The View. The Festive Fair was free and craft activities were provided by the CoL Open Spaces Learning Team. The Field Studies Centre led woodland walks and Suntrap Forest Centre brought along a variety of reptiles and insects for handling. Stall holders and caterers provided local, hand-crafted items for sale and food / drinks. Local choirs provided traditional Christmas carols, and a snow machine provided a wonderful, festive atmosphere for all to enjoy. Wellgate Community Farm attended with their petting farm and the Hunting Lodge was seasonally decorated with greenery along the theme of a 'Midwinter Night's Dream with storytelling and craft activities a local community farm.
52. London Borough of Waltham Forest Adult Learning ran three afternoon Art Workshops at The View in October: Start Painting the Forest. These were the first charged sessions that were offered and the organisers paid for room hire.
53. On Friday 12 October, the Museum and Heritage Manager was invited to give a talk on Audience Development in Epping Forest to the London North and East

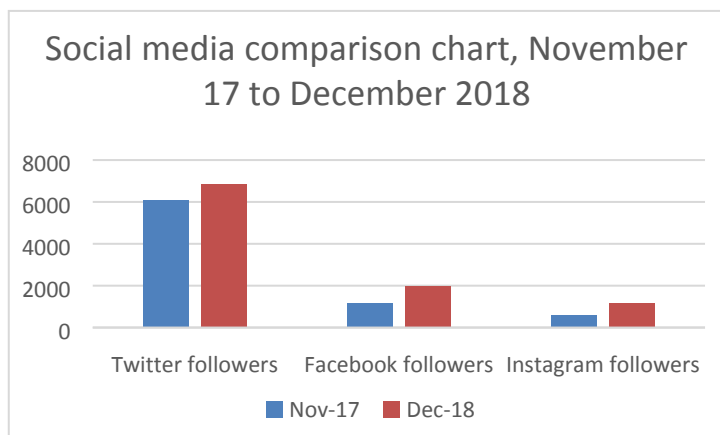
Museum group meeting at Alexandra Palace. This was a useful opportunity to promote what we do, and learn from, other small museum services. The Manager also gave a talk on *1878: Saving the Forest* to Woodford Historical Society as part of the 140th anniversary of the Epping Forest Act programme.

54. *Children's Games: What we used to do*, was the theme of the October half term family drop in activities at Queen Elizabeth's Hunting Lodge and The View.
55. As Epping Forest's contribution to the centenary remembrance of the end of the First World War, Visitors Services offered an exhibition and related activities, entitled 'Returning from the War: Beyond the 11th Hour', from 1 November, at The View. The exhibition was replicated at The Temple. The exhibition told the story of Forest Keepers and their war stories and invited visitors to ponder the impact of the War on their own families via a 'Family Story Tree', war poems and age appropriate children's activities. The duration of this popular exhibition has been extended to the end of the year. This exhibition was enhanced by the installation of six '*There but Not There*' wire 'Tommy' figures installed at The View, Pole Hill, High Beach and three war memorials on Epping Forest land.
56. The Temple was reopened, one weekend in four, on 10/11 November. Interpretation at The Temple was refreshed with some linked object displays telling various strands of the Wanstead Story: including the Orangery, The Temple as menagerie. Staff worked with Friends of Wanstead Parklands to create a story-telling area and displays.
57. 10 November to 27 January, an exhibition at The View shows photographs of Gayle Chong Kwan's *The People's Forest*. This multi-venue art project funded by Arts Council, Barbican and William Morris Gallery, inspired by the popular campaign to save the Forest, included activities in the Forest and forest staff as inspiration for fantastic headdresses displayed at the William Morris Gallery earlier in the year. This theme is to be continued as part of the London Borough of Culture forest theme in 2019.
58. On 12 November Rutgers American drama students studying at The Globe returned to the Forest for the fourth year on a paid walk and talk around Queen Elizabeth's Hunting Lodge and Barn Hoppitt. This now annual visit enables us to maintain useful links with The Globe and to reinforce narratives about the use of the Hunting Lodges stairs at The Globe, limewashing and the important influence of the Forest as a Shakespearean theme.

Communication and Information

59. As of 13 December 2018 our social media following is:
 - Twitter followers: 6,843 (12.1% increase)
 - Facebook followers: 1,979 (71.9% increase)
 - Instagram followers: 1,164 (100% increase)

60. The chart shows a comparison of our figures at the same point in 2017:



61. The Top Tweet for November 2018 with 7,484 impressions was:

We would like your help...This aircraft related fly tip was dumped in The Lower Forest earlier this week. Please share and let us know if you have any information which may help our investigation. Thank you in advance. [#TreesNotTrash](#) [#EppingForest](#) pic.twitter.com/kRv7TmSUVO



5 59 15

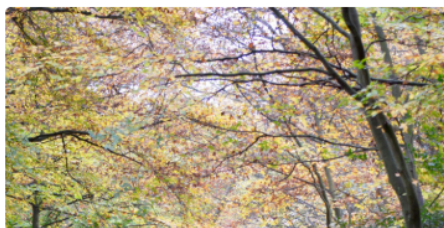
62. The Top Tweet for October 2018 with 9,287 impressions was:

Nature and the outdoors can help with anxiety and depression.

If you need a quiet walk, somewhere to exercise, or just time out to sit and watch the world and be yourself, [#EppingForest](#) is always here for you.

cityoflondon.gov.uk/eppingforest

[#WorldMentalHealthDay](#) pic.twitter.com/veE7Dmz5PC



4 43 83

Major incidents

63. There were no major Forest incidents.

Appendices

- None

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Committee(s)	Dated:
Epping Forest Consultative – For information Epping Forest and Commons – For information	130219 110319
Subject: Business Plan Development at Epping Forest (SEF 6/19)	Public
Report of: Colin Buttery, Director of Open Spaces	For Information
Report author: Geoff Sinclair, Head of Operations, Epping Forest	

Summary

A Strategy and Management Plan for Epping Forest for the period of 2019-29 is being developed along with a 2019-22 Business Plan. This report outlines the process whereby Forest operations will be reviewed, and the information used as a base line from which to assess future resource use and will also provide the detailed activity programme. Several Forest locations and Forest management activities have been identified for review as part of this process. Each review will involve consultation with key external stakeholders following Committee consideration.

Recommendation(s)

Members are asked to: Note the report

Main Report

Background

1. A Strategy and Management Plan for Epping Forest for the period of 2019-29 is being developed. As part of the development process, existing Forest operational activity in key geographical locations and for key activities is being reviewed.
2. The review process comprises an audit of the City Corporation's (CoL) property management issues alongside other significant management considerations to provide an overview of current practice and an outline of longer term aspirations.
3. An Individual Site Plan (ISP) will be prepared for each geographical area subject to review. The list of Forest locations being assessed is given in Table One. In addition, a number of separate studies have been prepared for areas of the Forest in recent years, particularly those with protected heritage (e.g. Registered

Parks & Gardens; Scheduled Ancient Monuments) and these reports will also form part of the collective resource. Site selection for the current review is centered around areas of Epping Forest that have a high number of competing issues and/or high visitor numbers (as determined by evidence from recent Visitor Surveys, including the most recent conducted by *Footprint Ecology* in 2017). As such these ISPs will be able to feed into the developing SAC Mitigation Strategy.

Table One: ISP Locations: Existing and to be prepared

Proposed ISPs	
Theydon Bois Green	Wanstead Flats & Bush Wood
Highams Park and The Sale	Loughton Greens
Leyton Flats	High Beach
Chingford Lanes: Organ and Mays Lane	Chingford Hub
Existing or in production Area Plans	
Wanstead Park: Parkland Plan	Loughton Camp
Ambresbury Banks	Copped Hall
Swaine's Green	

- Planning and Development Notes (PDN) are being prepared for the main Forest management activities. These would build on management developed over many years (e.g. grassland mowing programme), will be cross-referenced to existing management strategies (e.g. Keystone Trees Strategy) and others in preparation or under review (e.g. Wood Pasture Management Strategy). The activities subject to review are listed in Table Two.

Table Two: Proposed PDN's

Forest Furniture Management	Highway Verge Management
Grassland Management	Path Management
Wood Pasture Management	Ancient Tree Management
Vegetation Against Property Management	Invasive Weed Management
Ponds and Wetland Management	Tree Pest and Disease Management

- Cumulatively the Forest operations works reported through the review will comprise the greater part of the annual Forest management activity. As part of the 2019-22 Business Plan, this information will provide a base line from which to assess future resource use and will also provide the detailed activity programme.

Current Position

6. Each ISP and PDN adopts a standard structure that is common to both review processes. The intention is to maintain a relatively concise format and to direct people to additional sources of information where they exist rather than repeat the details in the reports. The standard report structure is outlined below:
 - a. Background – a brief description of the extent of the site or activity covered;
 - b. Risk Management Issues – a list of operational and health and safety risk management issues;
 - c. Management Considerations – a list of identified management considerations, with respect to ecology, community, access, heritage, landscape and any other identified management issues;
 - d. Potential Enhancement Projects Requiring External Support – a list of projects that would enhance the quality of one or more aspects of the site or activity, for which additional support would be required;
 - e. Management Strategy – a summary of the key overall objectives for managing the site or activity;
 - f. Outline Management Programme – a summary of the management actions identified for the site or activity, with anticipated timelines for completion;
 - g. External Operational Stakeholders – a list of external stakeholders who have an operational input and who have been consulted as part of the review process;
 - h. Bibliography – a list of existing reports (if available) that have formed part of the review; and
 - i. Appendices – including a detailed activity plan.
7. The reviews are being undertaken in tandem and with full knowledge of the Management Strategy development. In addition to presenting a rationale for the management activity concerned, each review will identify priority activities to be included as either part of the Forest operations programme, undertaken with existing resources, or where they require additional support to be progressed.
8. The individual ISP and PDN reports form part of the policy development process for the Management Strategy and subsequent Business Plan, which will be subject to public consultation and will ensure the Forest's management is considered in a fuller context. Each review will however involve consultation with key external stakeholders, that will be listed in each report, to ensure the range of issues to be considered are captured in the audit process. External consultation will occur following the review consideration by your committee and the Epping Forest Consultative Committee.
9. Accompanying this report are drafts of an ISP covering 'Theydon Bois Green' and and draft PDN on Highway Verge Managment which have been developed through the above process.

Proposals

10. It is proposed that each subsequent ISP and PDN report is brought to the Epping Forest and Commons Committee and the Epping Forest Consultative Committee for information.
11. A draft ISP report on Theydon Bois Green and a PDN on Highway Verge Management are presented for information as part of this development process.

Corporate & Strategic Implications

12. City of London Corporate Plan 2018 - 2023: the restoration and maintenance of the internationally and nationally-important habitats of Epping Forest directly underscore the *third pillar* of the Corporate Plan, which is to “*shape outstanding environments*”. The development of ISP’s and PDN form part of the operational planning to achieve this aim of the Corporate Plan.
13. Open Spaces Department Business Plan 2016-19: The Strategic Vision of this plan is to ‘Preserve and protect our world class green spaces for the benefit of our local communities and the environment.’ and one of the Department Objectives is to ‘Protect and conserve the ecology, biodiversity and heritage of our sites.’ The preparation of the Epping Forest Management Strategy and Management Plan for 2019-29 is a key action in the Departmental Business Plan.

Financial Implications

14. Additional staff resource to prepare the ISPs has been achieved through reconfiguring the existing Forest Operations team’s staff resource, following staff retirement.
15. PDN preparation will be undertaken through existing staff resources.

Conclusion

16. A Forest Operations review process is being implemented as part of the development of the 2019-29 Epping Forest Management Strategy and Management Plan and the 2019-2022 Epping Forest Business Plan
17. The review process will include consultation with key internal and external stakeholders and cumulatively the reviews will provide a base line from which to assess future resource use and provide the detailed Forest operations activity programme.
18. A draft ISP reports have been given for information covering Theydon Bois Green and a PDN on Highway Verge Management.

Appendices

- Appendix 1 – Theydon Bois Green: Forest Operations Individual Site Plan
- Appendix 2 –Highway Verge Management

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<i>Date</i>	<i>January 2019</i>
<i>Version Number</i>	<i>v5.1 EF&CC final</i>
<i>Review Date</i>	
<i>Author</i>	<i>Geoff Sinclair/Fiona Martin</i>
<i>Land Area</i>	<i>7.0 ha</i>
<i>Compartment Number</i>	<i>8</i>
<i>Designations</i>	<i>Forest Land</i>

THEYDON BOIS GREEN

INDIVIDUAL SITE PLAN

INTRODUCTION

Following a Commission of Inquiry started in 1871, Theydon Bois Green was saved from inclosure and potential residential development by a coalition of concern championed by the City of London Corporation. The Green now forms part of Epping Forest which is managed as a charitable trust funded principally by the City of London Corporation, who were appointed as the Conservators under the Epping Forest Acts of 1878 & 1880.

Individual Site Plans (ISPs) aim to review and collate the City Corporation's property management considerations at specific locations, to give an overview of current practice and outline longer term plans. An important part of the process is to work with key local stakeholders to ensure that we capture the management issues impacting each site. Site selection is centered around areas of Epping Forest that have a high number of competing issues and/or high visitor numbers.

The ISPs reflect the current level of activity at each site; however, an important part of each ISP is the identification of any potential improvement and enhancement projects that require additional resources, including support from external operational stakeholders, for example in the form of grant funding or volunteer person-hours. The information gathered in each report will be used by the City Corporation to prioritise work and spending on each site as part of the development of the 2019-29 Management Strategy and 2019-2022 Business Plan for Epping Forest.

Each ISP follows the same structure, outlined below:

- **Background** – a brief description of the extent of the site covered by the ISP;
- **Property Management Issues** –organisational and risk management issues identified for each site;
- **Management Considerations** –management considerations for the site, with respect to ecology, community, access, heritage, landscape and any other identified management issues;
- **Potential Enhancement Projects Requiring Additional Support** –projects that would enhance the quality of one or more aspects of the site for which additional support would be required;
- **Management Strategy** – a summary of the key overall objectives for managing the site;
- **Outline Management Programme** – a summary of the management actions identified for the site, with anticipated timelines for completion;
- **External Operational Stakeholders** – a list of external stakeholders who have an operational input to the site and who have been consulted as part of the compilation of the Individual Site Plan;
- **Bibliography** – a list of existing reports (if available) that have formed part of the audit for the ISP; and
- **Appendices** – including a detailed activity plan.

BACKGROUND

Theydon Green is situated at the junction of three roads at the centre of the village of Theydon Bois in Epping Forest District, Essex.

Theydon Bois is one of the 12 Forest Parishes that form part of Epping Forest, which were protected under the Epping Forest Acts 1878 & 1880. Epping Forest runs northwards for around 12 miles from Manor Park in north-east London to just north of the town of Epping. While Theydon Bois is an ancient parish lying partly within Epping Forest, the village centred around the green has arisen largely since the 18th century. The green is composed of close mown grass with a pond on the eastern edge. Loughton Lane splits the Green into east and west sections. The road is lined with an avenue of mature oak (*Quercus* sp) trees, planted in the 1830s. The avenue of oaks is a distinctive feature of Theydon Green and, following concerns regarding the safety and ultimate longevity of the trees, two further lines of oak trees were planted in 2010, to create a secondary, 'outer' avenue of younger oaks. Theydon Parish Council have indicated that the avenue of trees and village pond are of specific importance to the residents of Theydon Bois.

In addition to the Green, two additional sections are considered in this site plan: the 'Hoppitt', a 0.5ha grass and woodland area at the Junction of Piercing Hill and Coppice Row, and a 250m section of road verges along Loughton Lane from the junction with 'The Green'. The area known as 'Genesis Slade' is not included in this ISP.

Theydon Green, the Hoppitt area and the road verges are not within the Epping Forest Special Area for Conservation (SAC) or Site of Special Scientific Interest (SSSI), unlike the majority of Epping Forest.

Management of the Green and its associated infrastructure and vegetation is split across several organisations:

- Theydon Bois Village Association: Theydon Bois Village Association are responsible for the care and maintenance of Theydon Green, under a Care and Maintenance Agreement dating from 1954. In particular, the Village Association undertake to mow the Green more regularly than the biannual cut that would be carried out by City Corporation. This agreement, however, specifically excludes the ditches, pond and trees.
- Theydon Bois Parish Council: Theydon Bois Parish Council are responsible for five dog bins located around Theydon Green and the tarmac paths. In 2016, permission was given by the Conservators for four trees to be planted on the Green, as part of a community planting scheme. These four trees are maintained by the Theydon Bois Parish Council tree wardens.
- Epping Forest District Council: EDFC are responsible for the litter bins around Theydon Green.
- Essex County Council: As the Highways Authority, Essex County Council manage the roads that surround and bisect the Green, in addition to road signing and crossing points.
- City Corporation: The City Corporation maintains the ditches, pond and islands, wharfing around the pond, small wooden footbridge over the outflow to the pond and the remaining trees on Theydon Green.

PROPERTY MANAGEMENT ISSUES

Infrastructure

- Benches under mature trees: There are a total of 24 seats on Theydon Green, with nine benches situated beneath mature trees. In 2016, a member of the public was hit by a small branch falling from a tree above a bench, causing cuts to their head.
- Ownership of benches: At least 11 of the benches on the Green have been sponsored; however, there appears to be a lack of clarity on arrangements for the sponsorship and ongoing maintenance of the benches. A number of these benches are in a poor condition, with one recently sponsored bench (S2a) being very poorly installed.
- Wharfing: The pond is edged with timber wharfing to manage the integrity of the pond banks; some of this is in poor condition.

Utilities

- Telephone cables: At least three telephone cables have been laid without permission in the ditch on the south side of the east green, adjacent to the road 'The Green'. This is hindering maintenance of the ditch as the presence of cables prevents the ditch being dug out, thereby putting the ditch at risk of overflowing and causing damage to adjacent properties.

Highway Verge

- The narrow highway verges in City Corporation ownership on Loughton Lane are cut back every three years.

Invasive / Alien Species

- Non-native terrapin: There is one record of a Red Eared Slider (*Trachemys scripta elegans*) in the pond. Terrapins are not native to the UK and their introduction has led to damaging predation on native species, especially frogs, and dragonflies.
- Oak Processionary Moth (OPM): Pheromone traps across the whole of Epping Forest found the highest number of captured males at Theydon Green. No nests have yet been recorded, but these are expected to occur within the next year or two; the Avenue Oaks provide ideal conditions for OPM as they have an open and sunny aspect. Given the human health concerns of OPM, there will be practical management issues if an outbreak occurs close to where people are encouraged to be static for periods of time.

Tree Safety

- All mature trees on the green are in a Red + tree safety zone and are surveyed annually for tree safety by the City Corporation, as per City Corporation (Open Spaces) Tree Safety Policy.

MANAGEMENT CONSIDERATIONS

Ecological

- Cuckoo Flower (*Cardamine pratensis*): Cuckoo Flower is an herbaceous, perennial plant growing to 40-60 cm tall, with 1-2cm flowers each with four pale pink (rarely white) petals. It is a food plant for the orange tip butterfly (*Anthocharis cardamines*). It is distributed across damper grasslands of the Forest, but these populations are relatively small and the species is no longer common in the Forest. As a result, this population was considered important to manage. Prior to the first grass cut of the season, areas with robust populations of Cuckoo flower are marked out on the ground, to be left uncut until it has flowered and seeded.
- Pond fish stocks: The pond is known to have Roach, Rudd, Tench, Gudgeon, Common Carp, a few Crucian Carp, Koi Carp, Brown Goldfish, Grass Carp, Stickleback and Perch. Since 2014, the pond has been restocked four times, mainly to facilitate the success of the Junior Angling days that Epping Forest hold 3-4 times per year on the pond. The fish in the pond are surveyed on average every 2-3 years (see Pallett, 2017 for most recent survey).
- Pond water quality: There was a hypoxia event in 2013 with a small number of fish deaths, with temporary aeration pumps being deployed in September 2013.
- Fish predation: Fish in the pond are subject to predation by Cormorants, and there is relatively little natural cover available to fish in the pond. Predatory fish (Perch) were introduced in 2017 to help control the increasing numbers of silver fish (Roach and Rudd).
- Bird feeding: The pond is home to a large number of wildfowl, which are encouraged to the location by feeding by the public, despite an existing sign that states '*Please do not overfeed the birds. Too much food pollutes the water and attracts rats. Thank you*'. There are also frequent sightings of rats around the pond.
- Amphibians: The ponds within Epping Forest were surveyed for habitat suitability and presence of amphibians in 2013 (Cathering Bickmore Associates, 2014). Theydon Green pond was judged to have a low habitat suitability for amphibians. At the time of survey, one Smooth Newt (*Lissotriton vulgaris*) and a very small population of Common Frog (*Rana temporaria*) were found.

Community

- Events: The Green has been identified by City Corporation as an event location. Currently a children's fair and Donkey Derby (held on the second Sunday of July each year) are held. All events are licensed as per the Epping Forest Events Policy.
- Epping Forest District Council's Favourite Trees: Local people were asked to nominate their favourite tree within Epping Forest District, with the winners being chosen by an independent panel.

Children from local schools were invited to participate in the project. The *Theydon Green Oak* (grid reference TQ 45010 99072) at the western edge of the Green was included in the final 50 favourite trees.

- Fishing: Fishing is allowed on the pond without charge from Epping Forest to people holding the appropriate Environment Agency Rod Licence. A sign currently states that 'Fishing is free'; this sign needs updating to include Epping Forest bylaws on fishing and a notice of the closed season (15 March to 15 June inclusive).
- Parking: On the northwestern edge of Theydon Green opposite Theydon Bois Baptist Church, two strips of hardcore separated by a row of bollards are used for parking by commuters using the underground railway. There is space for approximately ten cars along the two hardcore strips; these were originally developed to provide parking for less-abled church attendees. A review of the need to provide these parking spaces will be undertaken as part of the Epping Forest car park review.
- The Hoppitt: A Hoppitt is an Essex dialect word for a small meadow near habitation cut from a Forest. Theydon Parish Council would like to see the path from the junction of Coppice Row and Piercing Hill to the rear entrance of the Parish Church improved, with a more open aspect to the east of the path.

Heritage

- Riggs Retreat seats: It is thought that five of the 24 benches currently on the green originated from the former Riggs Retreat that was adjacent to the Green. A further five benches have been made in similar style to these 'original' benches. Theydon Parish Council wish these to remain in their current locations, some of which are under trees. The risks arising from this will need to be assessed and a management approach agreed.
- Oak Avenue: The 'Avenue of Trees' which lines Loughton Lane is a prominent and iconic landmark for the village. The oak trees were planted in the 1830s to, reputedly, celebrate the accession of Queen Victoria to the throne. Following tree safety works requiring the felling of four trees in the avenue, a replacement avenue was established slightly set back from the original avenue tree rows in 2010.

Landscape

- Tree planting: The green is an open grass area with occasional individual and groups of largely mature trees. To maintain the open character of the site, except for a village tree planting initiative in 2017, the relatively regular requests to plant further trees have been turned down.
- Messaging: The site infrastructure of bins, signs and seats are diverse in character and, along with EFDC, City Corporation and Theydon Parish Council signage, presents an unclear picture as to who is responsible for managing the Green. With some of this infrastructure beginning to come to the end of its life, the opportunity exists to review the design criteria for Forest furniture and to initiate the development of a coherent 'branding' and messaging across the green.
- Theydon Pond: The pond is a typical village pond and has been an important feature of the Village since at least the 18th century. It was dredged in 1997 with the silt used to landscape the area around the pond. It is stocked with fish (see 'Ecological: Pond fish stocks' above).

MANAGEMENT STRATEGY

City Corporation will discharge its obligations with respect to risk management issues, as identified in this ISP. In addition, over a period of 5-10 years, City Corporation objectives for managing Theydon Green are as follows:

1. To maintain the existing character of the green;
2. To improve risk management of the trees and aesthetics of site furniture;
3. To strengthen and clarify local working arrangements, including working together with external operational stakeholders to identify support for improvement projects.

OUTLINE MANAGEMENT PROGRAMME

Objective	Action	Timing ¹ (ongoing/years/subject to funding)
	<i>Access work:</i>	
2/3	<ul style="list-style-type: none"> Confirm arrangements for managing the benches and ditches across the Green and set a timetable for their maintenance and replacement. 	<ul style="list-style-type: none"> 2019-20
1/3	<ul style="list-style-type: none"> Open up The Hoppitt and re-establish the historical path to the Theydon Parish Church. 	<ul style="list-style-type: none"> Subject to funding
1	<ul style="list-style-type: none"> New signage regarding fishing and feeding bread to wildfowl. 	<ul style="list-style-type: none"> 2019-20
1/3	<ul style="list-style-type: none"> New signage outlining the history and funding of the tree avenues 	<ul style="list-style-type: none"> Subject to funding
1	<ul style="list-style-type: none"> Fish stock management to support community fishing activity 	<ul style="list-style-type: none"> Ongoing
1	<ul style="list-style-type: none"> Consider replacing the litter bins on site with current EF house style. 	<ul style="list-style-type: none"> 2020
	<i>Landscape Amenity Work</i>	
1	<ul style="list-style-type: none"> Regular mowing, with restrictions on area mowed and frequency, to maintain the green as short amenity grassland with a healthy Cuckoo Flower population. 	<ul style="list-style-type: none"> Ongoing
1	<ul style="list-style-type: none"> Tree management to maintain the open character of site and the Oak Avenue. 	<ul style="list-style-type: none"> Ongoing
1	<ul style="list-style-type: none"> Restrictions on further tree planting to maintain the openness of the Green. 	<ul style="list-style-type: none"> Ongoing
1	<ul style="list-style-type: none"> Replacement of wharfing around pond. 	<ul style="list-style-type: none"> Subject to funding

¹ Ongoing = task is ongoing on cyclical basis in current management of the site, 2019 = first year of new task, subject to funding = additional funding required for task / project to be progressed

Objective	Action	Timing ¹ (ongoing/years/subject to funding)
	<i>Non-woodland habitat management:</i>	
1	<ul style="list-style-type: none"> Tree and scrub management to maintain the pond area and to rejuvenate mature scrub or low stature tree areas 	<ul style="list-style-type: none"> Ongoing
1	<ul style="list-style-type: none"> Improvements to water quality and marginal/emergent vegetation. 	<ul style="list-style-type: none"> Ongoing
	<i>Site safety and legal work:</i>	
(City Corporation obligations)	<ul style="list-style-type: none"> Regular monitoring of tree safety, infrastructure, ditches and pond to manage associated risks Monitoring of INNS as part of Forest wide activity Reactive management of rats as required. 	<ul style="list-style-type: none"> Ongoing Ongoing Ongoing

POTENTIAL ENHANCEMENT PROJECTS REQUIRING ADDITIONAL SUPPORT

Village Pond

Additional support needs to be sought to deliver water quality and habitat improvements, including:

- **Aerator:** The pond would benefit from the installation of a small aerator and power supply located on the island to improve dissolved oxygen levels.
- **Reed bed:** To improve pond water quality, the ditch feeding water to the pond could be dug out and widened to allow planting of a two-tier Common Reed *Phragmites australis* bed. This reed bed would act as a filter for the water draining into the pond, removing undesirable chemicals and particulates. A small reed bed would also provide natural habitat for wildlife, such as small birds, fish and insects.
- **Pond vegetation:** The establishment around and within the pond of some marginal, emergent and slow-growing submerged vegetation would benefit amphibians, fish, dragonflies and other invertebrates by providing natural habitat and assisting with natural aeration.
- **Fish refuges:** The installation of some lengths of drain pipes in the water would provide a refuge for fish from predation by cormorants.

Hoppitt

The Hoppitt is an area of secondary (recent) woodland. Theydon Parish Council would like to see the historical path to the Church improved and the woodland area opened up. Additional support would be needed for this project and its subsequent maintenance.

EXTERNAL OPERATIONAL STAKEHOLDERS

Epping Forest Conservation Volunteers

Epping Forest District Council

Epping Forest Heritage Trust

Epping Forest Residents Group

Epping Forest Riders Association

Epping Forest Transport Action Group

Essex Field Club

Scout Association (1st Theydon Bois Scouts)

The Epping Society

Theydon Bois Action Group

Theydon Bois and District Rural Preservation Society

Theydon Bois Parish Council

Theydon Bois Village Association

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APPENDICES

1. Theydon Green: Detailed Activity Plan
2. Theydon Green: Benches Plan

MAPS

1. Compartment 8: Theydon Green and The Hoppitt

2. Compartment 8: Theydon Green Benches

APPENDIX 1

Theydon Green: Detailed Activity Plan

Operational Activity	CMPT	EF Sub	Location	Month	Year ²	Cycle ³	Description	Zone	Team ⁴
AW - Pedestrian access maintenance	8	10	Theydon Green	?	2019	1	Benches: maintenance works as identified in annual inspection	N	TBC
AW - Pedestrian access maintenance	8	10	Theydon Green	Apr	2019	0	Benches: review dedicated benches and ironwork benches	N	HOP
LAW - Grass cutting	8	10	Theydon Green	Apr	Ongoing	1	Cuckoo Flower: mark out an area with abundant Cuckoo Flower so as to leave it uncut until after it flowers and seeds	N	G
SL - Tree safety silviculture work	8	10	Theydon Green	Apr	Ongoing	1	Tree works (tree over benches): removal of tree branches over benches assessed as likely to break off before next safety inspection	N	A
LAW – Grass cutting	8	10	Theydon Green	Apr	Ongoing	1	Amenity mowing: regular mowing of the green to maintain as short amenity grass.	N	Theydon Bois Village Association
SL - Litter management	8	10	Theydon Green	Aug	2020	0	Litter bins: Consider replacing the litter bins on site with current EF house style. Liaise with Theydon PC and EFDC	N	HOP
AW - Pedestrian access maintenance	8	10	Theydon Green	Jul	2019	0	Benches: replace non-dedicated wooden benches with current EF house style	N	M
SL - Highway verge management	8	10	Theydon Green	Mar	2019	0	Bollard maintenance: replace bollards with current EF house style. Approximately 8 required at 2.5m centres.	N	M
AW - Pedestrian access infrastructure	8	10	Theydon Green	Mar	2019	0	Signage: Replace bird feeding signage with current EF house style	N	M
SL - Safety inspections / reports	8	10	Theydon Green	Mar	Ongoing	1	Safety inspection: inspect boardwalk bridge for safety & note repairs required	N	K
SL - Tree safety inspections	8	10	Theydon Green	Mar	Ongoing	1	Tree inspection (trees over benches): inspect trees	N	A

² Ongoing = task is ongoing on cyclical basis in current management of the site, 2019 = first year of new task

³ 0 = one off task, 1 = annual, 2 = biennial

⁴ A = COL Arborist, M= COL Maintenance Team, G= COL Grassland Team, K= COL Keeper Team, HOP = COL Head of Operations, CON = Contractor, TBC = To be confirmed
[COL = City Corporation]

Individual Site Plan

Operational Activity	CMPT	EF Sub	Location	Month	Year ²	Cycle ³	Description	Zone	Team ⁴
							over benches, assess likelihood of branches falling & recommend removal		
AW - Pedestrian access maintenance	8	10	Theydon Green	Mar	2019	1	Signage: clean signage for pedestrian access on site	N	M
AW - Pedestrian access maintenance	8	10	Theydon Green	Mar	2019	1	Benches: clean benches on site	N	M
AW - Pedestrian access maintenance	8	10	Theydon Green	Mar	2019	1	Benches: inspect all site benches for condition, safety and maintenance requirements	N	TBC
AW - Bridleway access maintenance	8	10	Theydon Green	Mar	2019	1	Signage: clean bridleway signage on site	N	M
NWH – Water body management	8	10	Theydon Green	March	Ongoing	3	Infrastructure monitoring: Three yearly check on the condition of the timber wharfing on the pond. Repairs as required	N	K
NWH - Water body management	8	10	Theydon Green	March	2019	0	Infrastructure removal: Remove old fence from around island as no longer functional.	N	K
SL - Tree safety silviculture work	8	10	Theydon Green	Oct	Ongoing	1	Tree works: removal of tree branches assessed as likely to break off before next safety inspection	N	A
SL - Tree safety inspections	8	10	Theydon Green	Sep	Ongoing	1	Tree inspection: Inspect trees on site for branch integrity, assess likelihood of branches falling & recommend removal	N	CON
AW - Pedestrian access maintenance	8	10	Theydon Green	Sep	2019	1	Signage: Clean signage for pedestrian access on site	N	M
AW - Pedestrian access maintenance	8	10	Theydon Green	Sep	2019	1	Benches: clean benches on site	N	M
AW - Bridleway access maintenance	8	10	Theydon Green	Sep	2019	1	Signage: clean bridleway signage on site	N	M
WMM - General site management	8	10	Theydon Green	Sep	2020	10	Coppicing: coppice trees on north island in pond	N	A
WMM - General site management	8	10	Theydon Green	Sep	2025	10	Coppicing: coppice trees on south island in pond	N	A
LAW - Ditch maintenance	8	10	Theydon Green	Aug	2027	10	Ditch maintenance: dig out ditch from pond to Poplar Row	N	M
LAW - Ditch maintenance	8	10	Theydon Green	Aug	2027	10	Ditch maintenance: dig out ditch from The Green to the pond	N	M
SL - Legal obligation work	8	10	Theydon Green		Ongoing		Oak Processionary Moth: Monitor for arrival of OPM at Theydon Green		

APPENDIX 2

Theydon Green: Benches Plan

Bench Number	Type / Material	Condition	Dedicated	Dedication	Under trees	Action
1	Wrought Iron	Has concrete pad Needs new slat, varnish/sand plus oil	Y	"Our thanks to Jack Farmer for restoring this seat" - Theydon Bois Parish Council		Two-yearly sanding and oiling. Replace broken slat
2	Wooden Garden Bench	Standard garden bench Not concreted into ground, very unstable & easy to steal	Y	"In loving memory of John 1928-2014"		Two-yearly sanding and oiling. Install concrete pad and fix bench onto it.
3	Wooden Garden Bench	Standard Garden Bench. Legs have concrete base. Location prone to flooding.	Y	"In loving memory of Rosina Maud Grant 12-10-1912 to 27-7-2013	Y	Two-yearly sanding and oiling. Relocate the bench to a nearby site free from flooding.
4	Metal Slat	Painted green metal bench. On concrete pad. Has written into the metal 'Its our future take care of it'			Y	5-yearly repainting
5	Metal Slat	On concrete pad. Has written into the metal 'Its our future take care of it'			Y	5-yearly repainting
6	Metal Slat	On concrete pad. Has written into the metal 'Its our future take care of it'			Y	5-yearly repainting
7	Metal Slat	On concrete pad. Has written into the metal 'Its our future take care of it'			Y	5-yearly repainting
8	Timber Plank	Timber plank nailed to two round posts. Getting to the end of its life.				Replace bench with EF standard bench Two-yearly sanding and oiling.
9	Timber Plank	Timber plank nailed to two square posts. Getting to the end of its life. Bench is very low to the ground, approximately 30cm high.				Replace bench with EF standard bench Two-yearly sanding and oiling.
10	Timber Plank	Timber plank nailed to two square posts. Getting to the end of its life.				Replace bench with EF standard bench Two-yearly sanding and oiling.
11	Metal Slat	On concrete pad. Has written into the metal 'Its our future take care of it'	Y	"In loving memory. Violet Oskers (Reynolds) 1919-2004, Stanley E Reynolds 1921-1985. Lillian M dellar (Reynolds) 1925-2001. All from this village		5-yearly repainting
12	Metal slat (Original)	Metal Slat seat on a concrete pad thought to originate from the former Rigg's Retreat at Theydon Bois. Inscribed with a thank you to Jack Farmer for repairing the seat	Y	"Our thanks to Jack Farmer for restoring this seat" - Theydon Bois Parish Council 1991	Y	5-yearly repainting Consider relocating the bench away from the trees or undertake an annual tree safety

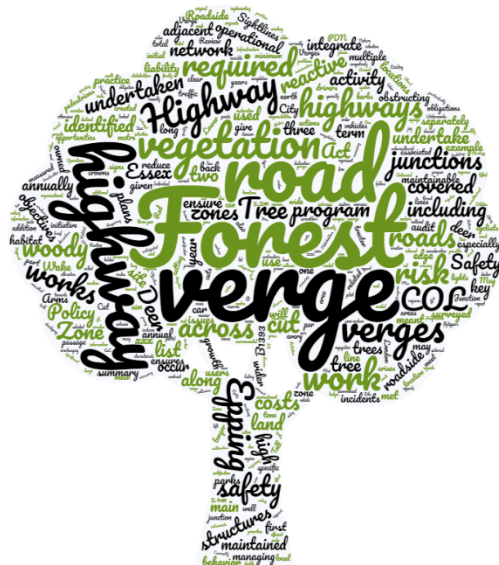
Bench Number	Type / Material	Condition	Dedicated	Dedication	Under trees	Action
						inspection above the bench
13	Timber Plank	Timber plank nailed to two square posts. Getting to the end of its life.				Replace bench with EF standard bench
						Two-yearly sanding and oiling.
14	Metal slat (Original)	Metal Slat seat thought to originate from the former Rigg's Retreat at Theydon Bois.				5-yearly repainting
						Repairs required to the bench (Describe???)
						Consider relocating the bench away from the trees or undertake an annual tree safety inspection above the bench
15	Metal slat (Original)	Metal Slat seat thought to originate from the former Rigg's Retreat at Theydon Bois. Inscribed with a thank you to Jack Farmer for repairing the seat	Y	"Our thanks to Jack Farmer for restoring this seat" - Theydon Bois Parish Council 1991	Y	5-yearly repainting
						Consider relocating the bench away from the trees or undertake an annual tree safety inspection above the bench
16	Timber Plank	Timber plank nailed to two round posts. Getting to the end of its life.				Replace bench with EF standard bench
						Two-yearly sanding and oiling.
17	Metal slat (Original)	Metal Slat seat thought to originate from the former Rigg's Retreat at Theydon Bois. Inscribed with a thank you to Jack Farmer for repairing the seat	Y	"Our thanks to Jack Farmer for restoring this seat" - Theydon Bois Parish Council 1991		
18	Metal slat (Original)	Metal Slat seat thought to originate from the former Rigg's Retreat at Theydon Bois. Inscribed with a thank you to Jack Farmer for repairing the seat	Y	"Our thanks to Jack Farmer for restoring this seat" - Theydon Bois Parish Council 1991	Y	
19	Timber Plank	Timber plank nailed to two square posts. Getting to the end of its life.				Replace bench with EF standard bench
						Two-yearly sanding and oiling.
20	Timber Plank	Timber plank nailed to two round posts. Getting to the end of its life.				Replace bench with EF standard bench
						Two-yearly sanding and oiling.
21	Timber Plank	Timber plank nailed to two square posts. Getting to the end of its life.				Replace bench with EF standard bench
						Two-yearly sanding and oiling.

Bench Number	Type / Material	Condition	Dedicated	Dedication	Under trees	Action
22	Wooden Garden Bench	Concrete base to legs	Y	"In memory Violet Louise Doherty. Lived 80 years in Theydon Bois. Forever in our hearts"		Two-yearly sanding and oiling.
23	Wooden Garden Bench	Concrete base to legs. Bolted down	Y	"Remembering John Henry Eldred. 28-3-1953 5-3-2010"	Y	Two-yearly sanding and oiling.
24	Wooden Garden Bench	Legs concreted in ground	Y	In Memory of John Eynon 1978		Two-yearly sanding and oiling.

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HIGHWAY VERGE MANAGEMENT T

Planning and Development Note



<i>Date</i>	<i>23rd January 2019</i>
<i>Version Number</i>	<i>2</i>

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<i>Author</i>	<i>Geoff Sinclair/Richard Edmonds</i>

Highway Verge Management

PLANNING AND DEVELOPMENT NOTE

INTRODUCTION

Planning and Development Notes (PDN) aim to review and collate the City Corporation's (CoL) property management issues for key activities, alongside other management considerations, to give an overview of current practice and outline longer term plans. The information gathered in each report will be used by the CoL to prioritise work and spending, in order to ensure firstly that the COL's legal obligations are met, and secondly that resources are used in an efficient manner.

The PDNs have been developed based on the current resource allocation to each activity. An important part of each PDN is the identification of any potential enhancement projects that require additional support. The information gathered in each report will be used by CoL to prioritise spending as part of the development of the 2019-29 Management Strategy and 2019-2022 Business Plan for Epping Forest.

Each PDN will aim to follow the same structure, outlined below though sometimes not all sections will be relevant:

- **Background** – a brief description of the activity being covered;
- **Existing Management Program** – A summary of the nature and scale of the activity covered;
- **Property Management Issues** – a list of identified operational and health and safety risk management issues for the activity;
- **Management Considerations** – a list of identified management considerations for the activity;
- **Potential Enhancement Projects Requiring Additional Support** – a list of projects for which additional support would be required;
- **Management Strategy** – a summary of the key operational objectives for the activity;
- **Outline Management Program** – a summary of the key management actions identified with anticipated timelines for completion;
- **External Operational Stakeholders** – a list of external stakeholders who have an operational input to the activity (if any), who have been consulted as part of the compilation of the Planning and Development Note;
- **Bibliography** – a list of existing reports (if available) that have formed part of the audit for the PDN; and
- **Appendices**.

BACKGROUND

The Forest roads provide visitors with the opportunity to easily access many areas of Epping Forest in their car, however, the growing amount of traffic is having significant negative impacts for people and nature. The joint Essex County Council and City Corporation ‘Epping Forest Transport Strategy: 2009-2016’ put the Forest central to local transport decision making and sought to address key impacts the road network and increasing traffic caused. There also a number of statutory obligations that the Conservators need to meet concerning road verge management. This Policy and Development note outlines the Highway verge management issues and presents a management programme to meet the various needs.

In 2015, highway verge management by the City Corporation across Epping Forest was repurposed from a reactive process where works were undertaken following the identification of a problem by the Highway Authorities to a proactive planned maintenance regime. In addition the local highway authorities across the Forest undertake verge management work on some of the main Forest roads.

Existing Risk Management Activity

The City Corporation currently undertakes four main risk management activities along Forest highway verges:

- *Keeping the public highway free of obstructions* - Under the Highways Act (1980), all adjoining landowners have a statutory responsibility to ensure that trees and understory vegetation does not obstruct the public highway.
- *Managing risks from hazardous trees*:- Under the Occupiers Liability Acts and the Health and Safety at Work Act the safety risks associated with trees impacting on highways are covered separately by the City Corporation’s Tree Safety Policy. All public highways have been identified as the highest safety priority, referred to as ‘Red zones’. Under this policy, ‘A’ and locally known fast roads are classed as Red ‘Plus’ zones and neighboring trees are surveyed annually by a suitably qualified arboriculturalist., trees lining other ‘B’ and ‘C’ class roads are inspected every two years.
- *Maintaining Safe Sightlines*: a program of sight-line clearance to improve safety for Forest users at entrances and crossing points is undertaken, usually in Jun/July with follow-up work as required. Visibility of road signs is undertaken on a reactive basis.
- *Deer Vehicle Collisions*: Epping Forest staff attend *circa.* 50 deer vehicle collisions a year with an unknown number addressed by other agencies. Several measures are already being taken by the COL to reduce their incidence.

Existing Management Program

An audit of the highway network across the Forest in 2014 identified a total of around 121 km (302ha) of road verges requiring regular maintenance work. Note that one road may have two potential maintainable verges. The breakdown of the maintainable verge network across the three geographic zones to the nearest half kilometer is as follows: North 57.5km, Central 47 km and South 17 km. Appendix Two gives the detailed highway verge management listing.

Routine verge management is largely undertaken by local contractors on a three year competitively tendered program. The first three-year program ended in 2017 with a new program tendered and let in 2018 with 69.8km of verge cut in 2018 and 50.7km and 64 km cut in 2019 and 2020 respectively. The annual variation is due to working some areas on cycles of 2 or more years with a core of annually managed works.

In addition to the contract operations, COL staff work the more difficult sections of highway and also undertake any reactive works that occur during the year. A typical 'difficult' site would be where there is a high prevalence of parked cars making it necessary to undertake hand rather than machine based work.

Existing Management Practice

To aid planning and implementation of the works, the Highway verge has been divided into three management zones which are defined as follows:

Zone 1	1 metre wide strip adjacent to road edge.	Short turf or herbs.
Zone 2	An area 1 metre back from the road edge. May be between 1 and 4 metres wide.	Tall herbs, scramblers, shrubs and /or scrub.
Zone 3	May be adjacent to zone 1 or 2 or adjacent to the roadside in some cases.	Tall semi-mature or mature trees

Standard work specifications for creating and maintaining zones 1 and 2 have been given in Appendix One. Not all roads will have all the management zones with, for example, roadside hedges immediately adjacent to the road being effectively Zone 2 and there is no Zone 1 or 1m wide short turf strip.

The reactive management history of the highway verges has meant that woody growth has grown to a large size in some locations and initial works may be required to convert this to a more maintainable condition. The specifications in Appendix One make a distinction between the 'creation', that is the first cut of long established woody vegetation and 'maintenance' types of tasks on more recently managed vegetation.

The main equipment used when managing the verge is a tractor mounted rotary flail. Where a tidier finish is required, especially when working older established woody vegetation, a tractor mounted circular hedge saw is used. To lift the crowns of trees overhanging the highway a specially adapted double decker bus is hired in to give arboriculturists a work base that ensures trees are cut to an appropriate height.

PROPERTY MANAGEMENT ISSUES¹

Tree Safety

- Public highways are categorised as a high risk area (or high use target) under the City Corporation's Open Spaces Department Tree Safety Policy.

Infrastructure

- Highway structures including signs and lights (not on COL owned land): Highway structures not located on land owned by the City Corporation need to be kept clear of obstructing vegetation arising from Epping Forest land.
- Highway structures including signs and lights (on COL owned land): Highway structures that are located on Epping Forest Land are covered by wayleave and other agreements. The maintenance of these structures, including keeping them free of obstructing vegetation, is the responsibility of the wayleave holder and not the COL.
- Epping Forest Threshold signs: In 2017 the City Corporation installed 30 enameled threshold signs at 26 locations. The signs, based on Walter Spradbery paintings, mark key locations and Gateways to the Forest and have been erected on BS EN 12899-1; 2007 (Support designs for UK Traffic signs) compliant supports. Maintenance of these signs is the responsibility of the City Corporation,

Sightlines

- Forest paths and car parks: Sight lines on main Forest paths, typically the shared use path network, and car parks exit onto the public highway are maintained by the COL. We have 75 'areas' of the Forest with multiple sightlines cut once a year in June/July with repeat cuts undertaken on a reactive basis.
- Highway sight lines: Highway sight lines, such as at road junctions, are not normally maintained by the COL. as there is no obligation to do so. To reduce longer term management costs by maintaining road verge vegetation in a more cheaply managed condition, some highway verge locations are maintained, eg Wake Arms junction, with other possible locations envisaged for this work (See Management Considerations below)

Highway Verge

- The Highways Act 1980 requires the City Corporation to ensure we do not obstruct the highway. In practice we have interpreted this to mean the management of woody vegetation so that growth does not prevent the passage or affect the safety of highway users, including cyclists and pedestrians. While no specific guidance is given in the Act, it is generally accepted that the minimum clearance should be 2.4m over a footpath and 5.2m over a road (measured from the centre line).

¹ Safety and organisational risks

Deer

- On average staff are called out once a week to perform humane dispatch of deer injured following a collision with motor vehicles, with an unknown but estimated larger number of incidents attended by other agencies. The majority of incidents occur in the north of the Forest with the area around The Lower Forest and the B1393 a particularly bad location for collisions. Along the B1393 a wider verge has been created and the tree crowns lifted so as to give improved visibility of deer on the road verge for drivers. Deer management related to highways is covered separately by the Deer Management Policy.

Ditches

- Many road verges across the Forest include a drainage ditch, the management of which varies between the COL and the Highways authority. Currently a reactive management system is in place in that when problems occur or a land drainage notification is sent in then work is undertaken.

Anti-Social behavior

- Fly-tipping: Around 75% of illegal waste incidents occur at the road verge in Epping Forest. These incidents represent a significant financial cost to the City Corporation or the Highway Authority as well as posing a notable environmental threat. Reducing opportunities for fly tippers is a key consideration with verge management options responding to local conditions, eg letting vegetation grow to prevent parking opportunities for potential fly-tippers.
- Unauthorized vehicle encroachment: The road verge is often the point of entry for people accessing the Forest in vehicles for a range of unauthorized and antisocial behavior including illegal encampments, raves and joy riding.

MANAGEMENT CONSIDERATIONS

Property

- Private roads and wayleaves liability: In the absence of agreements stating otherwise, verge and woody vegetation along the edge of private roads and wayleaves is not maintained by the COL.
- Reducing long term management costs: The potential high costs of reactive verge risk management works, especially where traffic management is required, means that in some locations long-term costs could be reduced by converting the verge vegetation into a more easily manageable condition over and above what would be needed to address risk management alone.
- COL owned roads: The COL has approximately 6km of privately owned roads that are used regularly by third parties with access rights. The management of these varies depending on the local access agreements in place.

Ecological

- SSSI/SAC: Road verges in many parts of the Forest are situated within land designated as a Sight- of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) and provide an environmental framework within which works need to be carried out.

- Special Roadside Verges (Previously Roadside Nature Reserves): Verges along four roads have been designated by Essex Wildlife Trust as Special Roadside Verges to protect their botanical interest. In total 2,250m of verge have been designated with two species present at the time, Toothed Hawkweed *Hieracium calcaricola* and Anglian Hawkweed *H. diaphanum* found nowhere else in Essex. Management of the special verges is geared towards conserving rare, typically grassland, species as well as enhancing the floral diversity of the road network across Essex. Past under-management has meant that some of their original grassland value has been eroded.
- Habitat management: With approximately 302ha of road verge under management the opportunity arises to integrate habitat management with verge risk management so that multiple objectives are met for the same or similar cost. Roadside habitats are important for providing food and shelter for many species and form a vast network along which species can move and disperse.
- Air pollution: Roadside vegetation can directly and indirectly affect local and regional air quality with potential benefits to the habitat quality of the Forest as well as for visitors and residents. The ways in which vegetation affect air quality are through:
 - Temperature reduction and other microclimatic effects
 - Removal or filtering of air pollutants
 - Emission of Volatile organic compounds (VOCs)

Landscape

- Roadside landscape: Tens of thousands of people pass through Epping Forest every day using the road network. The road verge can present a dramatic and attractive backdrop to these visitors with at least two distinctive road verge characters:
 - ‘Tree Tunnel’: The tunnel effect created by the tree canopies coalescing across roads, such as along the Epping New Road; and,
 - Ancient Tree vistas: Commuters through the Forest can observe some characteristic tree groups associated with the wood pasture character of the Forest, eg at the Wake Arms roundabout.
 - Tree Avenues: Victorian plantings along Forest roadsides have established distinctive tree avenues of Oak on Theydon Green, Horse Chestnut in Woodford Green and London Plane on Wanstead Flats. Almost without exception these avenues are coming to the end of their functional life.
- Landscape conservation: The opportunity arises to integrate the restoration of former distinct landscapes with verge risk management so that multiple objectives are met. For example, the Robin Hood Roundabout was at one time a much more open grassy environment and very different from the woodland conditions today. Other possible areas include the anti-Highway man clearances along the B172 which abut the heathy woodpasture of Long Running.
- Signage: Highway signage introduces an intrusive element into the Forest landscape which is not always necessary. Remnant structures of old signs are frequently left standing but fulfilling no highway function. There are possible alternatives to signs such as the use of passive signage in the verge such as jockey rails to mark speed bumps rather than signage.

Access

The Forest verge is increasingly being used for parking by visitors, residents and commuters. Roads around popular visitor locations, such as Connaught Water and High Beach can be almost impassable on some days when verge parking is particularly prevalent. Increased vehicle ownership by households has led to pockets of unauthorised Forest verge parking where space to park the vehicles is insufficient on the resident's property. The introduction of Controlled Parking Zones (CPZs) in many areas has led to displacement of parking to previously unused verge by commuters on areas of the Forest previously untroubled by parking pressure. Overall, verge parking on the large scale being seen in some locations is causing substantial physical damage to the Forest as well as presenting, at times, challenging access conditions which detracts the visitor experience along with additional road safety concerns.

Heritage

- **Heritage structures:** Associated with the road verge across the Forest are a range of structures linked to the cultural heritage of the roads, for example milestones, coal tax posts, water pumps and drinking troughs. The milestone at Gregson's Ride on the A121 into Loughton is a protected 'listed building' and is in our care. Ownership of these structures is not always clear however in recent years the expanded management by the Conservators has revealed more of these from encroaching vegetation and local interest groups, such as the 'Milestones Society' (www.milestonesociety.co.uk/) have developed with a keen interest in such structures.
- **Directional signage:** Alternating Black and white timber finger post signage which reflect the rural character of an earlier era, circa 1930's, are still present at key junctions around the Forest in Essex. Recent replacements to damaged signs have been of a much inferior quality and there are concerns that a traditional aspect of the Forest roadside landscape is at risk from erosion

MANAGEMENT STRATEGY

Overall objectives for managing highway road verges in Epping Forest:

1. To have an annual management program that ensures we meet the COL's highways verge management requirements under the Highways Act (1980);
2. To reduce our long-term liability and maintenance costs for managing highway verges;
3. To reduce opportunities for antisocial behavior, including road verge parking;
4. To integrate highways vegetation management into wider operational habitat, heritage and landscape management.

OUTLINE MANAGEMENT PROGRAMME

Objective	Action	Timing (Years)
1/2/3	<i>Review:</i> Survey the location of roadside ditches and highway signage and identify maintenance responsibilities.	5
1/2/4	<i>Review:</i> Junction management plans prepared for high use junctions.	3
4	<i>Review: Highway Heritage features management needs to be collated and any maintenance works included in the Forest Furniture maintenance plan</i>	2
3	<i>Unauthorized access management:</i> Liaise with Local Authorities on the introduction of verge management orders to restrict damaging verge parking.	2
1	<i>Highway verge management:</i> Zones 1,2, and 3 cut as required.	Annual
4	<i>Special Verge management: Special verge initial improvement works as required with ongoing maintenance.</i>	7
2	<i>Risk Monitoring:</i> Regular monitoring of tree safety as per Tree Safety Policy.	Ongoing
1	<i>Sight-lines: Cut back sight- lines to where required at car parks, main path exits and selected road junctions. All woody vegetation cut as per zone 2 or 3 as needed. Where zone 2/3 is too thick clear Zone 1 with brush cutter and request further cutting by the arm flail mower.</i>	Annual
1	<i>Gateway signage: Cut back annually all ground and arboreal vegetation that would impede the visual impact of the sign.</i>	Annual

APPENDICES

1. Specifications for works applied to Zones 1-3.
2. Highway Verge Detailed activity plan.
3. Example of works map

Appendix 1: Specifications for works applied to Zones 1-3.

Zone/Operation	Specification
Zone 1 creation	Create a 1m wide swathe adjacent to the Highway edge free of woody vegetation
Zone 1 Maintenance	Maintain Z1 swathe - cut to a height of 15cm
Zone 2 Creation	Create a zone 1-4 m wide beyond Z1 of tall herbs scramblers and/or shrubs. Width will depend on local conditions and will be specified on each task. Typical considerations would include the impact on unauthorized parking, statutory designations such as the SSSI and SAC.
Zone 2 Maintenance	Coppice Z2 vegetation or face up using chain flail or scrub cutter
Zone 3 Maintenance	Crown lift trees and/or other vegetation to 5.3m above the centre of the road.
Zone 3 Understorey	Remove or thin understorey to increase visibility. Width will depend on local conditions and will be specified on each task. Typical considerations would include the impact on unauthorized parking, statutory designations such as the SSSI and SAC.
Visibility Splay	Create or maintain a visibility splay at road junction
Pavement vegetation	Cut back vegetation to 50cm beyond footpath edge, crown lift trees to 2.2m
Roadside Hedge	Cut hedge back to prevent encroachment onto Highway
Roadside Ditch	Clear roadside ditch of vegetation
Street furniture	Clear vegetation back to give a minimum of 1m clearance from structure

Appendix 2: Highway Verge Detailed activity plan.

Notes:

- I. Map No: Refers to the works map applying to the action, Example in Appendix Three
- II. Cycle: Refers to frequency of the action, eg 1 = annually, 2= biennially, etc
- III. Comp Area: This is the compartment where activity takes place. For roads this has been simplified to just 'Road' as the road may straddle two or more compartments. Signs are likewise listed as 'Sign' with the work undertaken as per each map area.
- IV. Year: These are bit out of date on this table but are current on the operational program and contracts.

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
AW - Gateway sign	Sign		Earls Path (Jnt w Smarts Lane)	H	June	2018	1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Aldersbrook Road (Jnt w Forest View Road)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Avey Lane (near Jnt w Manor Rd)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Barn Hoppitt (Car Park)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Bury Road (Jnt w Hornbeam Lane)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Bush Road (Off Green Man Roundabout)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Centre Road (2 signs, near jnt w Forest Road)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Chingford Lane (just off roundabout)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Chingford Plain (Car Park)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Connaught Water (Car Park)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
AW - Gateway sign	Sign		Coppice Row (Theydon Green - Jct Loughton Lane)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Epping High road (Jnt w Hemnall Street)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Forest Road (Jnt w Beacontree Ave)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Goldings Hill (2 signs – near Goldings Hill pond car park)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		High Beach (East end Car Park)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		High Beach (West end of car Park)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Hill Wood (Tea Hut Car Park)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Honey Lane (2 signs - Near Volunteer Pub)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Jubilee Pond (Car Park)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Lake House Road (Jct w Dames Road)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Mott Street (near Jnt w Church Rd)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Pick HI (Jnt w Horseshoe Hill/Upshire Rd)	B	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Rangers Road (2 signs – Jnt w Bury Road)	H	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Snaresbrook Road (Eagle Pond/Forest Access Gate)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Whipps Cross Roundabout (TBC due to Mini Holland Works)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
AW - Gateway sign	Sign		Woodford New Road (Northbound off Waterworks)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Gateway sign	Sign		Woodford New Road (Southbound off Waterworks)	O	June		1		Cut back all ground and arboreal vegetation that would impede the visual impact of the sign.
AW - Management access maintenance	58		Great Gregories: Farm track	F6	Aug	2016	1	900	Zone 2 maintenance hedge Approx. total cutting distance 900m
SL- Sight lines	1		Epping Long Green:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	2		Galley hill	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	3		Lower Forest:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	4		Epping Thicks & Bell Common:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.

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Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	6		St Thomas' Quarters:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	7		Long running & Ambresbury Banks:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	8		Genesis Slade:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	9		Honey Lane Quarters:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	10		Wake Valley:	B	June	2019	1		Cut back all sight lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	11		Great Monk wood & Deer shelter plain:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
									access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	13		Birch Wood & Oak Hill	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	14		Pillow Mounds & Comical Corner:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	15		Warren Plantation:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	16		Black weir Hill:	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	17		Blind lane: Bridleway	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.

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Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	17		Fernhills to High Beech Church:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	17		Green lane: Bridleway	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	17		High beach: Church Road	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	18		High Beach: Paul's Nursery Road:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	19		Loughton Camp:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	20		Loughton Brook & Staples Hill:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
									access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	21		Hill wood:		June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	22		Fairmead & Whitehouse plain:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	23		Strawberry hill:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	24		Bury wood:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	25		Yardley hill & Pole hill:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.

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Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	26		Bury road: Car park bottom and top	O	June	2019	1		Sight- line access gate cut back either side.
SL- Sight lines	26		Bury road: Entrance to Sovereign fields.	O	June	2019	1		Sight- line access gate cut back either side.
SL- Sight lines	26		Bury road: green lane to Cashfield lane	O	June	2019	1		Sight- line at the end of the lane cut back right-hand side.
SL- Sight lines	26		Bury road: green lane to Cashfield lane from Daws hill to the access gate	O	June	2019	?		Bomford side and ground vegetation alongside of the lane (bridleway)
SL- Sight lines	26		Bury road: woodmans ride	O	June	2019	1		Sight- line access gate cut back either side.
SL- Sight lines	26		Chingford plain and golf course:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	26		Rangers road: Butlers retreat	O	June	2019	1		Sight- line access gate cut back either side.
SL- Sight lines	26		Rangers Road: Green ride crossing	H	June	2019	1		Sight- line Blackthorn cutting back on east side. Small trees on southern side.
SL- Sight lines	27		Connaught Water:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting. NOTE MINI TRACTOR DOWN RANGERS RD
SL- Sight lines	28		Buckhurst Hill: Cricket Pitch	28.3	June	2019	1		Cut with Tractor Mounted flail the car park entrance sight line
SL- Sight lines	28		Buckhurst Hill: Roebuck Green	O	June	2019	1		Sight- lines all road ends need to be trimmed.
SL- Sight lines	28		Warren Hill & Powel's Forest:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.

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Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	29		Barn Hoppit & Whitehall Plain:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared where access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting. NOTE NEEDS SMALL TRACTOR
SL- Sight lines	29		Buckhurst Hill: Brook road agreed horse crossing	H	June	2019	?		Sight- line over Brook road. Blackthorn - extensive cut back
SL- Sight lines	29		Buckhurst Hill: Brook road Bridleway onto Whitehall plain	H	June	2019	1		Crown lift and strim
SL- Sight lines	30		Buckhurst Hill: High road next to Highclare flats	O	June	2019	1		Cut back Bramble zone 1 & 2 Brush cutters required
SL- Sight lines	30		Chingford lane : Horse crossing from Golf course to Whitehall Plain	O	June	2019	?		Sight- line crossing needs to be opened. LBWF may still be installing an improved crossing.
SL- Sight lines	30		Chingford lane : Montalt Ave both ends	O	June	2019	1		Sight- line at access gate cut back either side
SL- Sight lines	30		Hatch Forest & Plain:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared where access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	31		Buckhurst Hill: Woodland way to Forest way.	O	June	2019	1		Sight- line and over pavement cut back either side
SL- Sight lines	31		Knighton Wood:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared where access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	32		Buckhurst Hill: Forest Edge / Lords Bushes	O	June	2019	1		Sight- line cut back either side of access gate.
SL- Sight lines	32		Buckhurst Hill: Knighton lane car park	O	June	2019	1		Start of bridleway, Elm regrowth around bridleway sign

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	32		Buckhurst Hill: Knighton lane top of Squirrel path	O	June	2019	1		Sight- line at access gate strim nettles
SL- Sight lines	32		Buckhurst Hill: Monkhams Lane	O	June	2019	1		Sight- line Blackthorn regrowth needs cutting back
SL- Sight lines	32		Buckhurst Hill: Monkhams Lane through Knighton woods	O	June	2019	1		Sight- line at access gate strimming and minor tree cutting.
SL- Sight lines	32		Lords bushes:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	33		Highams Park:	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting. NOTE CHINGFORD LANE / THE AVENUE NEEDS SMALL TRACTOR
SL- Sight lines	34		Oak hill: Bottom gate and top gate	O	June	2019	1		Cut back either side
SL- Sight lines	34		Walthamstow Forest:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	35		Gilbert's Slade & Rising sun wood: scrub cut or flail bramble on sight- line back to holy trees on east side	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	36		Leyton Flats:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	37		Wanstead Park:	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	38		Aldersbrook road : Opp Queenswood road pavement that runs to bus stop roundabout	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	38		Wanstead Flats: Bushwood cycle track and Corner of Centre road and Aldersbrook road.	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	50		Galley hill wood	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	51		Kennel wood & Monkham's Hall Field	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
									access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	52		Warlies Estate	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	53		Woodredon Estate (North)	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	54		Copped Hall (North)	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	55		Copped Hall (South) & Raveners	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	56		Coopersale	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.

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Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL- Sight lines	57		Woodredon Estate (south)	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	58		Great Gregories	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	59		Deer Sanctuary	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	60		Loughton Golf Course	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	61		Trueloves	H	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	62		North Farm	O	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
									access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL- Sight lines	63		Swaines Green	B	June	2019	1		Cut back all sight- lines where required on car parks bridleway exits / road junctions etc. All woody vegetation as per zone 2 or 3 as needed. Zone 1 cleared were access is needed to zone 2 by Brushcutter. Or noted for later Bomford cutting.
SL-Highway special verge management	Road	D	Loughton: Earls path	D6	Oct/Nov	2019	3	1100	1 - priority - cut back scrub / small trees a further 2/3 m back from the bank do not blow chip on to the verge. 2 - priority section- cut back scrub / small trees a further 2/3 m do not blow chip on to the bank. 3 - priority cut back scrub / small trees 2/3 m do not blow chip onto verge. Approx total distance 1.100M Road side nature reserve Maintenance: verge to be bomford cut to a height of 20cm . No scraping of verge. Area behind verge cut as low as possible
SL-Highway special verge management	Road	D	Loughton: Earls path	D6	Oct/Nov	2018	1	1720	Zone 1 & 2 maintenance Approx total cutting distance 1,720 M. Note road side nature reserve Maintenance: verge to be bomford cut to a height of 20cm . No scraping of verge. Area behind verge cut as low as possible
SL-Highway special verge management	Road	E	Woodridden Hill	E5		2019	3	700	1- Priority section cut scrub back 2-3 m 2- cut back scrub 2-3 m do not cut Butchers Broom (red dots on map). 3- cut back scrub. Do not spray wood chip on any of the verges. Approx. distance 700M. Should be a roadside nature reserve shown on north side in the map

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway special verge management	Road	F	Crown hill:	F1		2016	0	180	Cut back scrub and small trees (mainly holly) 2 / 3 m do not blow chip onto verge. Approx. Distance 180m between posts marked in blue on map. Roadside nature reserve.
SL-Highway special verge management	Road	F	Jacks hill: Coppice row	F2	Oct/Nov	2017	0	1000	1- cut back scrub and small trees 2-3 M - do not blow chip onto verge. Do not cut heather (red dots on map). 2- cut back scrub and small trees 2-3 m thin medium sized trees by 50%. 3 - Cut back scrub and small trees 2-3 m. 4 - cut back scrub and small trees 2-3 m thin medium sized trees by 50%. Approx. distance 1.000M.
SL-Highway special verge management	Road		Jacks hill: Coppice row	F2	Oct/Nov	2018	1	1000	Maintenance: verge to be bomford cut to a height of 20cm . No scraping of verge. Area behind verge cut as low as possible
SL-Highway verge management	Road	A	Wanstead Flats: Aldersbrook Road, Forest Drive and Forest View Road	A3	Aug	2018	1	2300	Zone 1 & 2 maintenance: Approx. cutting distance 2,300 m
SL-Highway verge management	Road	A	Wanstead Flats: Browning Road					NA	no work required
SL-Highway verge management	Road	A	Wanstead Flats: Bush wood Rd	A5	Aug	2019	2	1069	Zone 1 / 2 maintenance cut road side vegetation Approx. Distance to cut 1,069 m
SL-Highway verge management	Road	A	Wanstead Flats: Bushwood Road and Blake hall road	A6	Aug	2018	1	982	Zone 1 & 2 maintenance Approx. cutting distance 982 m.
SL-Highway verge management	Road	A	Wanstead Flats: Capel Road	A1	Aug	2018	1	493	Zone 1 & 2 creation of elm regeneration and Bramble May require hand tools as cars park along the road If clear Do Not CUT RE GROWING APPLE TREE OPPOSIT- THE GOLDEN FLEECE. Approx. total Cutting distance 493m.
SL-Highway verge management	Road	A	Wanstead Flats: Davies Lane					NA	no work required
SL-Highway verge management	Road	A	Wanstead Flats: Ferndale Road					NA	no work required
SL-Highway verge management	Road	A	Wanstead Flats: Harrow Road	A 9	Sept	2018	3	300	Zone 1 and 2 maintenance Approx. total cutting distance 300 m

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Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	A	Wanstead Flats: Lakehouse. Dames and Centre Road	A7	Aug	2018	1	4576	Zone 1 & 2 maintenance including car park sight lines Approx. Total cutting Distance 4,576 m.
SL-Highway verge management	Road	A	Wanstead park: Northumberland Ave	A2	Aug	2020	3	700	Zone 1 & 2 maintenance Approx. total cutting Distance 700m
SL-Highway verge management	Road	A	Wanstead Park: Warren Road	A8	June	2018	1	135	Zone 1 & 2 creation either side of fence. Hand tools may be required due to parked cars Approx. Total cutting distance 135 m
SL-Highway verge management	Road	A	Woodcote Road					NA	No work required
SL-Highway verge management	Road	A	Woodford Road: Rising sun	A4	Sept	2020	3	1725	Zone 1 & 2 maintenance Approx total cutting distance 1,725 m
SL-Highway verge management	Road	B	Oak Hill: The Bridal path IG8 9 PA	B23	Sept	2018	1	151	Zone 1&2 Maintenance Approx. total cutting distance 115 m
SL-Highway verge management	Road	B	Forest Road: Beacontree Avenue	B9	Aug	2018	1	540	Zone 1&2 maintenance as required Approx. total cutting distance 540 m
SL-Highway verge management	Road	B	Forest school: Buxton Drive	B19	Sept	2018	0	80	Zone 1&2 creation Approx total cutting distance 80 m
SL-Highway verge management	Road	B	Forest school: Forest Court	B17	Sept	2018	1	100	Zone 1 maintenance and clear around emergency access gate at end of road Approx. total cutting distance 100 m
SL-Highway verge management	Road	B	Forest school: Forest Rise West	B10	Aug	2018	1	210	Zone 1&2 maintenance Approx total cutting distance 210m
SL-Highway verge management	Road	B	Forest school: Oak Hurst grd	B20	Sept	2018	1	130	Zone 1&2 creation Approx. total cutting distance 130 m
SL-Highway verge management	Road	B	Forest school: St Peters Ave / Forest Rise	B2	Aug	2018	1	610	Zones 1 & 2 maintenance approx. Distance to cut 610 m
SL-Highway verge management	Road	B	Forest school: The Forest	B18	Sept	2018	Na	275	Zone 1 & 2 maintenance and removal of lime sucker growth Approx. total cutting distance 275 m
SL-Highway verge management	Road	B	Leabridge Road: To Snaresbrook rd.	B16	Sept	2020	3	445	Zone 2 creation & pavement vegetation Approx. total cutting distance 445 M
SL-Highway verge management	Road	B	Leyton Flats: (Whipps cross) Forest glade	B6	Aug	2018	1	178	Zone 1 & 2 maintenance Approx. total cutting distance 178 m
SL-Highway verge management	Road	B	Leyton Flats: (Whipps cross) James Lane	B7		2019	2	658	Zones 1 & 2 maintenance including sight lines. Approx cutting distance 658 m.
SL-Highway verge management	Road	B	Leyton Flats: Whipps Cross Road	B11	Aug	2019	2	720	Zone 1 & 2 maintenance Approx. total cutting distance 720 m

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	B	Oak hill: Forest Drive	B8	Nov	2018	1	385	Zone 1 & 2 initial cut. Approx. total distance to cut 385 m
SL-Highway verge management	Road	B	Snaresbrook Road:	B1	Aug	2019	2	1221	Zone 1 & 2 Maintenance. Clear round street furniture Etc. by hand as required. Approx. total Distance to cut 1,221 m
SL-Highway verge management	Road	B	Snaresbrook: Hollybush Hill	B14	Sept	2018	1	470	Zone 1&2 creation. Note by hand around bollards. Approx. total cutting distance 470 m
SL-Highway verge management	Road	B	Walthamstow Forest: Peel road	B4	Aug	2018	1	69	Zone 1 & 2 maintenance. Approx. Total cutting distance 69 m
SL-Highway verge management	Road	B	Wanstead: New Wanstead	B15	Sept	2018	3	340	Zone 1&2 maintenance Note some by hand Approx. total cutting distance 340 m
SL-Highway verge management	Road	B	Waterworks: Forest road	B22	June	2019	2	420	Zone 1 maintenance Approx. total cutting distance 420 m
SL-Highway verge management	Road	B	Woodford New Road: Oak hill to lodge villas	B3	Aug	2018	1	570	Zone 1 & 2 maintenance cut including clear around bus stops/ signs/ milestone / lamps and signs Approx. total cutting distance 570 m
SL-Highway verge management	Road	B	Woodford: Harman Ave / Lodge Villas	B13	Aug	2019	3	180	Zone 1 & 2 maintenance Approx. Total cutting distance 180 m.
SL-Highway verge management	Road	B	Woodford: Oak Hill	B12	Aug	2019	2	875	Zone 1 & 2 Maintenance South side Zone 2 maintenance area A and B North side. Approx. total cutting distance 875 m
SL-Highway verge management	Road	B	Woodford: Gascoigne Gardens	B5	Aug	2018	2	165	Zone 1 and 2 Maintenance. (Community Contact Vera Thomas, Tel 020 8504 5725) Approx. total cutting distance 165 m
SL-Highway verge management	Road	C	Buckhurst hill High Road:	C33	June	2018	NA	230	Zone 1 & 2 maintenance Approx. total cutting distance 230 M No work required not forest land
SL-Highway verge management	Road	C	Buckhurst Hill: Roebuck green / North End / The drive	C26		2020	3	695	Zone 1 & 2 maintenance Approx. cutting distance 695 m.
SL-Highway verge management	Road	C	Buckhurst Hill: Knighton Lane	C25	Aug	2019	3	288	Zone 1 & 2 maintenance Approx. cutting distance 288 m
SL-Highway verge management	Road	C	Buckhurst Hill: Manor Road	C27		2020	3	640	Zone 1 & 2 maintenance Approx. cutting distance 640 m.

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	C	Buckhurst Hill: Monkhams Lane	C5	Jan	2018	1	122	Zone 1 & 2 maintenance cut Approx. Distance to cut 122m.
SL-Highway verge management	Road	C	Buckhurst Hill: Monkhams Lane and Forest Edge	C6	Jan	2018	1	735	Zone 1 & 2 maintenance cut. Approx. distance to cut 735m.
SL-Highway verge management	Road	C	Buckhurst Hill: Woodland Close	C36		2020	3	80	Zone 1 maintenance road side hedge Approx. total cutting distance 80 M
SL-Highway verge management	Road	C	Chingford Lane: wood lane	C7		2020	2	NA	Included in Chingford lane: The Lops
SL-Highway verge management	Road	C	Chingford lane: Lichfield Road	C38		2018	3	50	Zone 1 & 2 maintenance Approx. total cutting distance 50 m
SL-Highway verge management	Road	C	Chingford Lane: The lops	C7	Aug	2020	2	2309	Zone 1 & 2 Maintenance Approx. distance to cut 2,309m.
SL-Highway verge management	Road	C	Chingford: Bury Road	C4	June	2018	1	2080	Zone 1 maintenance: Cut back roadside vegetation on both side for the road. Along the Golf Course section of the road we are looking for a more maintained edge and a double pass of the flail on both sides of the road, will be required to ensure the tall herbaceous vegetation is sufficiently cut back. Approx. cutting distance total 2,080 m.
SL-Highway verge management	Road	C	Chingford: Forest Glade E4 9RJ	C44	Sep	2018	3	?	Zone 3 Crown statutory crown lift approx. total cutting distance? ownership currently in dispute
SL-Highway verge management	Road	C	Chingford: Hawksmouth E4 7NA	C45	Sept	2021	3	185	Zone 1&2 maintenance Approx. total cutting distance 185 M
SL-Highway verge management	Road	C	Chingford: Tamworth ave	C37		2020	3	90	zone 1 & 2 and statutory crown lift Approx. total cutting distance 90 m
SL-Highway verge management	Road	C	Chingford: The Green Walk	C43	Aug	2020	3	120	Zone 1&2 maintenance Approx. total cutting distance 120 M
SL-Highway verge management	Road	C	Chingford: Yardley Lane	C2	Jan	2020	3	498	Zone 1 & 2 maintenance. Approx. total cutting distance 498 m..
SL-Highway verge management	Road	C	Epping New Road: Rangers road to Fairmead	C35		2020	3	350	Zone 1 maintenance Pavement vegetation Approx. total cutting distance 350 m.
SL-Highway verge management	Road	C	Epping New Road: Reeds Forest	C32		2020	3	600	Zone 1 & 2 creation Area A Approx. total cutting distance 600 m for areas A and B. Need to separate

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	C	Epping New Road: The Wilderness	C21		2019	2	65	Zone 1 Maintenance: Pavement vegetation Zone one maintenance / road side ditch Approx. total cutting distance 65 m
SL-Highway verge management	Road	C	Epping New Road: Powell's forest	C34		2020	3	170	Zone 1 & 2 maintenance Approx. total cutting distance 170 m.
SL-Highway verge management	Road	C	Epping New Road end Rangers Road:	C3	Nov/Dec	2018	1	1938	Zone 1 & 2 maintenance: NB Road verge to have stump regrowth and herbaceous vegetation cut back to a depth of up to three flail cutter head widths on both sides of the road as space permits. Approx. total cutting distance 1,938 m.
SL-Highway verge management	Road	C	Forest Side:	C30		2018	1	835	Zone 1 & 2 maintenance Approx. total cutting distance 835 m
SL-Highway verge management	Road	C	Forest side: Forest Court	C29		2020	3	70	Zone 1 maintenance road side hedge Approx. total cutting distance 70 m
SL-Highway verge management	Road	C	Forest side: The Copse	C28		2019	2	200	Zone 1 & 2 maintenance Roadside hedge Approx. total cutting distance 200 m
SL-Highway verge management	Road	C	Friday Hill: Chingdale Road	C13		2020	3	200	Zone 1 & 2 creation Approx. cutting distance 200m
SL-Highway verge management	Road	C	Hatch grove: Hornbeam Grove	C22		2016	0	180	Zone 1 & 2 creation and statutory crown lift Approx. total cutting distance 180 m
SL-Highway verge management	Road	C	Hatch Grove: Groveside road	C13		2017	0	NA	Included in Friday Hill: See Chingdale road
SL-Highway verge management	Road	C	Hatch Grove: Newgate street	C40	sept	2020	3	770 m	Zone 1 & 2 maintenance Approx. total cutting distance 770 m
SL-Highway verge management	Road	C	Highams park lake: The charter road	C20		2020	3	320	Zone 1 & 2 maintenance Pavement vegetation Approx. total cutting distance 320 m
SL-Highway verge management	Road	C	Highams Park: Tamworth avenue	C37		2017	0	90	Zone 1 & 2 creation and statutory crown lift Approx. total cutting distance 90 m
SL-Highway verge management	Road	C	Knighton Wood: The Glade	C24		2019	2	120	Zone 1 & 2 maintenance Approx. total cutting distance 120 m
SL-Highway verge management	Road	C	Larkshall Road: Colvin Gardens	C42		2017	0	190	Zone 1 & 2 creation Approx. total cutting distance 190 m
SL-Highway verge management	Road	C	Larkshall Road: Mays Lane	C31	Nov	2020	3	20	Zone 1 maintenance Approx. total cutting distance 20 m

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	C	Loughton : Warren Hill	C 14	June	2018	1	300	Cut back to tree line grass and woody vegetation / Strim ditch line Approx. total cutting distance 300 m. Please note roadside verge is currently in ownership dispute.
SL-Highway verge management	Road	c	Loughton : The Crescent	C23		2017	0	50	Remove zone 3 understory / bus shelter / Highways infrastructure. Approx. total cutting distance 50 m
SL-Highway verge management	Road	C	Montalt road Beechwood end	C7		2018	2	NA	Included in Chingford lane: The Lops
SL-Highway verge management	Road	C	Montalt road : Marion grove end	C7		2018	2	NA	Included in Chingford lane: The Lops
SL-Highway verge management	Road	C	Rangers Road : Lime Avenue from Bury Road to the Queen Elizabeth Hunting Lodge	C9	Jun	2018	1	444	Zone 1 maintenance: Cut a 1-1.5m grass verge. Strim/cut the grass between the trees and remove the basal epicormics from the limes. Approx. total cutting Distance 444 m.
SL-Highway verge management	Road	C	Walthamstow Forest : Woodford New road	C8	Aug	2019	3	480	Zones 1 & 2 creation Approx. Total cutting Distance 480 m.
SL-Highway verge management	Road	C	Whitehall lane : Hempstead close	C12	Aug	2018	2	173	Zone 1 maintenance Clear sight- line. Approx. total cutting distance 173 m
SL-Highway verge management	Road	C	Whitehall Plain : Brook road	C11	Nov	2018	2	823	Zone 1 & 2 maintenance cut. Approx. total cutting distance 823 m.
SL-Highway verge management	Road	C	Whitehall road :	C18		2019	2	1500	Zone 1 & 2 maintenance / pavement vegetation / bus shelter Highways infrastructure Approx. total cutting distance 1,500 m
SL-Highway verge management	Road	C	Whitehall road : The Pines				3	NA	no work required
SL-Highway verge management	Road	C	Whitehall Road : Forest Road	C18		2019	2	1500	Zone 1 & 2 maintenance
SL-Highway verge management	Road	C	Woodford High road : Burlington Place IG8 0PZ	C46	Aug	2021	3	70	Zone 1 Roadside hedge and statutory crown lift Approx total cutting distance 70 m
SL-Highway verge management	Road	C	Woodford Golf course : Sunset Avenue	C1	Aug	2018	2	800	Zone 1 & 2 maintenance cut. Note busy narrow road in places due to parking. Approx. cutting distance 880m.
SL-Highway verge management	Road	C	Woodford New road : Broom Hill Road	C16			0	340	Zone 1 & 2 creation Approx, total cutting distance 340 m. Note waiting for ownership confirmation from Superintendent

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	C	Woodford New road: Broom Hill walk	C19	Sep / Feb	2018	3	55	Zone 1 maintenance / pavement hedge 3 yearly Note hand cutting for pavement side Approx. total cutting distance 55 m
SL-Highway verge management	Road	C	Woodford New road: Bunces lane	C10	Aug	2020	2	NA	Included in the works for The Roses
SL-Highway verge management	Road	C	Woodford New road: Snakes lane west	C15		2018	3	15	Zone 1 & 2 creation Approx Total cutting distance 15 m
SL-Highway verge management	Road	C	Woodford New road: The Roses	C10	Aug	2020	2	300	Zone 1 & 2 maintenance Approx. total cutting distance 300 m.
SL-Highway verge management	Road	C	Woodford: Alders avenue	C17		2017	0	180	Zone 1 & 2 creation Approx. Total cutting distance 180 m.
SL-Highway verge management	Road	C	Woodford: Broadmead Road			2017	1	NA	No work required at present
SL-Highway verge management	Road	D	Bury Road: Sewardstone	D10	Aug	2019	2	2435	Zone 1 & 2 maintenance BT pole Approx. total cutting distance 2,435 m
SL-Highway verge management	Road	D	Chingford Golf course: Forest View Road	D12	Sept	2020	3	745	Zone 1 maintenance/ roadside ditch / hedge. Note problems with parked cars Approx. total cutting distance 745 m
SL-Highway verge management	Road	D	Chingford: Connaught Ave				0	20	Zone 3 maintenance 20 m stretch. No work required
SL-Highway verge management	Road	D	Chingford: Hawksmouth	D19	Aug	2020	3	195	Zone 1 & 2 Creation Approx. total cutting distance 195 m
SL-Highway verge management	Road	D	Chingford: Hornbeam lane	D13	Sept	2018	3	225	Zone 1 maintenance Approx. total cutting distance 225 m
SL-Highway verge management	Road	D	Epping Glade: South Avenue	D17	Aug	2018	3	160	Zone 1 & 2 Creation Approx. total cutting distance 160 m
SL-Highway verge management	Road	D	Epping New Road: Just after roundabout sign heading north	D11	Oct/Nov	2018	1	100	Zone 1 & 2 maintenance <i>Berberis vulgaris</i> (1shrub) beside Geum pond, Broad- leaved Helleborine just after sign Approx. total cutting distance 100 m. Road side nature reserve
SL-Highway verge management	Road	D	High Beach: Robin hood roundabout	D 20	Nov	2018	1	150	Zone 1 and 3 maintenance: Bomford cut zone 1/3 and strim banks Approx. total cutting distance 150 m.

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	D	High Beech: Church Road, Crossroads and Avey Lane	D1	Nov	2018	1	3242	Zone 2 Maintenance cut as per highways vegetation management specification. NB Crossroads and its approach from the junction with Fairmead road to have stump regrowth and herbaceous vegetation cut back to ensure existing open area is maintained. Approx. total cutting distance 3142m.
SL-Highway verge management	Road	D	High Beech: Lippits Hill	D2	Nov	2018	1	1167	Zone 2 Maintenance cut as per highways vegetation management specification. Approx. total cutting distance 1167m.
SL-Highway verge management	Road	D	High Beech: Mott Street	D3	Nov/Dec	2018	1	692	Zone 2 Maintenance cut as per highways vegetation management specification. Some sections may not be possible to cut back a full metre and cutting should ensure vegetation is clear of the road. Approx. total cutting distance 1454 m.
SL-Highway verge management	Road	D	Kings Head Hill: Holy Drive	D16	Aug	2018	0	235	Zone 1 & 2 Creation Approx. total cutting distance 235 m
SL-Highway verge management	Road	D	Kings Head Hill: Pole Hill Road	D15	Aug	2018	3	20	Zone 1 & 2 maintenance / BT pole Approx. total cutting distance 20 m
SL-Highway verge management	Road	D	Kings Head Hill: Woodberry way	D14	Aug	2019	2	60	Zone 1 & 2 maintenance Highways infrastructure Approx. total cutting distance 60 m
SL-Highway verge management	Road	D	Lippits Hill: Triangle	D4	March	2019	5		Re pollard the willows on the Triangle. Thin out dead and dying Elm and sycamore potentially impacting on the road. Chip trailer needed will have to park on triangle when dry. Stop go may be needed for road side willow.
SL-Highway verge management	Road	D	Loughton: Connaught ave 20 m section	D9		2020	3	NA	Included in Nursery Road: The Stubbles
SL-Highway verge management	Road	D	Loughton: Lower Road	D5	Sep	2020	3	217	Zone 2 vegetation management. Requires hand held hedge cutters, pole saw and bruschcutter due to narrow road and frequent parked

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
									vehicles. Approx. Distance to cut 217m.
SL-Highway verge management	Road	D	Loughton: Smarts lane	D7	Aug	2019	2	200	Zone 1 & 2 maintenance Approx. total cutting distance 200 m
SL-Highway verge management	Road	D	Nursery Road: conservators' pound	D8	Sept	2018	1	500	Zone 1 maintenance road side hedge and ditch/ highways infrastructure Approx. total cutting distance 500 m
SL-Highway verge management	Road	D	Nursery road: The Stubbles	D9		2020	3	200	Zone 1 & 2 maintenance Approx. total cutting distance 200 m
SL-Highway verge management	Road	D	Sewardstone Road: Epping Glade	D18	Aug	2019	2	170	Zone 1 & 2 maintenance Approx. total cutting distance 170 m.
SL-Highway verge management	Road	E	High Beech: Claypit Hill	E18	Sept	2020	3	2030	Zone 1 & 2 maintenance and statutory crown lift. Approx. total cutting distance 2,030 m
SL-Highway verge management	Road	E	High Beech: Manor Road	E16	Sept	2020	3	1030	Zone 1 & 2 maintenance and statutory crown lift Approx total cutting distance 1,030 m
SL-Highway verge management	Road	E	High Beech: Pynest Green Lane	E19	Sept	2018	3	1390	Zone 1 & 2 maintenance and statutory crown lift Approx. total cutting distance 1,390 m
SL-Highway verge management	Road	E	High Beech: Wellington Hill	E17	Sept	2020	3	1122	Zone 1 & 2 creation and statutory crown lift Approx. total cutting distance 1,122 m
SL-Highway verge management	Road	E	Loughton: Woodbury Hill	E13	Sept	2018	3	100	Zone 1 & 2 maintenance Approx. total cutting distance 100 m
SL-Highway verge management	Road	E	Epping New Road: A104	E8	Aug	2020	3	15260	Zone 2 maintenance Approx, total cutting distance 15,260 m
SL-Highway verge management	Road	E	Goldings Hill	E6	Aug	2018	2	367	Zone 1 Zone 2 maintenance approx. total cutting distance 367 m
SL-Highway verge management	Road	E	High Beech: Pauls Nursery Road	E15	Sept	2018	3	1374	Zone 1 & 2 maintenance Approx. total cutting distance 1,374 M
SL-Highway verge management	Road	E	Jacks hill	E7	Oct/Nov	2016	2	2556	Zone 1 Zone 2 maintenance approx. total cutting distance 2,556 km Road side nature reserve Map D6
SL-Highway verge management	Road	E	Loughton: Baldwins Hill	E12	Sept	2020	3	570	Zone 1 & 2 maintenance statutory crown lift at North East end Approx. total cutting distance 570 m

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	E	Loughton: Debden Lane Golf course end	E11	Sept	2020	3	290	Zone 1 & 2 maintenance Approx. total cutting distance 290 m
SL-Highway verge management	Road	E	Loughton: Golding's hill North	E20	Sept	2018	3	1916	Zone 1 & 2 maintenance both sides of road Approx. total cutting distance 1.916 m
SL-Highway verge management	Road	E	Loughton: Shaftsbury	E14	Sept	2018	2	590	Zone 1 & 2 maintenance Approx. total cutting distance 590 m
SL-Highway verge management	Road	E	Loughton: Staples Road	E3	Nov	2019	1	380	Zone 1 & 2 Maintenance cut. Approx. Total cutting distance 380m.
SL-Highway verge management	Road	E	Poplar Row					NA	Local authority amenity cut. No work required
SL-Highway verge management	Road	E	Theydon: Debden Green triangle	E10	Sept	2020	3	360	Zone 1 & 2 maintenance Approx. total cutting distance 360 M
SL-Highway verge management	Road	E	Theydon: Loughton Lane	E9	Sept	2020	3	730	Zone 1 & 2 maintenance Approx. total cutting distance 730 m
SL-Highway verge management	Road	E	Theydon: The Green					NA	Local authority amenity cut. No work required
SL-Highway verge management	Road	E	Wake Road	E1	Nov	2018	3	2540	Zone 2 maintenance: Approx. total cutting distance 2, 540 m
SL-Highway verge management	Road	E	Woodreddon Hill Note see map E5 special verge	E2	Aug	2018	1	3200	Zone 2 creation. Note sightlines to be cut down Woodreddon Farm Lane and Wake Road. Ensure the roadside ditch is clear of overhanging vegetation. Approx. Total cutting distance 3200 m.
SL-Highway verge management	Road	F	Epping: Forest Side	F11	Sept	2018	3	280	Zone 1 & 2 maintenance approx. total cutting distance 280 m
SL-Highway verge management	Road	F	Bell common: Hemnal street	F3	July	2018	1	132	Zone 1 road side hedge South side maintenance. Zone 1/3 North side mowing. Approx. total cutting distance 132 m
SL-Highway verge management	Road	F	Epping: Bell Common	F10	Sept	2019	2	580	Zone 1 & 2 maintenance approx. total cutting distance 580 m
SL-Highway verge management	Road	F	Epping: Ivy chimneys	F7	Sept	2018	3	330	Zone 1 & 2 maintenance approx. total cutting distance 330 m
SL-Highway verge management	Road	F	Epping: Little Gregories Lane	F13	Sept	2018	3	660	Zone 1 & 2 maintenance and statutory crown lift approx. total cutting distance 660 m
SL-Highway verge management	Road	F	Epping: Piercing Hill	F12	Sept	2020	3	270	Zone 1 & 2 maintenance approx. total cutting distance 270 m
SL-Highway verge management	Road	F	Epping: Western Avenue	F6	Sept	2018	3	10	Zone 1 maintenance Approx. total cutting distance 10 m (Brush Cutter By hand)

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
SL-Highway verge management	Road	F	Theydon Road	F9	Sept	2020	3	1000	Zone 1 & 2 maintenance approx. total cutting distance 1,000 m
SL-Highway verge management	Road	F	Upshire: Crown Hill:	F5		2019	3	1800	Zone 1 / 2 creation and statutory crown lift (circular cutter most suitable). Special verge area Please see map F1 for special verge specifications Approx. Total cutting distance 1,800m
SL-Highway verge management	Road	F	Waltham Abbey: Honey lane	F14	Sept	2018	3	130	Zone 2 creation dead elm clearance Zone 1 & 2 Maintenance Approx. total cutting distance 130 M
SL-Highway verge management	Road	F	Waltham Abbey: Horseshoe Hill	F15	Sept	2018	3	2940	Zone 1 & 2 maintenance were required Approx. total cutting distance 2,940 m
SL-Highway verge management	Road	F	Woodreddon Hill: Woodgreen Road	F4	Aug	2018	1	1720	Zone 1 & 2 creation and sightline clearance at Woodreddon road junction Approx. total cutting distance 1,720 m. Please note shaded areas on map are forest land.
SL-Highway verge management	Road	G	Epping Green Road:	G7	Sept	2018	3	276	Zone 1 & 2 maintenance. Approx. total cutting distance 276 m
SL-Highway verge management	Road	G	Epping: Bury Lane	G4	Sept	2020	3	1365	Zone 1 & 2 maintenance Approx. total cutting distance 1,365 m
SL-Highway verge management	Road	G	Galley Hill:	G8	Sept	2018	3	3230	Zone 1 & 2 maintenance where required and statutory crown lift where required Approx. total cutting distance 3,230 m
SL-Highway verge management	Road	G	Gillwell: Daws Hill	G2	Nov	2020	2	450	Zone 2 Maintenance. Note our boundary goes up to the fence so the land between the fence and ditch can also be cut where appropriate. Approx. total cutting distance 450 m
SL-Highway verge management	Road	G	Holly Hedge Field:	G1	Aug	2018	1	671	Zone 1 maintenance. Approx. total cutting Distance 671 m.
SL-Highway verge management	Road	G	Holly Hedge Field:	G3	Sept	2018	1	1342	Zone 2: Maintenance cut to top and cut both side of the hedge. Light cut to maintain shape and cut current seasons growth Approx. total cutting distance 1,342 m
SL-Highway verge management	Road	G	Sewardstone: Crooked mile and Holyfield road	G9	Sept	2018	3	3314	Zone 1 & 2 maintenance. Approx.

Highway Verge Management

Operational Activity	comp area	EF Sub	Location	Map no	Month	Year	Cycle	Length	Description
									total cutting distance 3,314 m
SL-Highway verge management	Road	G	Upshire: Fernhall Lane	G6	Sept	2018	3	1840	Zone 1 & 2 maintenance where required and statutory crown lift where required Approx. total cutting distance 1,840 m
SL-Highway verge management	Road	G	Upshire: Long Street	G5	Sept	2018	3	1380	zone 1 & 2 maintenance where required and statutory crown lift Approx. total cutting distance 1,380 m
SL-Highway verge management	Road	G	Waltham Abby: Breach Barns Lane	G10	Sept	2019	3	300	Zone 1 maintenance Approx. total cutting distance 300 M
SL-Highway verge management	Road	H	Epping: The Plain	H2	Nov	2020	3	125	Zone 1 & 2 clearance Approx. Total cutting distance 125 m
SL-Highway verge management	Road	H	Lower Forest:	H1	Aug	2018	1	4317	Zone 1 & 2 maintenance: Cut all woody regrowth within the cleared area running along the roadside. Works part of Deer RTA prevention work. Approx road cutting distance 4,317 m.
SL-Highway verge management	Road	H	Lower Forest: Coopersale Common	H5	Sept	2018	3	515	Zone 1 & 2 maintenance. Approx. total cutting distance 515 m
SL-Highway verge management	Road	H	Lower Forest: The Woodyard	H6	Sept	2018	3	280	Zone 1 & 2 maintenance. Approx. total cutting distance 280 m
SL-Highway verge management	Road	H	Lower Forest: Woodside	H4	Sept	2018	3	300	Zone 1 & 2 maintenance Approx. total cutting distance 300 m.
SL-Highway verge management	Road	H	Upland Road:	H3	Sept	2018	3	200	Zone 1 & 2 maintenance and statutory crown lift Approx. total cutting distance 200 m
SL-Highway verge management	Road		Buckhurst Hill: High road	C41	Aug	2019	2	1770	Zone 1 & 2 maintenance Approx total cutting distance 1.770 m
SL-Highway verge management	Road		Organ Lane: Larkwood Road entrance	C32	Jan	2018	1	NA	Included in Larkshall road: Colvin Gardens
SL-Highway verge management	Road	E	Theydon: Coppice row	E4	Aug	2018	1	90	Zone 1 and two maintenance clear footpath of overhanging vegetation Approx. total cutting distance 90 m

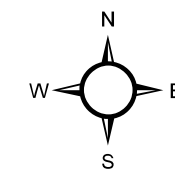
Appendix 3: Example of a Highway verge management works map

Map C Epp New Road Reeds Forest 32



Operational activity	Comp area	EF sub	Location	Map	Month	Year	Cycle	Description	Keeper	Team
SL-Highway verge management	Road	C	Epping New Road: Reeds Forest	C32		2020	3	Zone 1 & 2 maintenance Approx. total cutting distance 600 M		Con
Key to Zones										
Pavement vegetation					— —					
Zone 1									
Zone 2					- - - - -					
Zone 1/2					- . - . - .					
Zone 3					—————					
Road side hedge					—————					
Epping Forest Land										
Special notes					Reference					

Compartment 8: Theydon Green and The Hoppitt



Legend

Compartments

Scarce species register

Cuckoo Flower

Forest Furniture

B Bench

D Litter Bin

F Fencing

J Post

K Sign (large)

L Sign (small)

Hydrological features

Culvert

Footbridge

Manhole cover

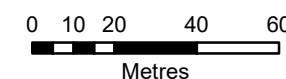
Pond

EFDC 'Favourite Tree'

Theydon Green Oak

Created by:
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Outline Management Programme

Review: Confirm arrangements for managing the benches across the Green

Grass cutting: Regular mowing to maintain the green as short amenity grassland

Protection: Annual protection of Cuckoo flower areas; fish stock management

Risk Monitoring: Regular monitoring of tree safety, infrastructure, ditches and pond to manage associated risks

Coppicing/Pruning: Tree and scrub management to maintain the open character of site, including the pond area, and to rejuvenate mature scrub or low stature tree areas

Pond improvement: water quality, and improvements to marginal and emergent vegetation.

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Agenda Item 7

Committee:	Date:
Open Spaces and City Gardens - For Decision Hampstead Heath, Highgate Wood - For Information and Queens Park Epping Forest and Commons - For Information Committee West Ham Park - For Information Port Health & Environmental - For Information Services	10 December 2018 13 March 2019 14 January 2019 04 February 2019 15 January 2019
Subject: Tree Pests and Diseases: Oak Processionary Moth urgent update	Public
Report of: Colin Buttery – Director, Open Spaces	For Decision (Open Spaces & City Gardens Committee)
Report author: Colin Buttery – Director, Open Spaces	

Summary

This report provides Members with an update on the challenges being faced due to the spread of Oak Processionary Moth (OPM) across the Open Spaces in the care of The City of London. The OPM caterpillars shed irritating hairs that can cause allergic reactions in people and dogs.

The report also highlights the resource issues with expenditure in the financial year 2018/19 approaching £100,000 across the Open Spaces. It is anticipated that the resource demands for the control of OPM in future years will be in excess of £250,000 pa. It is proposed that these new and increasing resource commitments are highlighted through the Chamberlain to the Medium-term Financial Planning Process scheduled for January 2019.

Recommendation

Members are asked to:

- Note the challenging position regarding the spread of Oak Processionary Moth (OPM) and the partnership work being undertaken with the Forestry Commission.
- Note that the cost of risk based OPM control undertaken in 2018/19 is likely to lead to a small departmental overspend at the year-end.
- Approve the submission of a bid for additional resources to Resource Allocation Sub Committee for future financial years from 2019/20, highlighting OPM as a new and significant resource demand in the medium-term financial planning process.

Main Report

Background

1. Oak Processionary Moth (*Thaumetopoea processionea*) (OPM) was accidentally introduced to the UK from Europe through the importation of oak trees for a development site in Richmond, West London in 2006. In a short space of time OPM had spread to a wide area of the Borough of Richmond and by 2008 was found in Richmond Park and Kew Gardens.
2. OPM is a pest species that feeds on oak trees and in extreme numbers can result in the defoliation of a tree. However, the main reason for seeking to control the spread and numbers of OPM caterpillars is that the irritating hairs on the caterpillars and within the communal nests, represents a public and animal health hazard through allergic reactions.
3. The City of London has been working closely with the Forestry Commission, Natural England, National Trust, The Royal Parks, Local Authorities and other land owners to share scientific data and research, practical experience and good practice. Public Health England has also been involved in advising on health issues and the Forestry Commissions communications including: “*Spot it, avoid it, report it*” public awareness campaign. Information has been sent to GP’s across London and Veterinary surgeries have also been contacted to make vets aware of the symptoms and risk primarily to dogs.
4. The City Corporation Chairs the Oak Processionary Moth Strategic Group which helps the Forestry Commission engage with landowners, share the strategic direction being taken by Defra and promote best practice.
5. Control methods have primarily focussed on two approaches; nest removal or pesticide spraying with *Bacillus thuringiensis var kurstaki* (known as Bt) a bio-pesticide. The bio-pesticide is applied in early spring as soon as the eggs hatch and the initial instars (developmental stages) of the caterpillars emerge. Neither approach is 100% effective and the aim of both techniques is primarily to protect public health and reduce the rate of spread of the pest.
6. The City Corporation has taken a risk zone-based approach targeting OPM in areas where the public would be most at risk of being exposed to the caterpillars or nests. This includes removal of nests close to busy locations such as car parks, key paths and buildings, catering facilities, children’s play and sporting facilities.
7. The use of the bio-pesticide (Bt) in the Spring where OPM has already been identified is also carefully targeted. Spraying is kept to a minimum because of its impact on non-target species of Lepidoptera such as butterflies and native species of moth. The collateral damage to the wider biodiversity of a site is a concern with many of the Open Spaces protected through statutory designations such as Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), and sites of Special area of Conservation (SAC).

8. The Forestry Commission and Forest Research are undertaking a regional pheromone trapping programme with support from Cambridge University. This work is helping to monitor the spread of the pest species and the density of the populations. Research is also being undertaken to consider if there are other viable control methods including natural predators.
9. In reducing the human health risks, we are recognising that City of London Arboricultural Officers and Contractors are at an increased occupational health risk. Where these risks are identified, robust measures are in place to ensure correct protective clothing and good operational practices are in place. Experience across London is that despite these measures individuals may become sensitised to the irritating hairs from the caterpillars and that this can result in unpleasant rashes.
10. To date reports of health issues affecting the public on City Corporation sites is very low, but we are now reaching a 'tipping point' at some properties, such as Hampstead Heath, where nest numbers have grown exponentially in 2018. At Ashted Common; the City Cemetery & Crematorium and Epping Forest numbers are currently relatively low, but these properties are likely to follow the same trajectory of large increases in the number of OPM nests and distribution of this pest species over the next few years.
11. The staff time resource and contractor costs will also increase markedly even with the targeted risk zone approach being taken. Officers have attended OPM training sessions and volunteers have also been trained how to identify the OPM nests to assist in the reporting of infested trees. The presence of OPM also impacts on normal arboricultural work including tree safety and veteran tree management. Contractors and Officers from the Corporation have to be aware of OPM as a risk and remove nests before undertaking tree surgery works.
12. To help illustrate the significant change that has taken place in 2018 the figures from Hampstead Heath, Highgate Wood and Queens Park below show the number of nests identified in each year since 2015;

Year	Nests	Trees affected
2015	15*	13
2016	25	20
2017	184	84
2018	2013	680

(*it is likely that OPM arrived at Hampstead Heath in 2014 but was only identified in 2015. Targeted spraying of the pesticide Bt from 2016 will have helped to limit the expansion of the OPM population)

A similar pattern of growth in population was experienced at Ashted Common where the number of OPM nests grew from 6 in 2016; to 16 in 2017; and 184 in 2018.

13. The Forestry Commission has served under the Plant Health Act 1967, Statutory Plant Health Notices (SPHNs) on the City Corporation, requiring the removal the infestations. Failure to comply with a notice can result in enforcement action and possible prosecution. landowners need to be able to demonstrate that reasonable steps have been taken to control the pest.

Financial Implications

14. The annual spend on contracted services for the control of OPM across the Department will be close to £100,000 in 2018/19 which is close to a ten-fold increase in expenditure on OPM compared to 2017/18. The spend is made up of nest removal, pesticide spraying, pheromone trapping and survey inspections across the Divisions as follows: Ashted Common £29,000; City Cemetery £5,000; Hampstead Heath, Highgate Wood and Queens Park £56,500; City Gardens £1,000; Epping Forest £8,000; a total spend in 2018/19 of £99,500.
15. It is anticipated that annual spending on the control of OPM will increase to a figure of circa £200,000 in 2019/20 and plateau at approximately £250,000 to £300,000 in subsequent years. Partner organisations, such as the Royal Parks, have already seen a similar growth in resource commitment having been affected by OPM for a much longer period.
16. The department is profiling a small overspend for the financial year 2018/19 identifying the expenditure on OPM and certain other areas of exceptional spend including the grass and heathland fires experienced in the summer of 2018.
17. It is also proposed that the need for addition resources from financial year 2019/20 onwards is highlighted to Resource Allocation Sub Committee when it considers the medium-term financial planning process in January 2019.

Corporate & Strategic Implications

The Corporate Plan

18. The Open Spaces Department actively contributes to the following Corporate Plan 2018-23 aims and outcomes:

Contribute to a flourishing society

- People enjoy good health and wellbeing
- People have equal opportunities to enrich their lives and reach their full potential
- Communities are cohesive and have the facilities they need

Shape outstanding environments

- We inspire enterprise, excellence, creativity and collaboration
- We have clean air, land and water and a thriving and sustainable natural environment.

- Our spaces are secure, resilient and well-maintained

Support a thriving economy

- Our land management supports local businesses and enterprises

Tree pests and diseases including OPM are identified in the Departmental risk register; OPM represents a significant risk to our ability to deliver key outcomes identified in the Corporate Plan. OPM control measures are needed to allow the public to continue to enjoy the natural environments, whilst protecting public health and wellbeing.

Conclusion

19. The expansion of the range and distribution of OPM across London is resulting in the need for targeted control measures to be undertaken across the Open Spaces. The risk zone-based approach is a pragmatic and effective way to address the public health risk and target necessary resources.
20. In the early years of the OPM infestation the costs of control have been accommodated within the existing resource budgets, however, in 2018 expenditure has reached a quantum where such costs cannot simply be absorbed. It is proposed that the additional resource requirement is highlighted through the medium-term financial planning process.

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Committee(s): Epping Forest Consultative – For Discussion Epping Forest and Commons – For Decision	Date(s): 130219 110319
Subject: Eagle Pond Conservation Statement (SEF 7/19)	Public
Report of: Colin Buttery, Director of Open Spaces Paul Wilkinson, City Surveyor	For Discussion
Report author: Paul Thomson, Superintendent of Epping Forest	

Summary

This report is necessary to seek the adoption of the draft Conservation Statement for the heritage landscape of Eagle Pond, Leyton Flats. Prior to becoming part of the Epping Forest arbitration award, Eagle Pond was connected with the Wanstead Infant Orphan Asylum grounds and the earlier more extensive Wanstead Park estate while today also forming part of the Snaresbrook Conservation Area.

The Conservation Statement suggests that Eagle Pond is largely of local significance to Snaresbrook and Epping Forest, but the pond possesses historical links to the Grade II* Wanstead Park and Grade II Snaresbrook Crown Court which are nationally significant. The Conservation Statement proposes 19 policies which will guide the conservation of the site's heritage value.

Recommendation(s)

Consultative Members are asked to:

- Note the content of this report and the draft Eagle Pond Conservation Statement.
- Offer any further comment on the draft Eagle Pond Conservation Statement for consideration by the Epping Forest and Commons Committee.

Main Report

Background

1. Section 7(3) of the Epping Forest Act 1878 obliges the Conservators to '*at all time as far as possible preserve the natural aspect of the Forest*'. While the definition natural aspect is not clearly defined in the Act, the description of the natural aspect within section 7 includes both heritage and nature conservation elements. The recognition of the nature conservation elements accurately

presages the later obligations to the Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) included in subsequent legislation.

2. Epping Forest and its associated Buffer Land also contains a series of heritage buildings and heritage landscape elements which both reflect the Forest's character while distinguishing them from the remainder of the Forest. The heritage elements notably include scheduled Ancient Monuments at Ambresbury Bank and Loughton Camp; Grade II* Registered Parks and Gardens at Copped Hall and Wanstead Parks; the Grade II* Warren House & Gardens; the Grade II Snaresbrook Crown Court, Gardens and Eagle Pond, together with locally listed landscapes such as Highams Parks and unlisted areas such as Knighton Wood, Paul's Nursery and Warlies Park. Many of these heritage landscapes also coincide with Local Planning Authority Conservation Areas notified under section 69 and 70 of the Planning (Listed Buildings and Conservations Areas) Act 1990.
3. To help guide the conservation of these buildings and landscapes the City Surveyor's Built Heritage Team is funding the creation of Conservation Statements (CS) which will enable the significance and special character of historic places to be understood and consequently conserved in a sustainable manner as their public use and relevance continues to evolve.
4. Implicit in the term conservation is an acceptance of appropriate change as society's requirements for buildings or places alter over time. This objective is recognised in the National Planning Policy Framework (NPPF) 2012, which defines conservation as the 'process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance'.
5. Eagle Pond, originally named Snaresbrook Pond and then Snare Pond, forms one of these Heritage Landscapes. Eagle was assigned to the City Corporation by the Epping Forest Arbitrator in 1881 from the wider estate of the 1840 Wanstead Infant Orphan Asylum designed by George Gilbert Scott and William Bonython Moffatt. However, the landscaping appears to predate the construction of the Asylum and is likely to have been part of the extensive designs for the Wanstead Park Estate dating back to 1735. The pond now sits at the extreme north east edge of Leyton Flats and is immediately surrounded by Georgian residential development, which are designated as part of the Snaresbrook Conservation Area.

Current Position

6. Today, Eagle Pond is a popular natural amenity for local residents. Although part of Epping Forest, the relatively urban context of the pond and its proximity to roads, housing and the formal grounds of the Crown Court lend the site a particular character.
7. The Alan Baxter Design consultancy was selected by public tender to complete a Conservation Statement (CS) for the Eagle Pond during 2018.

Options

8. The CS details 19 policies:
 - Understanding (including intellectual access)
 - Ownership and management
 - Level of protection
 - Access and circulation
 - Archaeology
 - Dumping of food waste and litter
 - Trees on the dam
 - Invasive Non-Native Species
 - Absence of vegetation along north bank
 - Pollution from storm run-off from Snaresbrook Road
 - Loss of open habitat on the west side of the Pond
 - Feeding birds
 - Large numbers of Canada geese
 - Erosion of south bank
 - Lack of habitat diversity in the Pond
 - Climate change
 - Regular removal of accumulated silt

Proposals

9. It is proposed to adopt the CS prior to the CS being issued for the first stage of external stakeholder consultation. Further Committee approval will be sought for wider public consultation through the Epping Forest 'Inovem' Inclusionware™ portal.

Corporate & Strategic Implications

The recommendations of this report support the Corporate Plan with particular reference to the following aims:

a. Contribute to a flourishing society

- i. People enjoy good health and wellbeing
- ii. Communities are cohesive and have the facilities they need.

b. Shape Outstanding Environments

- i. We inspire enterprise, excellence, creativity and collaboration
- ii. We have clean air, land and water and a thriving and sustainable natural environment
- iii. Our spaces are secure, resilient and well maintained.

And supports the Open Spaces Business Plan as follows:

a. Open Spaces and historic sites are thriving and accessible.

- i. Our open spaces, heritage and cultural assets are protected, conserved and enhanced
- ii. London has clean air and mitigates flood risk and climate change
- iii. Our spaces are accessible, inclusive and safe

iv. Our habitats are flourishing, biodiverse and resilient to change.

b. Spaces enrich people's lives.

- i. People enjoy good health and well being
- ii. Nature, heritage and place are valued and understood
- iii. People feel welcome and included
- iv. People discover, learn and develop.

c. Business practices are responsible and sustainable.

- i. Our practices are financially, socially and environmentally sustainable
- ii. London's natural capital and heritage assets are enhanced through our leadership, influence, investment, collaboration and innovation.

Implications

10. **Financial:** The CMP costs were within the City Surveyors approved Cyclical Work Programme budget. Most of the existing work programme reflected in the CS policies will be met from existing Local Risk budgets. The more aspirational policy elements do not represent financial commitments at this stage and will be the subject of further Committee approvals regarding funding and grant arrangements before any implementation would be considered.
11. **Legal:** Section 4 of The Epping Forest Act of 1878 states that 'Epping Forest shall be regulated and managed under and in accordance with the Act'. Both Forest Management Plans and Conservation Statements are widely acknowledged as a best practice in the planning and management of Public Open Spaces where there are no major development proposals.
12. **Equalities:** An equalities impact assessment, if applicable, will be incorporated in the final draft of the CS.

Conclusion

13. The draft CS for The Eagle Pond is presented to members for comment and approval prior to seeking the first stage of external consultation with the Local Planning Authorities and the relevant Government Agencies – Historic England and Natural England, together with statutory planning consultees The London Parks and Gardens Trust and the Georgian Group. A further draft of the CS will be presented in due course incorporating that external consultation, with a view to seeking wider public consultation in 2020.

Appendices

- Appendix 1 – Eagle Pond Conservation Statement

Paul Thomson

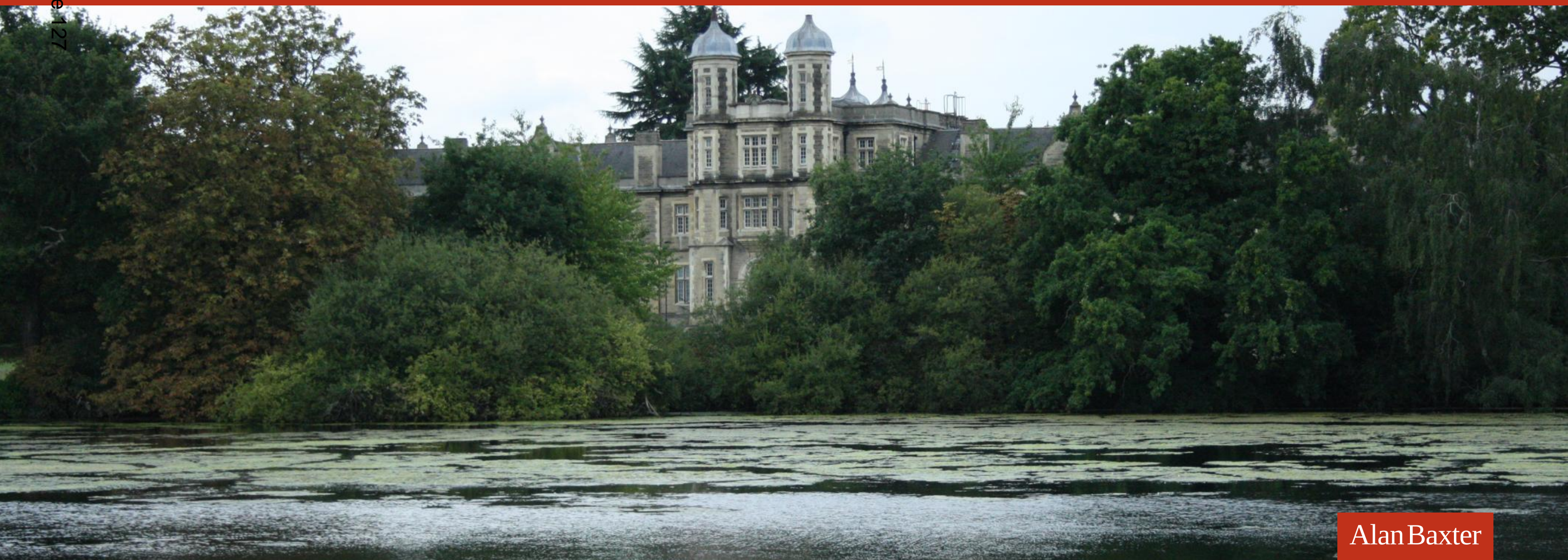
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Eagle Pond Conservation Statement

Prepared for The City of London Corporation
May 2018





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Eagle Pond Conservation Statement

Prepared for The City of London Corporation
May 2018

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Nov/Dec 2017 51

Executive summary

Eagle Pond is a large waterbody at the centre of Snaresbrook in northeast London. Although part of Epping Forest, which borders it on its west side, its setting is relatively urban and it is a popular natural amenity for local residents. It is within the Snaresbrook Conservation Area and is a Site of Nature Conservation Importance.

This Conservation Statement has been commissioned by the City of London Corporation which holds in trust and manages Eagle Pond and as part of the wider Epping Forest. The purpose of the Conservation Statement is to provide information on the origins of the Pond; how, why and when it was formed; assess its significance and establish policies to effectively manage that significance in the future.

History

The origins of Eagle Pond are not well-documented, nor is much of its early history. This Conservation Statement examines the surviving evidence and concludes that it is likely to have been included as part of the wider landscaping plans of the Wanstead Estate in the early eighteenth century and likely created by damming the Sayesbrook at this time. It is not therefore either an ornamental lake, nor was it ever likely to have ever been a reservoir for the lakes of Wanstead Park.

Its nineteenth century history is much associated with the Snaresbrook Infant Orphan Asylum which was constructed on its south bank in the early 1840s. This vast institution designed by the celebrated architects Sir George Gilbert Scott and William Bonython Moffatt continued into the twentieth century and used Eagle Pond as a water source.

The City of London became conservators of Epping Forest and the Pond in 1881, ensuring a greater degree of stability to its ownership, use and management. Its use for public recreation has gradually reduced due to tighter management policies and controls by the City over the twentieth century.

Significance

Eagle Pond is largely of local significance. Its associations with Wanstead Park, one of the great 'lost' estates in this country (the house was demolished in the 1820s and much of the land has been subsequently built on and sold off) is of national significance and its close physical and historical connection with the former Wanstead Infant Orphan Asylum (now Snaresbrook Crown Court), an important nineteenth century building is also nationally significant.

It is also attractive and clearly much appreciated by the local population who care about its condition and management. Its position in a relatively urban area, with the associated problems of littering and fly-tipping and with a large population of Canada Geese means its ecological significance is compromised and could be much improved.



Figure 1: South bank of Eagle Pond

Strategy for conservation

There is no overwhelming or specific threat to the significance of Eagle Pond which, on the whole, is effectively managed. The two main threats to significance are a) the lack of coordination to the management of the Pond by the different owners of the banks and b) problems with littering, excess wildfowl and algal blooms which threaten the ecological health of the Pond.

The Policies which conclude this document are listed here for ease of reference but should be read with their supporting, explanatory text.

General

Medium Priority

- Policy U1: The City Corporation will explore the opportunity for informing visitors and the wider public of the historical development of Eagle Pond and its associations with the history of the area.
- Policy U2: The City Corporation will establish the dimensions and profile of Eagle Pond.
- Policy U3: The City Corporation will assess opportunities to carry out further research into the Pond, to fill current gaps in our knowledge.
- Policy O1: The City Corporation will investigate the possibility of forming a standing forum with the HMCTS and LBR's Conservation Area and Highway representatives in order to better co-ordinate the management of the Pond's significance.
- Policy P1: The City Corporation will regularly review the level of heritage and ecological protection of the Pond to ensure that the significance of the site is effectively protected.

Long-term Priority

Policy AC1: The City Corporation will explore with HMCTS the possibility of permitting the public use of the south bank of Eagle Pond as an amenity.

Policy A1: The City Corporation will, during low water events or works to the dam, east embankment or Pond bed, take the opportunity to record archaeological finds.

Ecological

High Priority

Policy E1: The City Corporation will work with LBR and HMCTS to examine methods of further reducing the amount of littering in and around Eagle Pond to further enhance the immediate environment.

Policy E2: The City Corporation will gradually remove trees to create open wildlife habitats to meet requirements of the Reservoirs Act and also the need to fulfil requirements of being in a conservation area.

Policy E3: The City Corporation will monitor the presence and distribution of Invasive Non-Native Species across Epping Forest ponds and take appropriate action to minimise their spread.

Medium Priority

Policy E4: The City Corporation will explore the opportunity with the LBR of planting trees and marginal vegetation along the north bank to improve the ecological habitat of this bank and improve the environment for the pedestrian.

Policy E5: The City Corporation will plant a reed bed where storm drainage water enters the Pond from the Snaresbrook Road to help reduce a build-up of pollution in sediments in the water.

Policy E6: The City Corporation will restore the open woodland character between Eagle Pond and the car park.

Policy E7: The City Corporation will continue to implement a strategy to discourage the general public from feeding the wildfowl on Eagle Pond inappropriate food that is harmful to the health of the birds and the ecology of the Pond.

Policy E8: The City Corporation will work with local partners to encourage measures which will provide a sustainable population of Canada geese across the south of Epping Forest, including Eagle Pond.

Long-term Priority

Policy E9: The City Corporation will work with HMCTS to explore the possibility of implementing a programme of establishing marginal bank and emergent vegetation along the south bank will enhance the ecological significance of this bank and help prevent erosion.

Policy E10: The City Corporation will explore the possibility of implementing a programme of establishing marginal bank and emergent vegetation along the north and south banks and creating floating islands of wetland vegetation to enhance the ecological significance of Eagle Pond.

Policy E11: The City Corporation will explore measures that will help increase the levels of dissolved oxygen in Eagle Pond. This would improve the ecological and aesthetic significance of the Pond by reducing stagnation.

Policy E12: The City Corporation will regularly review the distribution of accumulated silt in the Pond and organise removal of material when necessary.

1.0 Introduction

1.1 Purpose and context

This Conservation Statement has been commissioned by the City of London Corporation who are the Conservators of Epping Forest, which includes Eagle Pond. Epping Forest is a large area of ancient wood-pasture (which includes extensive areas of ancient woodland), covering 6,165 acres of land in north-east London. It contains a number of historic buildings. Approximately 70% is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Eagle Pond which is adjacent to the SSSI and SAC is one of over 100 water bodies within the Forest and is dammed at its east end. The Pond is roughly rectangular and measures approximately 289 metres from east to west and 110 metres from north to south at its midpoint.

The City Corporation holds in trust the whole of Epping Forest and has done since the Arbitrators Award of 1882.

This is a strategic document that is intended to help the City Corporation in the management of the significance of Eagle Pond. 'Significance' is defined in the *National Planning Policy Framework* as 'the value of a heritage asset to this and future generations because of its heritage interest'.

The purpose of the Conservation Statement is firstly to identify the history and significance of the Pond, including its ecological significance. Secondly, to set out a framework, codified in policies, for the strategic management of risks to the site and opportunities for better revealing and interpreting the attributes which contribute to the site's significance.

1.2 Scope and limitations

Although this document is a Conservation Statement, it covers the same ground as a Conservation Management Plan (CMP) but provides less management detail than most CMPs would.

This Conservation Statement covers the physical extent of Eagle Pond. The land adjoining the Pond is not the primary subject of this report but inevitably the banks form part of its setting and, to a limited degree, are part of its structure and so are addressed in proportionate detail.

It is the nature of existing buildings and structures that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in this report – particularly relating to dating and nature of the fabric – are based on our research, and on observations and interpretations of what was visible at the time of the site visit. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

1.3 Methodology and structure

The structure of the report is derived from the standard template for conservation statements and conservation plans, adapted to the specific needs of this project. It is therefore organised into a series of parts, or building blocks, through which run the threads which tie together the key conservation themes of the document:

First is the Chapter **Understanding** which sets out the best of the current knowledge about the site and its history, including the current management in place.

Next is the assessment of **Significance** which is an analysis of the heritage and ecological values of the site, as well as the value it has to the local community. Identifying the significance of the site enables those considering its future to make informed decisions about management, care and development.

The third part is an overview of the **Risks and Opportunities** to the significance identified in the previous chapter. Assessing whether there are conflicts between the different values on the site, how they may be vulnerable or the possibilities presented for enhancement in the future.

The Risks and Opportunities lead to a set of **Policies** that will guide the management of the significance of Eagle Pond in the future. These have been organised according to priority and scale.

1.4 Naming conventions

Eagle Pond is sometimes abbreviated to 'the Pond' and Epping Forest referred to as 'the Forest'. Although by some standards Eagle Pond may constitute a 'lake', these distinctions are not universally accepted so we have referred to Eagle Pond throughout as a pond.

The City of London Corporation is sometimes abbreviated to 'the City Corporation'.

London Borough of Redbridge is sometimes abbreviated to 'LBR'.

Her Majesty's Courts and Tribunals Service is sometimes abbreviated to 'HMCTS'.

Alan Baxter Ltd is sometimes referred to as 'ABA'.

1.5 Sources

This Conservation Statement has drawn on existing literature (listed in the Chapter 6), the Historic Environment Record (in appendix A) and primary sources from various local archives (listed in chapter 6). We have also received invaluable information from the Friends of Wanstead Parklands, largely via email and from the information on their website, and through consultation with the Epping Forest Staff, whose knowledge of the site and its surroundings is unparalleled.

1.6 Authors

This Conservation Statement has been written by Heloise Palin and Victoria Bellamy, managed by William Filmer-Sankey at Alan Baxter Ltd. Ecological input has been provided by Iain Corbyn at Ecoconsult Ltd and Matthew Smith (Consultant Entomologist).

1.7 Consultation

A range of stakeholders have been consulted in the drafting of this report. The City Corporation staff have given much of their time in communicating with us about the management of Eagle Pond and given us access to their records relating to Eagle Pond and Epping Forest. The owners of land adjoining the Pond including the London Borough of Redbridge and Her Majesty's Courts and Tribunals Service have been consulted on their involvement and experience with the Pond. The Friends of Wanstead Parkland have also been consulted and the views of local residents and visitors on how the Pond is valued by the community have been sought by a public survey.

1.8 City Corporation copyright

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2.0 Understanding the site

2.1 Location

Eagle Pond is a conspicuous landmark in Snaresbrook in northeast London (Figure 2). Snaresbrook is at the southern end of Epping Forest within the area known as Wanstead Flats (Figure 3). The pocket of Forest to which Eagle Pond is attached is known as Hollow Ponds which is the name of a group of ponds to the southwest of Eagle Pond. Despite being within Epping Forest, it is linked to the Forest only at its west end. The other three banks are in separate ownership.

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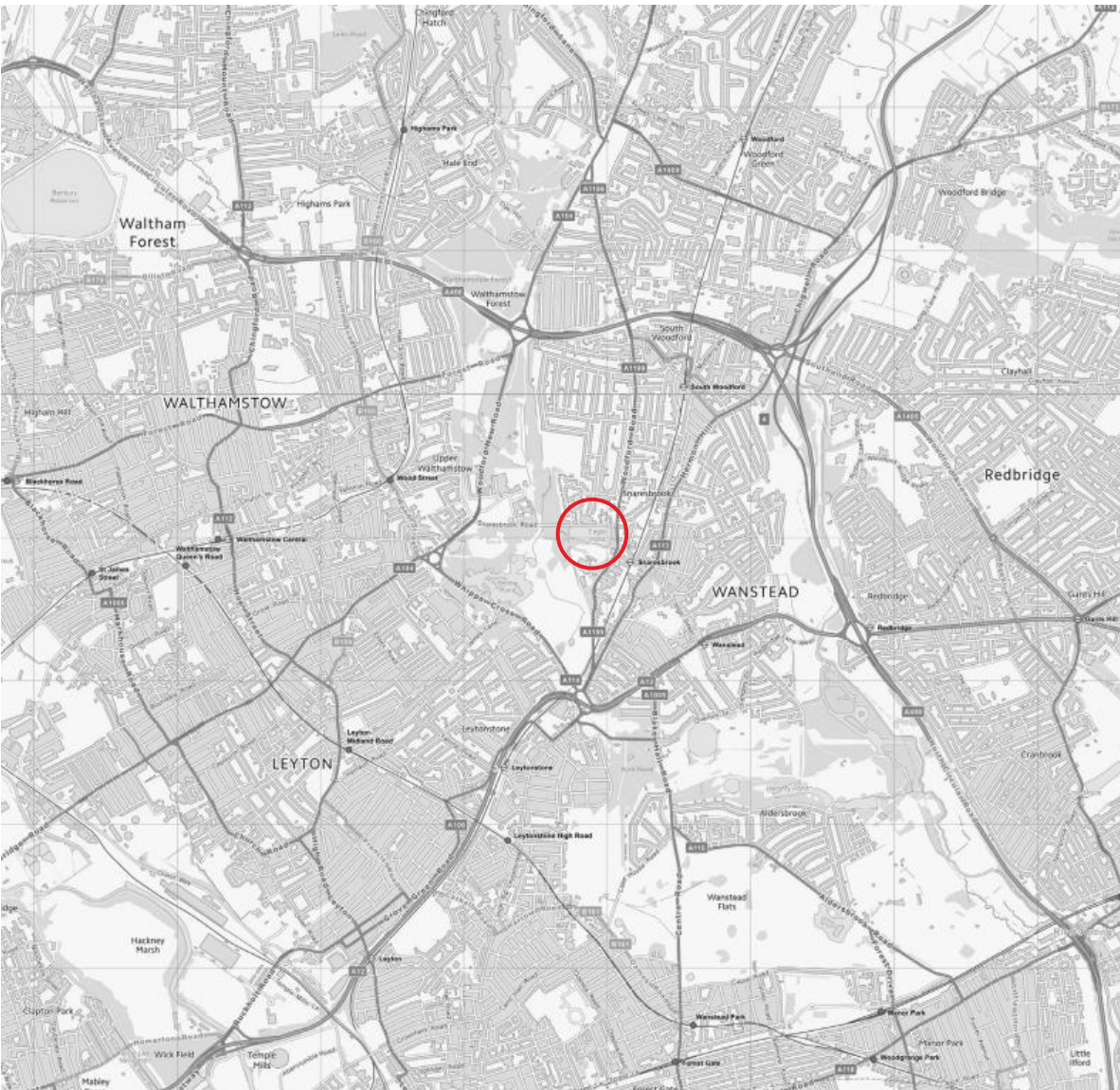


Figure 2: Location plan

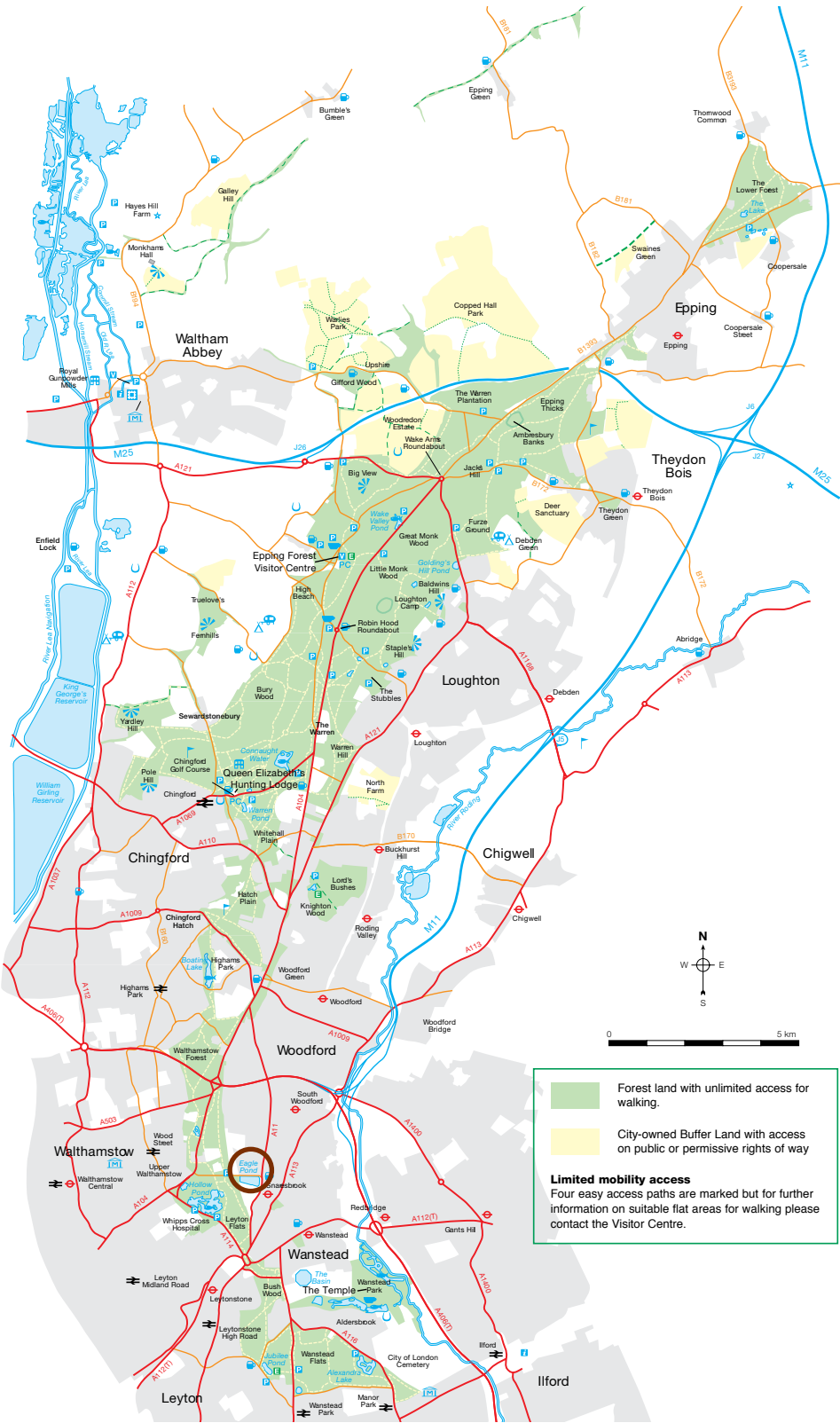


Figure 3: Plan of Epping Forest

2.2 Description

Eagle Pond is a large body of water, roughly rectangular in shape but much narrower at its west end than at its east (Figure 4). Its east end is dammed and, because the Pond holds more than 25,000 cubic metres of water above the natural level of part of the adjoining land (in accordance with the definition in the Reservoirs Act 1975) it is a Large Raised Reservoir and regulated by the Reservoirs Act 1975 and regulation from the Flood and Water Management Act 2010. The depth has not been mapped but has been found to be deeper at the east end than the west and to be shallower along the north and south banks (Whitfield and Pallett, pers. comm., 2017).

The pond itself measures approximately 289 metres from east to west and 110 metres from north to south at its midpoint. The profile of the pond in section is shown in Figure 5 and Figure 6, though this is to some degree speculative and based on anecdote (Whitfield and Pallett, pers. comm., 2017). There are two small islands at the west end of the pond which are populated with trees.

A more detailed overview of the Pond, including photographs, is given in the site gazetteer (appendix A).

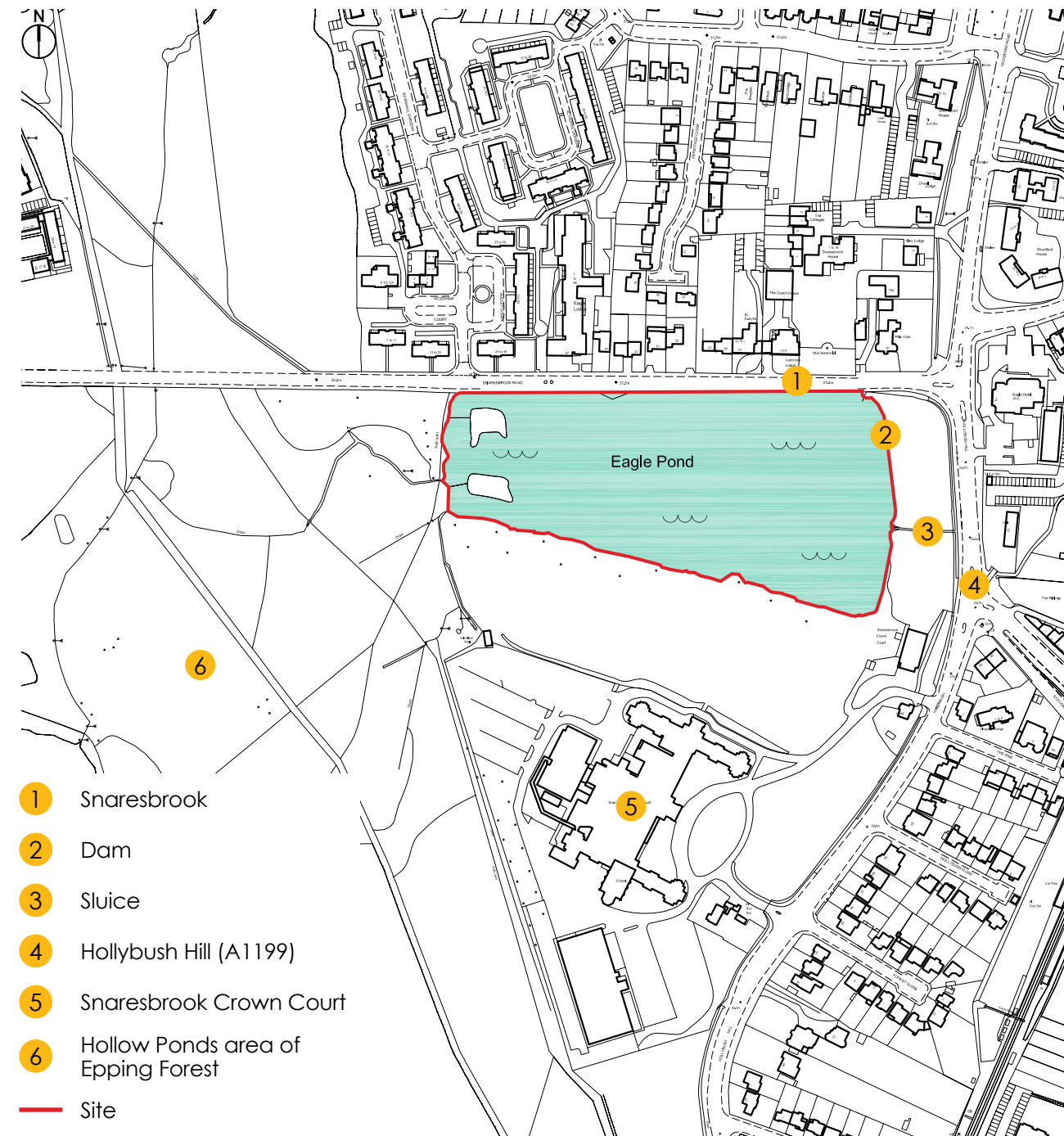


Figure 4: Site description plan

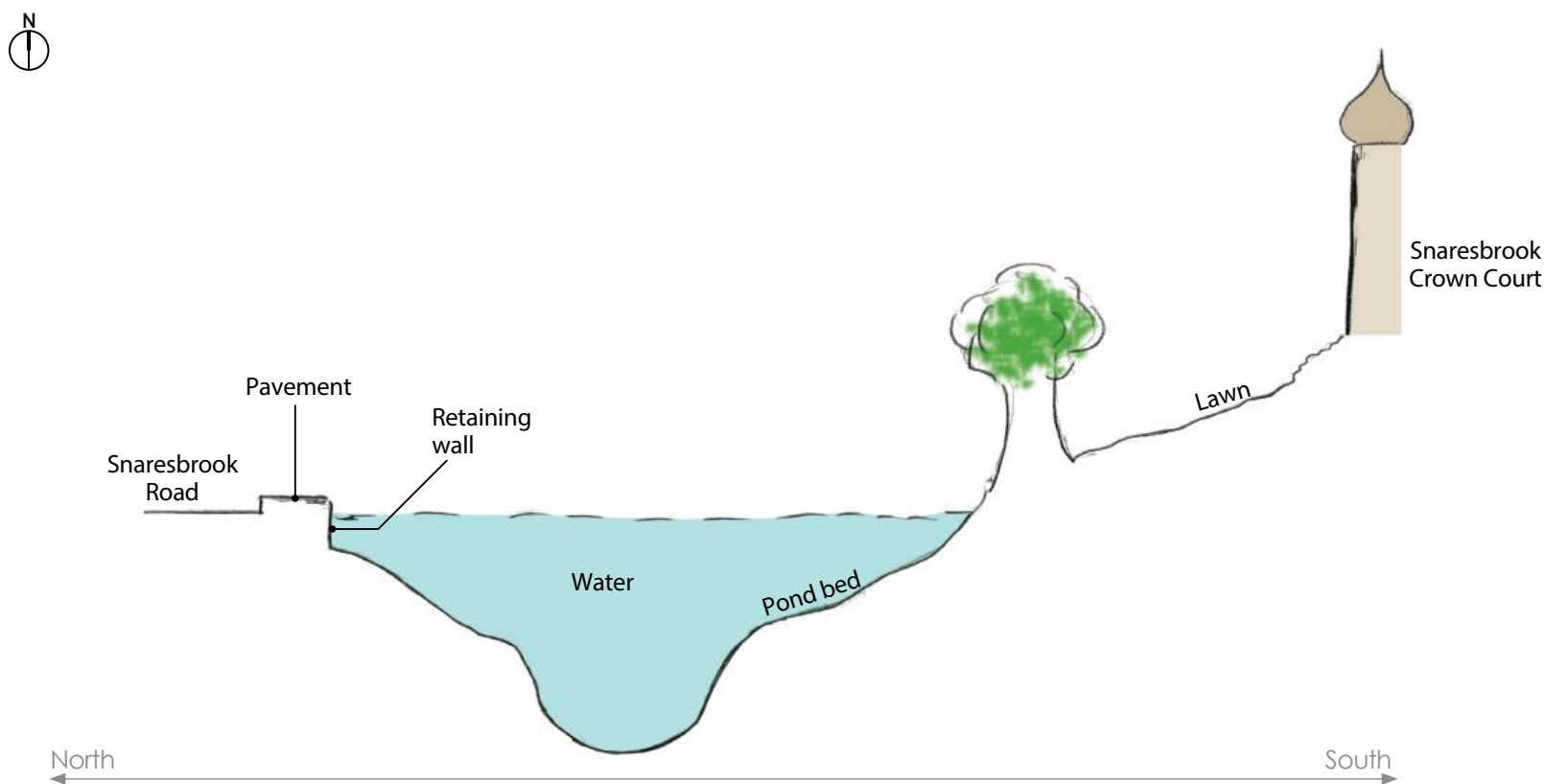


Figure 5: Illustrative north-south cross-section of Eagle Pond, based on information from Epping Forest Staff (Whitfield and Pallett, pers. comm., 2017). Structure has not been investigated.

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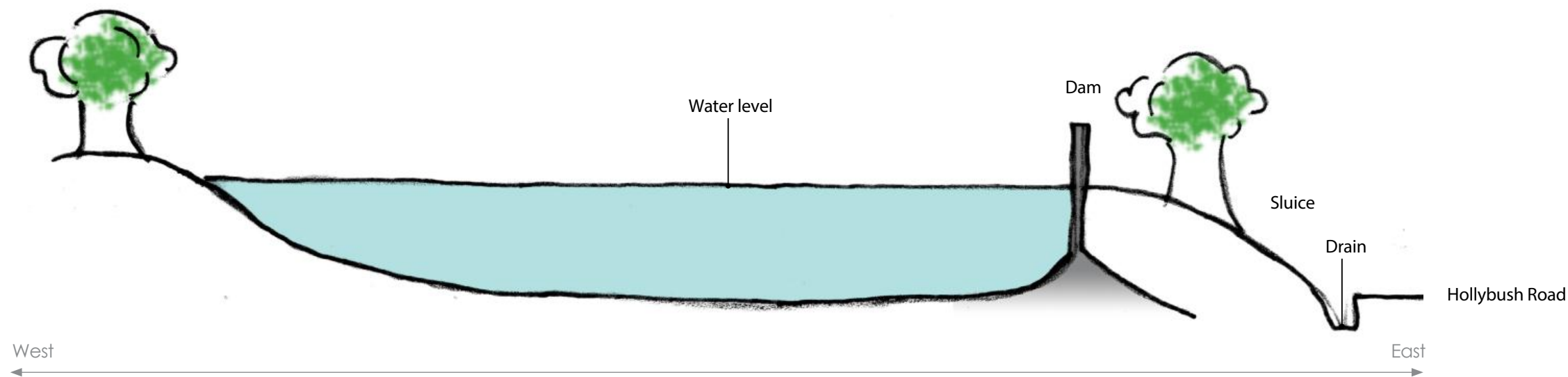


Figure 6: Illustrative west-east cross-section of Eagle Pond (Whitfield and Pallett, pers. comm., 2017). Structure has not been investigated.

2.3 Ownership

Eagle Pond is owned by the City Corporation as part of Epping Forest and has done so since the end of the nineteenth century. Three of the Pond's four banks are in different ownership (see Figure 7):

- its west bank is part of Epping Forest and is held in trust by the City Corporation;
- the south bank is owned by Her Majesty's Court Service;
- Her Majesty's Court Service also owns the land to the east of the Pond which the sluice discharges onto but both the City Corporation and Her Majesty's Court Service own the dam on this side of the Pond; and
- the public highway to the north of Eagle Pond comprising Snaresbrook Road, the pavement and retaining wall is owned by the London Borough of Redbridge.



Figure 7: Ownership plan

2.4 Designations

2.4.1 Heritage designations

There are a seven listed structures within close proximity of Eagle Pond. These are all listed at grade II and their locations are shown on Figure 8. Snaresbrook Crown Court is the most important listed building in relation to Eagle Pond both in terms of its history and current setting and ownership.

2.4.2 Other planning designations

Other planning designations affecting the Pond include:

- The Pond is a statutory Large Raised Reservoir (LRR)
- The Pond falls within the boundary of Snaresbrook Conservation Area
- It is within a Green Corridor
- It is within a Metropolitan Green Belt
- It is within a Flood Zone 3b – Functional Flood plain
- It is a non-statutory Site of Importance for Nature Conservation (SINC)

There may be other designations that affect the site.

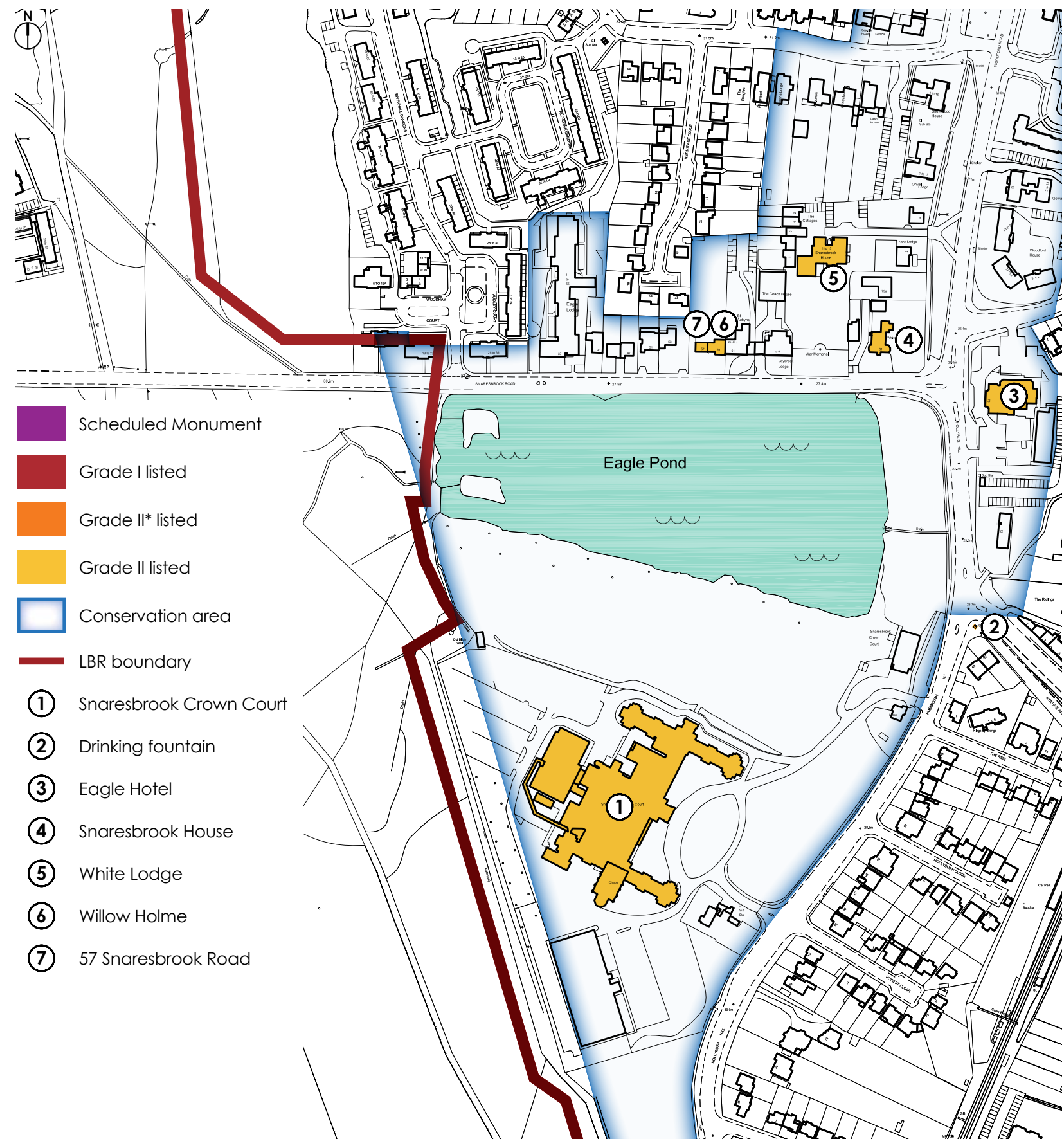


Figure 8: Heritage designation plan

2.4.3 Ecology designations

Eagle Pond lies immediately adjacent to the southern part of Epping Forest SSSI. A relatively large proportion (about 6%) of Epping Forest supports water bodies. Ponds and pools in the Forest are of botanical and entomological interest, and contribute to the overall ecological value of the Forest. Eagle Pond is not included in the SSSI but has been designated as a Site of Nature Conservation Importance and is within a Green Corridor, as such receives protection in the Redbridge Local Plan.



Figure 9: Ecology designations map

2.5 Topography

Eagle Pond is located on Leyton Flats, an area of comparatively high ground in between the two valleys created by the River Lea and the River Roding (Figure 10). The land rises immediately south of the Pond before falling away towards Wanstead Park and Aldersbrook.

A narrow valley extends from the east side of Eagle Pond towards the River Roding.

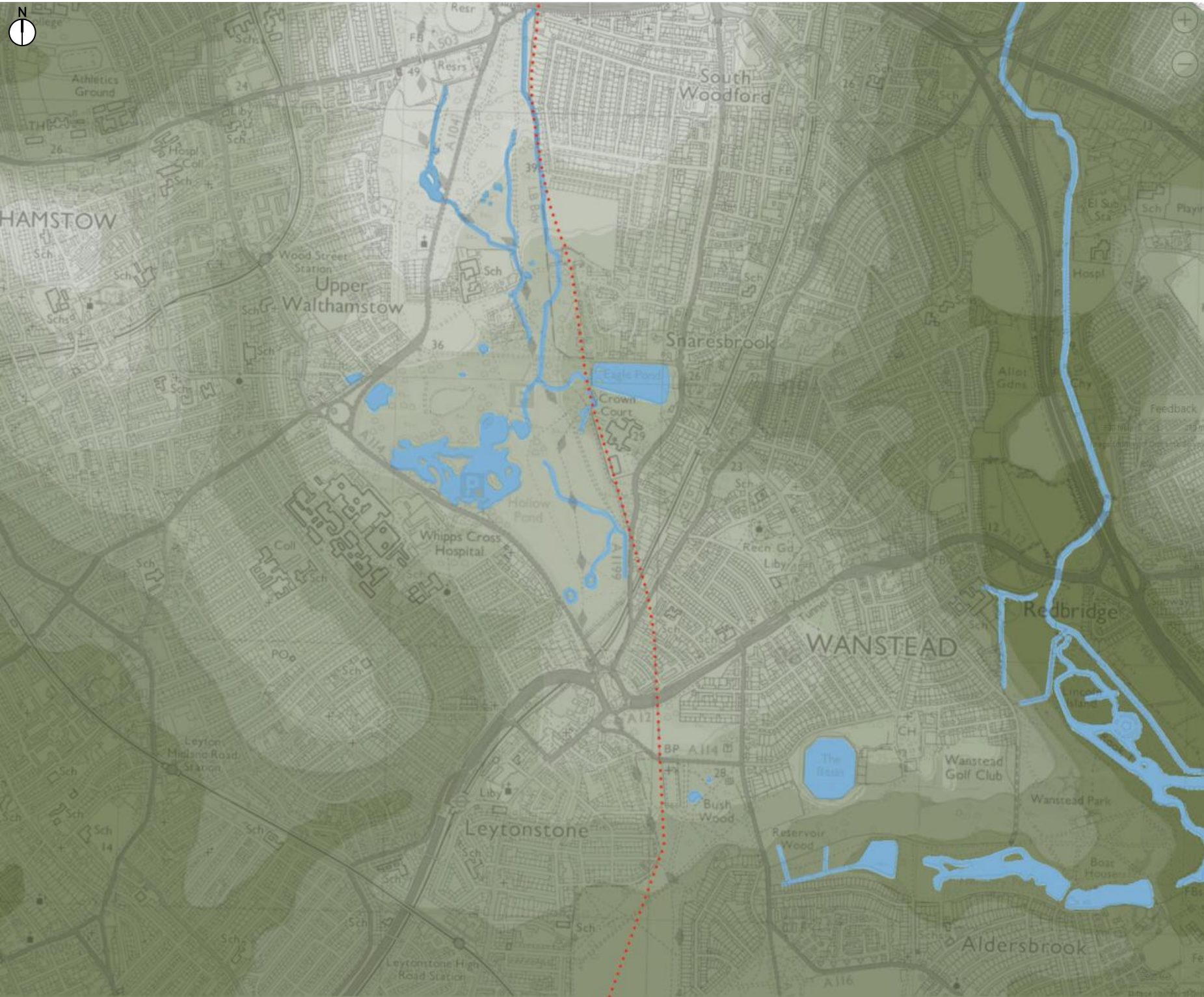


Figure 10: Topography plan

2.6 Geology

Eagle Pond lies at the eastern edge of a terrace of Boyn Hill Gravel, underlain by London Clay, which extends east across Leyton Flats and south to Wanstead and towards the historic Wanstead Park (Figure 1010).

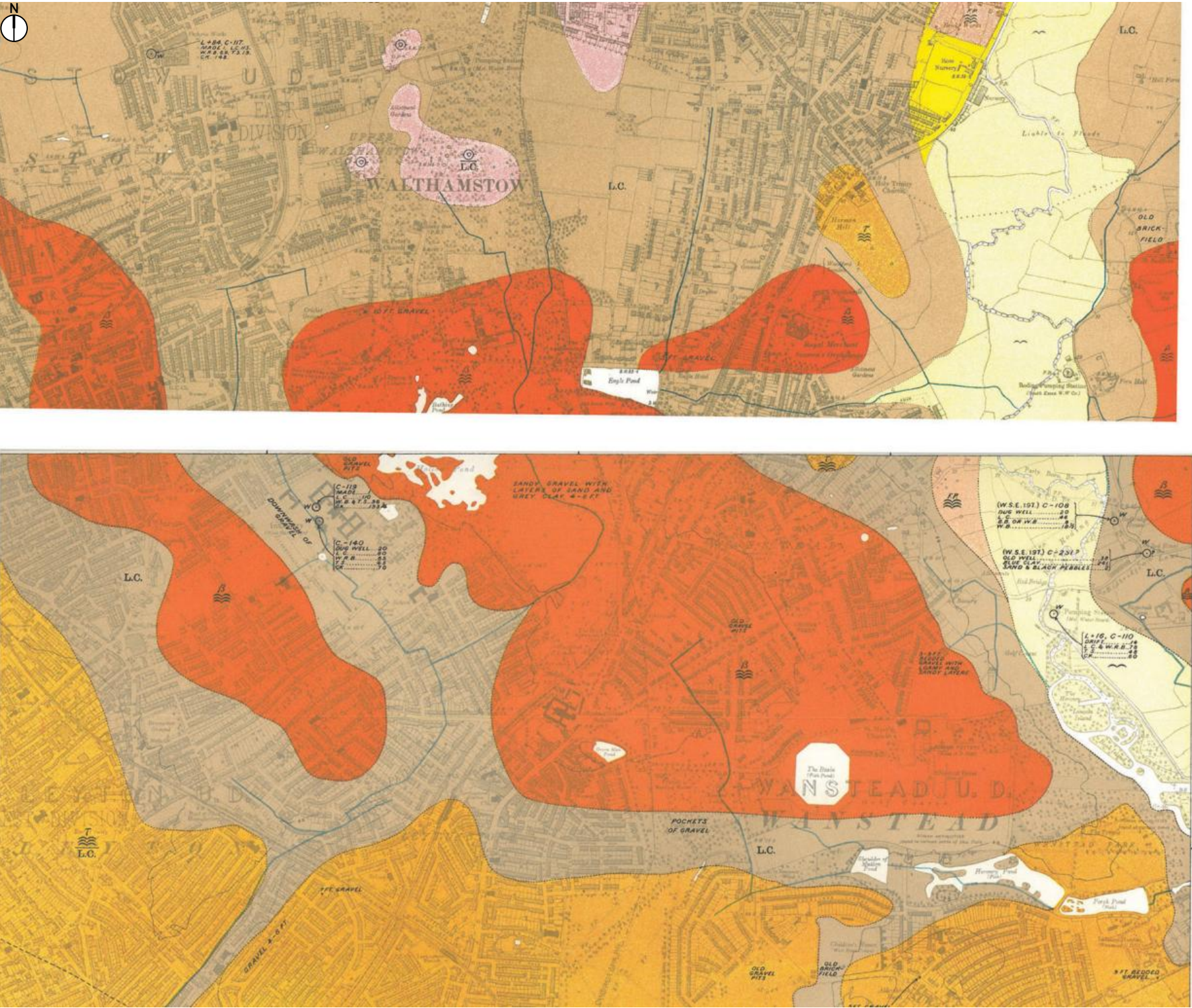
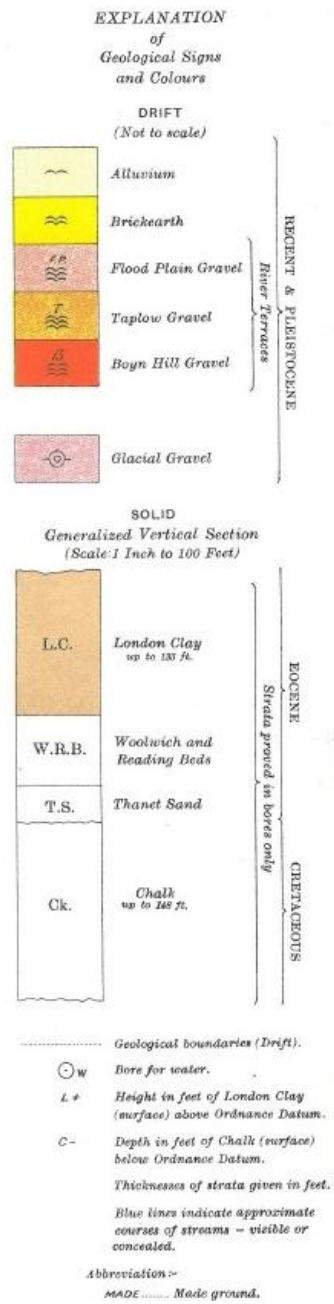


Figure 11: Geology

2.7 Hydrology

Leyton Flats has many small streams, ponds and reservoirs due to the geology (see section 2.5). This is because whilst London Clay is impermeable to water, gravel is porous and in areas like Leyton Flats, where gravel is underlain by clay, there is the capacity for water to collect. Along the line where the gravel terrace terminates and the clay underneath becomes the surface geology, various springs emerge.

These springs, ponds and reservoirs fall either within the catchment of the River Lea to the west or the River Roding to the east. Eagle Pond appears to be within the catchment area of the River Roding and so drains to the west along a small valley (see sections 2.4).

Today Eagle Pond is fed by a water system that originates in the Victorian reservoir near Waterworks Corner to the north-west of the site (Figure 12). The water from this reservoir then runs south into the Rising Sun/Bullrush Pond (located on the west side of Woodford New Road) and then south-east to the Duck Pond behind Forest School. From here the water flows south, does a loop through Snaresbrook Road, before flowing into Eagle Pond via the west bank. A large amount of water comes into Eagle Pond via storm drainage from Snaresbrook Road (Whitfield and Pallett, pers. comm., 2017). Water flow into the Pond is facilitated by pipes with hinged metal caps, preventing backflow of water into the pipes (Whitfield and Pallett, pers. comm., 2017).

The same water system feeds the Hollow Ponds to the south-west of Eagle Pond. It is also likely that, via the River Holt (see section 3.3.3) this system also historically fed the water system of Wanstead Park to the south-east.

Eagle Pond drains via overflow down a sluice into a culverted stream. This stream originates to the north of the site and runs parallel to Hollybush Hill. Immediately south of where sluice joins it, it becomes culverted and flows due east, roughly along the line of Elmcroft Avenue, to discharge into the River Roding.

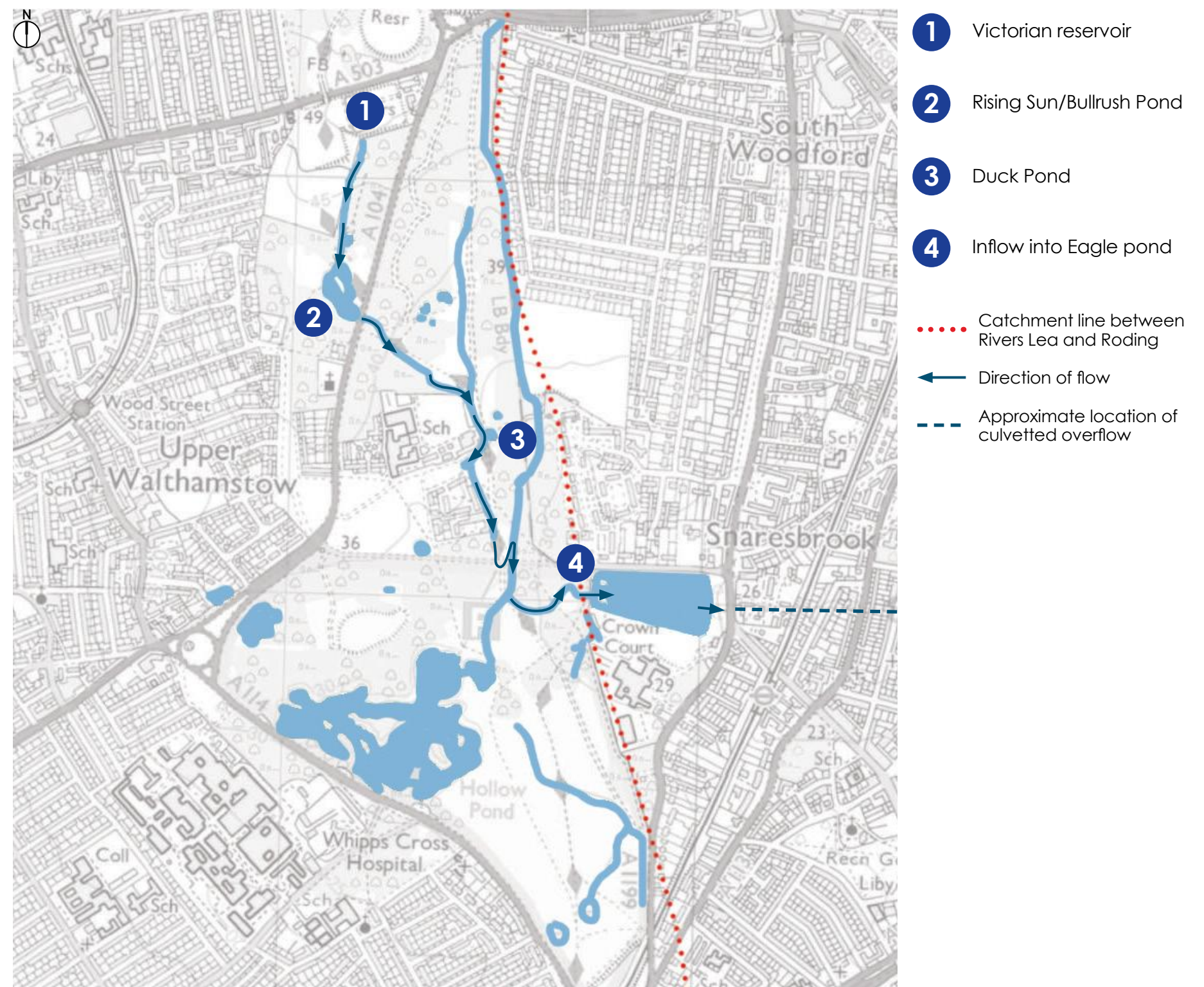


Figure 12: Hydrology

2.8 Ecology

2.8.1 The Pond

The Pond and its surrounds form an ecosystem. The biodiversity is comprised of a range of plant and animal life and their complex interactions. A change in one species can affect others. Healthy ponds generally have a greater diversity of habitats and support a greater diversity of species across a range of species groups

2.8.2 Birds

In terms of biodiversity, the Pond is best known for the range of waterfowl which can be present in large numbers particularly in winter. Water birds recorded include Canada geese (introduced and often in large numbers), tufted duck, mallard, gadwall, pochard, shoveler, wigeon, mute swan (occurring in large numbers), coot, moorhen, great crested grebe, grey heron, cormorant, black-headed gull, common gull, herring gull and lesser black-backed gull.

Too many waterfowl (caused by overfeeding by people) results in adverse effects on pond biodiversity which can include:

- increased levels of nitrate and phosphate levels in the water which can lead to an increase in algae growth which can deplete oxygen levels and shade submerged plants (a basic water test carried out in October 2017 indicated low to medium levels of nitrates and phosphates in the water)
- increased feeding on aquatic and marginal plants which can diminish plant diversity and abundance to suboptimum levels (plants are important to oxygenate water and provide habitats for fish, invertebrates and other pond life)
- increased predation of amphibians and invertebrates
- a deterioration of water quality which in general reduces diversity of pond life, in particular invertebrates.

Birds recorded from the wooded banks of the Pond include blackbirds, feral pigeon, firecrest (in 2008), ring-tailed parakeet (introduced), sparrowhawk, red-legged partridge (introduced) and wren.

2.8.3 Bats

The London Bat Group has provided records for a range of species within 1 km radius of the Pond although no records were for the Pond itself. These included common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Daubenton's bat, noctule and Leisler's bat.

A bat survey carried out on 12 October 2017 in good weather conditions: 19°C, 100% cloud, no rain and light air (Beaufort scale 1). Access was only available to the west and north banks of the Pond. No bats were seen emerging or entering from buildings or trees.

The survey recorded: common pipistrelle, soprano pipistrelle, a *Myotis* sp., and noctule. Very low bat activity was recorded at the pond. Insect abundance appeared to be low. Very few bats were recorded from the north bank (Snaresbrook Road) which supports minimal vegetation experiences high light levels. Some of the mature trees around the Pond support suitable crevices/ cavities in which bats may roost.



Figure 13: Canada geese at Eagle Pond, 2017

2.8.4 Fish

The Pond supports a diversity of fish which have been monitored since 1994 by netting and electrofishing. Angling was banned in 1991–92 (due to water fowl becoming tangled in fishing line) after which it was being considered as a fish stock pond for small 'silver' fish; a collective term used to describe all fish that are not Carp (e.g. Roach, Rudd, Bream, Perch, Gudgeon).

The numbers, diversity and size of fish have changed over time:

- fish diversity and abundance was higher in the 1970s with roach, bream and perch recorded as being numerous alongside smaller numbers of carp and pike
- numbers of pike and perch (both of which predate on other smaller fish) have increased

Fish decline may be due in part at least to the effects of feeding bread to birds and dumping of food waste in the Pond.

Eels may still use the Pond and were last recorded in 2011 (European eel is a UKBAP Priority Species). Large carp are frequently recorded (probably introduced) and are removed from the Pond as far as possible by the Epping Forest. Angling may still take place from the south bank.

2.8.5 Amphibians

Amphibians numbers would be expected to be low due to the presence of fish and waterfowl (which predate on amphibians) as well as the lack of aquatic vegetation. An amphibian survey in 2013 recorded a single palmate newt and a single possible smooth newt.

2.8.6 Reptiles

No reptiles were recorded apart from red-eared terrapin. Bank habitat on the west and south banks are heavily shaded. It is possible that native reptiles occur in the rough semi-improved grassland behind the trees on the south bank.

2.8.7 Invertebrates

An invertebrate survey carried out in October 2017 recorded eighteen species of aquatic invertebrate. No Red Data Book or Nationally Scarce species were found, although five species are considered to have Local status. Molluscs made the greatest contribution to the species list with 5 species being recorded, followed by aquatic bugs with 4 species.

Whilst some of the invertebrate species recorded such as the Water Spider *Argyroneta aquatica* and the lesser Water-boatman *Cymatia coleoptrata* were found in good numbers, overall the low number of species recorded is probably mostly due to the limited range of different habitats within the Pond. When sampling the pond, it was noticed that the habitats at the various sample points were nearly identical, with submerged aquatic vegetation over silts or gravels.

Eagle Pond falls within Compartment 36 (Wanstead Flats / Hollow Pond) of Epping Forest. Currently there are just over 2200 biological records available for this area, including a few for Eagle Pond. Similarly, there are just over 900 biological records from Compartment 35 (Gilbert's Slade) to the north of Eagle Pond. However, very few of these records relate to aquatic invertebrates. Nine species of dragonfly were recorded from Compartment 35 between 1994 and 2004, although it is unclear if these relate to flying adults seen near some of the Compartment 35 ponds or to records of confirmed breeding on the site. Records of species such the water beetle *Donacia vulgaris* from Compartment 35 are indicative of ponds with a variety of emergent vegetation, a habitat type which is not found in Eagle Pond. In total, 24 species of aquatic invertebrate have previously been recorded from Compartments 35 and 36. The October 2017 survey, despite only recording 18 species, added 11 new species of aquatic invertebrate to the overall species list. These include 4 species of mollusc and 3 aquatic bugs including the Pondweed Bug *Mesovelia furcata*, a Local species.

Although there are only a few aquatic invertebrate records for other ponds in the area which can be compared with the data from this survey of Eagle Pond, the results of this survey suggest that Eagle Pond provides a very different sort of aquatic habitat to other ponds in the area. This is reflected in the differences between those species recorded from other sites and those recorded from Eagle Pond, as a wider range of habitats will potentially attract a wider range of species to the area.

2.8.8 Plants

The Pond is a large, open water body almost completely lacking in any marginal areas with emergent vegetation. Wave action obviously has an impact on the pond, as evidenced by the windrows of floating blanket weed noted accumulation at some of the 'downwind' margins of the pond. With a lack of well vegetated marginal areas there is little to ameliorate any wave action at the edges of the pond, and type of habitat provided at the Pond (open water, bare margins and wave action) is more typical of what one would find in a disused gravel pit rather than a smaller, well vegetated pond.

There is good growth of rigid hornwort *Ceratophyllum demersum* and soft hornwort *C. submersum* over silts and gravels.

The north bank along Snaresbrook Road

The bank along Snaresbrook Road is now revetted with sheet piling and concrete. This bank is now devoid of vegetation (having lost its trees).

The shallow pond margin supports negligible marginal vegetation, there is physical and noise disturbance from traffic and there are high light levels after dark. As a consequence this bank is currently of limited value for wildlife.

The east bank with dam and land between the dam and the road (Hollybush Hill)

The area between the dam and the road supports mostly non-native trees (including sycamore *Acer pseudoplatanus* and horse chestnut *Aesculus* sp.) planted in amongst pedunculate oak. There is an area planted with non-native grey poplar *Populus × canescens*. There is a narrow strip of marginal vegetation (possibly planted in coir rolls or brushwood bundles and held in place with wire mesh attached to the dam). Japanese knotweed *Fallopia japonica* is an invasive non-native plant which is located in south east corner of Pond margin. It is illegal to plant in the wild or cause it to grow in the wild (this includes moving contaminated soil or plant cuttings).

The south bank (Snaresbrook Crown Court)

The edge of the Pond currently supports a narrow strip of woodland supporting a range of native trees (including mature pedunculate oaks) and non-native trees. The mature oaks are of greatest ecological value of the trees along this bank. The bank is eroding with trees falling into the pond including some of the mature pedunculate oaks. The bank is shaded and supports no marginal vegetation. Behind the woodland lies an area of semi-improved grassland before the more formal mown lawns in front of the courts building. This woodland and semi-improved grassland are of ecological value.

The west bank adjacent to Epping Forest SSSI

The most important feature on the east bank is large veteran pedunculate oak pollard (girth 4.63m). The bank has suffered serious erosion which threatened to harm this tree. In 2011, a scout group led by Epping Park Staff created revetments of timber posts, geotextile membranes and brushwood bundles to reclaim the eroded part of the bank (Whitfield and Pallett, pers. comm., 2017).

Away from the Pond on the other side of the path are a range of mid aged to mature non-native trees including common lime *Tilia x europaea* and horse chestnut under which a dense understorey of holly *Ilex aquifolium* has established. The ground flora is species-poor.

Wooded islands

There are two wooded islands which support native vegetation. These offer nest sites for birds including Canada geese and a range of other birds, resting places for the non-native terrapins.

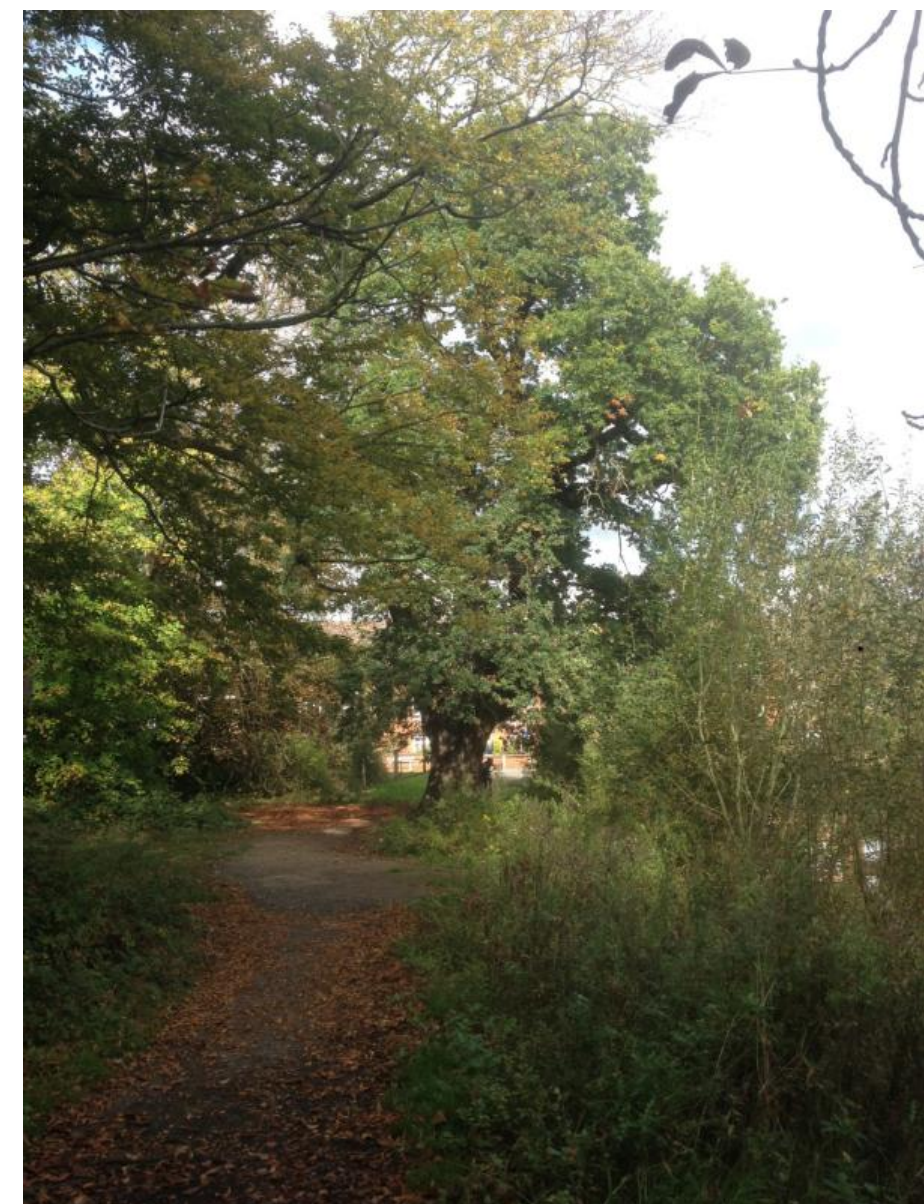


Figure 14: West bank with veteran oak pollard

3.0 Historical development of Eagle Pond

3.1 Introduction

Eagle Pond appears to date back to at least the beginning of the eighteenth century. But because of its age and the fact that it was often located on the fringes of other, more notable landmarks, there is a substantial lack of documentary evidence for its history, particularly its formation. This has made it challenging to accurately define when Eagle Pond was formed and why.

The following account of the Pond's historical development will review the available evidence, which is most often visual, as well as evaluate various theories that have grown up around its original use. It will then summarise current knowledge of its subsequent development using documentary evidence in conjunction with an understanding of the site's geology, topography and hydrology (covered in section 2.1.2 and 2.1.4 respectively).

3.2 Documentary evidence for Eagle Pond's formation

The earliest direct visual reference to Eagle Pond found in the course of research for this Conservation Statement is a plan from 1735 (Figure 15). This plan shows the Pond as having roughly the same irregular, rectangular shape that it has today. However it also has five islands; three square-shaped ones on its westernmost side and two more rectangular ones on its southern side. The Pond in this plan is referred to as 'Snaresbrook Pond'.

3.2.1 Eagle Pond's connection with Wanstead Park

This 1735 plan was produced by John Rocque and it represents a mixture of realised and planned designs for Wanstead Park, located on London's border with the County of Essex.

Wanstead Park was enclosed in the early sixteenth century when it came into royal ownership. The extent of the estate fluctuated and changed hands many times until, in 1673-74, 300 acres of land and the house was sold to Sir Josiah Child for £11,500 (Jeffrey, 1999).

Despite coming from relatively humble beginnings as a merchant's son, Josiah Child worked his way up from a victualler to the Navy to become a Director of the East India Company, amassing a large fortune in the process. It is likely that Child's sudden wealth, like so many of his East India Company colleagues, drew considerable contempt from established aristocratic families. In response many, like Child, embarked on ambitious building and landscape projects as a way to demonstrate their wealth and power. However this often inflamed the situation further. In fact, Child's purchase of Wanstead Park came under criticism from diarist John Evelyn who, after visiting the estate in March 1683, described it as 'a barren spot as commonly these overgrown and suddenly monied men for the most part seat themselves' (de Beer, 1955 cited in Jeffrey, 1999, p. 11).

The Pond's inclusion in Rocque's plan appears to suggest that, from 1735 at least, the Pond was part of the Child's estate, under Sir Richard Child, Josiah's son.

3.2.2 Comparison with later plans

Rocque's 1735 plan captures the Child's extensive and outlandish ambitions for the estate. However because it included a mix of realised and planned designs it is not possible to say whether Eagle Pond was in existence in 1735 or not. Several other features, most notably the lake to the south with an island shaped like Great Britain, were never constructed.

A later plan, also by John Rocque, offers a snapshot of the estate 11 years later in 1746. This plan, a survey of London rather than a private commission, is a more reliable account of the layout of the estate. The Pond is depicted clearly here and again is shown as roughly the same shape as today, with several islands located on its western and southern sides. It is named as 'Snares Pond'.

The landscape shown around the pond in the 1735 plan is largely absent. Indeed the only visual link to the estate appears to be a very long avenue of trees linking the Pond to the house.

A comparison of these plans suggests that Eagle Pond was almost certainly in existence in 1746 but could possibly have been in existence in 1735. However it is also possible that the Pond could be older than both these plans and pre-date Child's purchase of the park. Unfortunately, whilst earlier plans of the area from the sixteenth and seventeenth centuries do exist, they are not of sufficiently detailed to record the Pond.

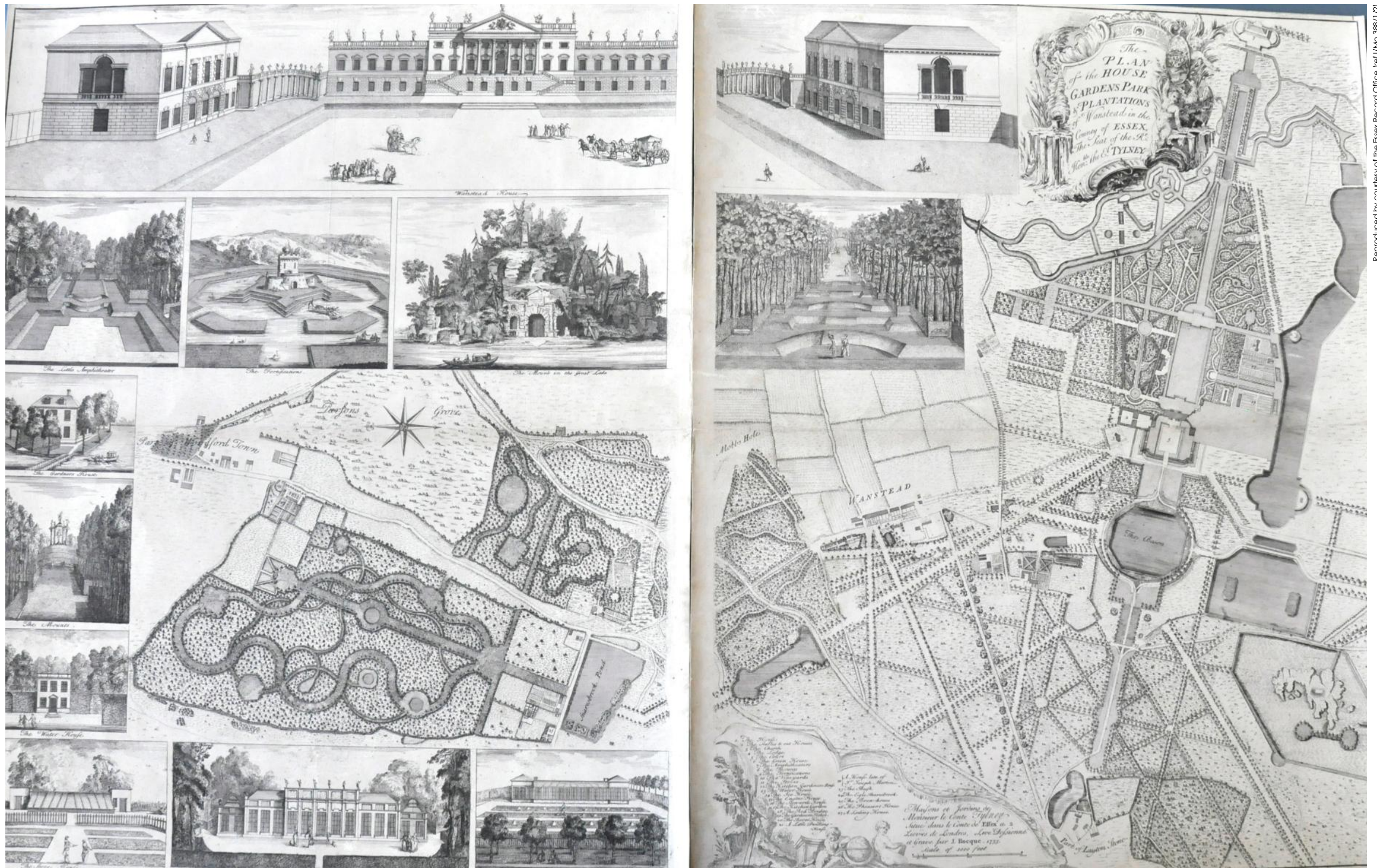


Figure 15: The Plan of the House, Gardens, Park & Plantations of Wanstead in the County of Essex, The Seat of the Right Honourable the Earl Tylney by John Rocque, 1735

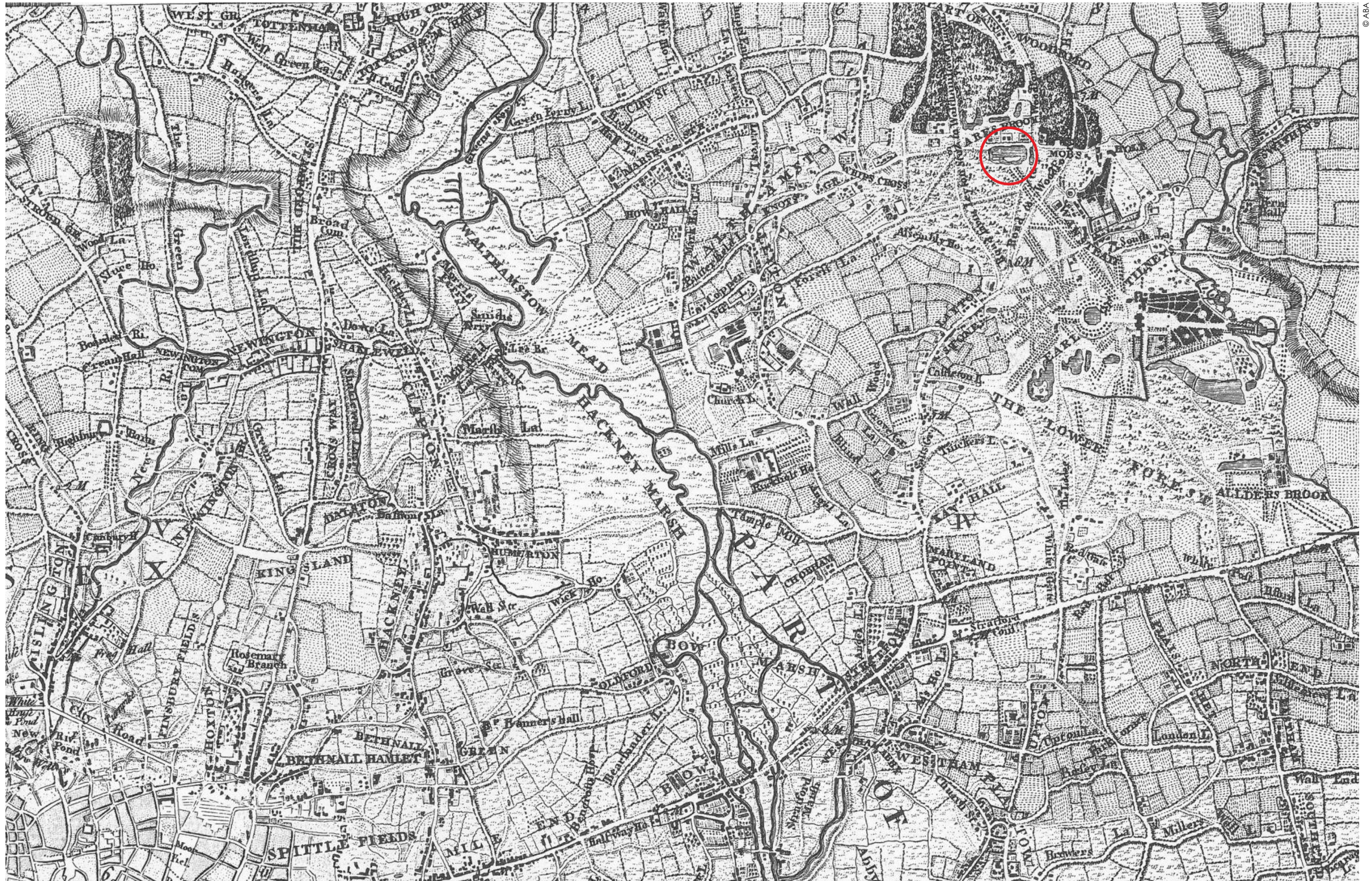


Figure 16: Roque map, 1766

3.3 Purpose of Eagle Pond

Although there is a lack of direct documentary evidence for the Pond itself, a consideration of its potential purpose could offer more clues as to when it might have been formed.

There has for a long time been a general assumption, possibly given their geographical proximity, that Eagle Pond was created as a reservoir for Wanstead Park's elaborate water system, shown in the 1735 and 1746 plans.

3.3.1 Landscape at Wanstead Park (1699–1725)

The instigator of this phase of works was Sir Richard Child who inherited Wanstead from Sir Josiah Child after his death in 1699. Like his father, Richard was also a social climber. He bought a peerage, Viscount Castlemain, in 1718 to increase his social status and in 1832 he became Earl of Tylney, following his wife's inheritance of the Tylney estates.

Sir Richard Child instigated major developments in the estate including the construction of a new house to designs by Colen Campbell in c. 1715–25. The landscape was also altered by the well-known garden designer George London from c. 1706 in order to align it with the formal style fashionable at the time.

3.3.2 Landscape at Wanstead Park (1725–45)

This formal landscape design was softened, in line with changing fashions, in the 1720s and 1730s, possibly by John Rocque. This adaptation of London's design also included an ambitious series of watercourses which were constructed between 1725 and 1745.

The architect of this scheme is not certain. It is possible that William Kent could have been involved. He worked on the ceilings of the new house in the 1720s and had been advising Lord Burlington on his gardens, including water features, in Chiswick. However it is more likely that Adam Holt designed the system. He is described as 'surveyor of the works' in 1715 and he had also been involved in the water engineering scheme at Coopersale, Essex (Jeffrey, 1999, p. 3). Furthermore, the method that eventually brought water into the park is named after him.



Figure 17: Birch Well, 2017

3.3.3 Eagle Pond and the River Holt

The system created to supply Wanstead Park with water consisted of a small, artificial ditch which diverted water into the park from the naturally water-rich area of Leyton Flats to the north (see section 2.7).

Today little is left of the River Holt and mapping its course has proved difficult due to conflicting documentary evidence. This has given rise to the assumption that Eagle Pond formed a part of the route. If true this would suggest that the Pond was created in the early eighteenth century to feed the series of lakes created c. 1725–45.

However this theory does not work in terms of the topography of the area (see section 2.5) as Barry Hughes explained in his 2001 article 'Wanstead Watercourses: the "River Holt"'. Hughes argues that as the land rises slightly between Eagle Pond and Wanstead Park water would have had to flow uphill to reach the park, meaning that Eagle Pond could not possibly have been a feeder pond.

3.3.4 Eagle Pond as an enlarged spring

There have also been suggestions that Eagle Pond was created by enlarging a natural spring. This is suggested by Sir William Addison in his book 'Portrait of Epping Forest', but unfortunately he offers no date or reference.

The area around Eagle Pond, located largely on gravel, appears to have had a great many springs, including Birch Well (see figure 19) to the south-west of Eagle Pond. One was discovered in 1619 and made Wanstead briefly popular as a spa in the seventeenth century (Christy and Thresh, 1910). There is some doubt as to the exact whereabouts of this spring but Eagle Pond is cited as an unlikely contender.

3.3.5 Summary of evidence for the formation of Eagle Pond

Eagle Pond is located in a narrow valley that runs from higher ground in Epping Forest in the west towards the River Roding in the east. It is likely that Eagle Pond was formed from the damming of a stream that drained into the River Roding. It is possible that this stream was the Sayesbrook, a tributary of the Roding that gave Snaresbrook its name (Christy and Thresh, 1910). Indeed, in Rocque's 1746 map it is possible to make out what appears to be a stream draining from Eagle Pond into the Roding. The shape of the Pond, a loose rectangle also supports this theory as does the profile of the Pond which is shallower along the northern and southern banks and deepest in the middle, and getting deeper towards the east end (Whitfield and Pallett, pers. comm., 2017).

Why this stream was dammed and when is less clear. Although there is evidence for the Pond being in existence by 1746, and possibly by 1735, it could pre-date the Park altogether.

The Pond was not, as has been usually suggested, part of the River Holt which was constructed to supply the water system at Wanstead Park. However it is clear from Rocque's 1735 plan that the Pond and the surrounding land did belong to and form part of the Child family's estate.

In this light Richard Arnopp (2017) suggests that Eagle Pond was created as an ornamental lake by Josiah Child, predating the water system. Arnopp's evidence for this is based on his analysis of the 1712 poem *Flora Triumphans – Wanstead Garden*, which describes the gardens and particularly the water system at Wanstead around the time of the design by George London and largely before the extensive watercourses were constructed. There is evidence that Josiah Child made substantial improvements to the estate in the 1680s before his death in 1699. The diarist John Evelyn describes the 'planting of Walnut trees, about his seate, & making fish-ponds, for many miles in Circuite, in Epping Forest' (cited in LPGA, 1999, p. 11). Although it is not mentioned by name it is possible that Eagle Pond was created as part of these early improvements.

What's in a name?

The name of Eagle Pond could also offer clues as to its origin.

The first reference to Eagle Pond is in Rocque's 1735 plan where it is described as 'Snaresbrook Pond'. 11 years later in Rocque's plan of 1746 it is described as 'Snares Pond'. This association with Snaresbrook may imply that the pond was formed by damming the Sayesbrook, the tributary of the Roding that gave Snaresbrook its name. Given that in 1735 it bears a name relating to the village of Snaresbrook rather than more directly to the village of Wanstead or Wanstead Park this could be evidence that it had more to do with Snaresbrook than the Estate. It could have been formed as a local reservoir of water. Rocque's plan of 1746 shows a few houses and a brick kilns built already built along the Pond's northern boundary on what is now Snaresbrook Road.

The Pond later became known as Eagle Pond. There may be a number of reasons for this change. The Pond is adjacent to a public house which, in Rocque's 1746 plan was called The Eagle. Both the public house and later the Pond could have been named for the Child family, whose crest was an eagle.

3.4 Eagle Pond in the late-eighteenth and early-nineteenth century

Maps from the second half of the eighteenth century show that the Pond changed little over this time. However the surrounding area changed substantially around it.

The elaborate design for the northern part of Wanstead Park proposed in Rocque's 1735 plan and possibly centred on Eagle Pond never came to fruition. Even the long avenue of trees shown in Rocque's 1746 plan, seemingly the Pond's only physical link to the Park, appears to have been partially obscured by the turn of the nineteenth century. Instead the land in between the Pond and the park is taken up either by forest or by the growth of the village of Wanstead to the south-east. This cut off the Pond from the rest of the park.

3.5 Decline of Wanstead Park (1750-1823)

This neglect of the northern part of Wanstead Park, including Eagle Pond, can be explained by a consideration of the subsequent history of the Child family.

Richard Child died in 1750. He was succeeded by his younger son John, 2nd Earl Tylney, who never married and increasingly spent time away from Wanstead. He lived abroad almost permanently from the 1770s and died in 1784. Because John died childless, after his death all the family titles became extinct and the ownership of Wanstead Park passed to his sister's son and his heirs.

In 1805 it was inherited by Catherine Tylney Long who became one of the wealthiest heiresses in England. She had various suitors, including supposedly the Duke of Clarence, but in 1812 she married William Wellesley Pole, nephew of the Duke of Wellington. This initiated a phase of improvements to both the house and wider landscape. Well-known landscape designer Humphrey Repton was employed in 1813 but did not undertake any widespread changes. Nurseryman Lewis Kennedy was also employed in 1818.

There is little evidence that either scheme affected Eagle Pond in any way. Contemporary maps show that the Pond was roughly the same shape and with the same number of islands. The Pond is also shown on a plan of Wanstead Park by John Dooley from 1815–16. Its inclusion in this plan would suggest that at this point it was still owned by Child's descendants.

Catherine and her husband did not enjoy Wanstead for long. William's extravagance meant that after a few years Catharine's large fortune was gone and the couple's financial situation deteriorated sharply. In 1822 an auction was held for the contents of the house, which was sold the following year and demolished in 1825. The grounds, which remained in possession of the family, entered a period of decline.

3.6 Construction of the Infant Orphan Asylum (1841–43)

The next important phase in the history of Eagle Pond began in the early 1840s when land south of the Pond was purchased by the Trustees of the Infant Orphan Asylum.

The Infant Orphan Asylum was founded in 1827 by Andrew Reed, a minister and philanthropist. It was originally based in Bethnal Green but moved to Dalston Lane in 1832 where it grew to accommodate 170 children (Baker, 1995).

In 1840 the Trustees began looking for a new site and eventually settled upon land to the immediate south of Eagle Pond. The original trustees of the Infant Orphan Asylum, including Andrew Reed, purchased c. 18 acres of land south of the Pond, in addition to the Pond itself, from William Pole Tylney Long Wellesley for just over £2, 149 in August 1840.

However a deed of covenant dated 5 August 1840 (Redbridge Archive, 90/21/17/1, 1840 covenant) shows that William Pole Tylney Long Wellesley stipulated several conditions specifically relating to Eagle Pond. The covenant states that the trustees of the asylum would preserve and maintain the Pond as an ornamental water and would not convert or use it for any other purpose. Also, that the trustees should not enclose the Pond's north side other than with a simple fence.

In addition to these conditions, the covenant also appeared to grant William Pole Tylney Long Wellesley or anyone with his permission full and free use and enjoyment of the Pond for watering cattle and horses and for all other purposes which it had historically been used for except angling, boating, sailing or bathing. Any quantity of water was also allowed to be withdrawn from the Pond. There is little evidence that William Pole Tylney Long Wellesley exercised his rights over Eagle Pond. In 1840 when the covenant was drawn up he was living in Brussels in order to avoid his creditors and he died in 1857.

For their part the asylum appears to have adhered to the terms of the covenant, maintaining and preserving Eagle Pond as an ornamental water. Indeed, the orientation and character of the north elevation of the asylum building, designed by Sir George Gilbert Scott and William Bonython Moffatt, seems to suggest that the building was designed to respond to and compliment the Pond. Construction started in 1841 and it was officially opened by Leopold I of Belgium, uncle of Queen Victoria, in 1843. In many contemporary engravings the Pond is shown in the foreground, framing the building (Figure 18).

There is evidence to suggest that the Pond was used by the asylum more directly than just as an attractive setting. A later document kept in the Redbridge Archive (90/21/17/1, 1881 conveyance) states that the asylum used the Pond as a source of water for domestic tasks. Crockery has also been found in the Pond bearing the name of the asylum when the water level dropped during a drought in 1990 (Hughes, 1991).

On 1 November 1865 a deed of conveyance transferred the land from the surviving original trustees who purchased it in 1840 to the newly incorporated body of the President, Vice President, Treasurer and Governors of the Infant Orphan Asylum.



Figure 18: Engraving of the Infant Orphan Asylum by G. Hawkins, no date

3.7 Ownership by the City Corporation

In the early 1880s Eagle Pond got caught up in the legal action taken by the City Corporation to preserve Epping Forest.

The story of the City Corporation's involvement in Epping Forest began almost thirty years earlier in 1854 when the City Corporation purchased a small piece of land in Little Ilford to use as a cemetery. Through this purchase they gained commoners' right in the Forest.

In 1871 the City Corporation used their commoners' rights to fight a test case in the Court of Chancery on behalf of all commoners of Epping Forest to prevent further enclosure of land by local lords of the manor (London Metropolitan Archives, no date). Three years later in 1874 the Master of the Rolls decided in the City Corporation's favour. A decree was issued that declared common rights of pasture upon all 'waste' land of the forest. This waste land was defined as

- land not covered with buildings, enclosed and used as a gardens or curtilage on 14 August 1871, or;
- land not inclosed on or before 14 August 1851.

The decree also stated that the City Corporation could take out an injunction to stop landowners enclosing or building on waste land.

Unfortunately for the Infant Orphan Asylum certain parts of their land met the criteria for waste land as specified above. Whilst the triangle of land south of Eagle Pond, on which the asylum building was built, was exempt, all other parts of the asylum's land, including Eagle Pond and its banks were identified by the City Corporation as potentially common land.

The asylum fought the City's presumption that part of their land should be in common ownership. A newspaper article from the Essex Herald on 2 May 1876 (p. 3) stated that the asylum asked the City Corporation to reconsider them as owners of Eagle Pond stating, 'they had not any wish to exclude the public from the use of that piece of water.'

However a conveyance of 23 January 1881 granted the City Corporation, for a sum of £100, a plot of land to the west of the asylum, the west bank of Eagle Pond as well as Eagle Pond itself (Redbridge Archive, 90/21/17/1, 1881 conveyance). The conveyance stated that these pieces of land would form part of the open and unenclosed land of Epping Forest.

There was some good news for the asylum however. An account of an agreement of 9 November 1876 outlined in the 1881 conveyance stated that the asylum could retain the south and east banks of Eagle Pond, free from rights of common pasture. They were also allowed to retain a strip to the west of the asylum building as long as they did not build on it.

In terms of Eagle Pond itself, the 1881 conveyance stated that the City Corporation would maintain the pond as an open, ornamental water and prevent pollution, bathing or boating. The conveyance also stated that it would be lawful for the City Corporation to enlarge the Pond on its western side.

The asylum did not lose all rights to the Pond. The 1881 conveyance also stated that it could continue to draw water in perpetuity from it for domestic uses provided that the water level did not drop below an agreed fixed point. The asylum was also allowed to place and maintain an open fence into the pond at the north-east and south-west corners to prevent trespass onto their land.

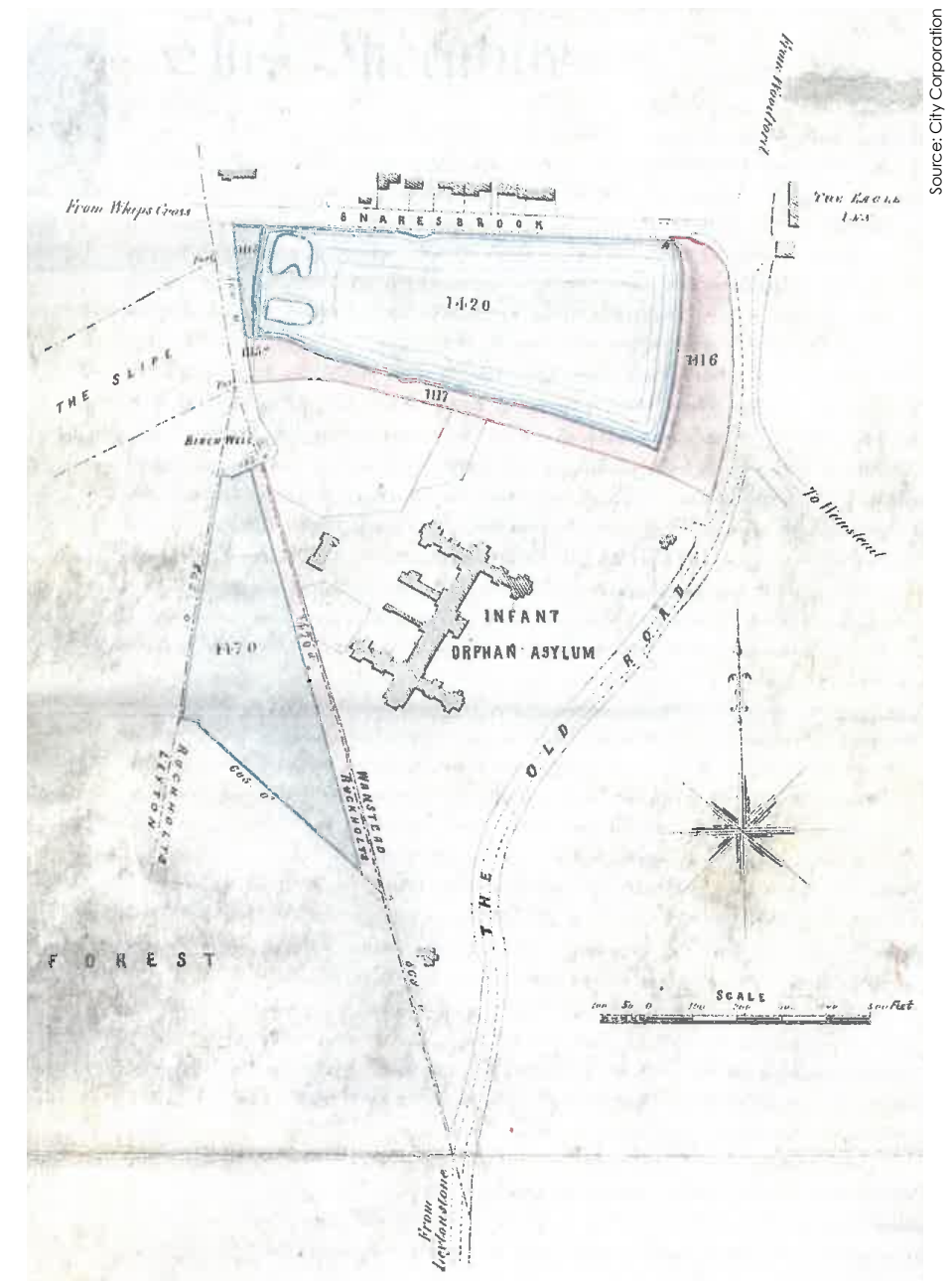


Figure 19: Plan to accompany the conveyance of land to the City of London, 1881

3.8 Eagle Pond in the late-nineteenth and early-twentieth century

It is around the 1870s and 1880s, when the City Corporation secured commoners' rights to Epping Forest and Eagle Pond, that the majority of articles about it began to appear in contemporary newspapers. These reported on various activities on or near the Pond. For example an article in the *London Evening Standard* on 4 June 1877 stated that Eagle Pond was 'well-stocked with fish, which it is the intention of the corporation of the City of London to preserve for angling'. Similarly, newspaper articles from 1886 and 1890 also describe skating taking place on Eagle Pond when the ice was deemed thick enough.

However in addition to these activities there are also a substantial number of articles, occurring at regular intervals between 1883 and 1904 that describe a gloomier chapter of Eagle Pond's history when bodies were found in the water. It appears that many of these deaths were accidental, generally resulting from mishap or drunkenness. One incident reported in the *Barking, East Ham and Ilford Advertiser, Upton Park and Dagenham Gazette* on 21 March 1903 stated that a carriage was drawn into the water because the attached horse had taken fright at a motor car. Luckily in this instance there were no fatalities.

In some cases the stories behind the bodies discovered in Eagle Pond are bleaker. There are reports in contemporary newspapers of suicides and unexplained deaths. One article from *The Globe* on 12 November 1885 states that a parcel was found at the water's edge containing a newly-born female child.

Despite this darker side, images of Eagle Pond at the turn of the twentieth century show that the northern bank was busy with people talking, feeding the birds and generally enjoying the view.

3.9 Recent history

In the nineteenth and early twentieth centuries the Pond was used for a number of activities and uses. However, these are now not allowed in the interests of protecting the wildlife of the Forest. Fishing for example, is allowed on many of the Ponds in Epping Forest but has not been allowed on Eagle Pond since 1991–2. The Forest Keepers report that there are however, sometimes problems with people illegally fishing on the south bank (Snaresbrook Crown Court land).

In addition to this change of use there have been various physical changes made to the Pond in its recent history. During this time LBR have formalised Snaresbrook Road and in 1986 the retaining wall along north bank of the Pond was piled with the existing corrugated metal sheeting. The dam was also the subject of extensive works including a continuous 6m pile barrier to meet public safety concerns. In 2012 the height of the dam was raised as a result of the regular inspections that are required by law for reservoirs which identified a risk of flooding due to the discharge capacity of the dam being too small (screening opinion 0465/12 and planning application 1177/12 Redbridge District Council). As part of these works some measures were taken to improve the habitat for wildlife along the dam and simultaneously improve its appearance.

The Pond was designated a Large Raised Reservoir under the Reservoirs Act 1975.

3.10 Ecological history of Eagle Pond

The bank along Snaresbrook Road was a hard edge and several old photographs show that it was planted with trees along the edge of the Pond. The south bank probably had timber revetments with trees behind (one old photograph appears to show a revetted bank). There was probably less need for a revetment on the shorter west bank (one old photograph shows mature trees over open grassland and an engraving of 1832 shows a more open bank with rough vegetation and scrub and cattle grazing). Old maps suggest that the islands were square shaped which suggests the banks were also revetted.

Past features of note of the Pond and immediate surrounds which had ecological value include:

- open water with islands supporting waterfowl (ducks, geese and swans as today)
- a veteran pedunculate oak *Quercus robur* pollard close to the west bank (still present)
- two islands supporting native woodland
- open rough grazing with trees adjacent to the west bank (i.e. ancient wood pasture for which Epping Forest is now one of the few remaining large-scale examples); this area is now wooded
- a line of trees shown on old photographs (probably crack willows *Salix fragilis*) growing on the water's edge along Snaresbrook Road; one remaining willow is shown on an aerial photograph in 2003 (white willow *Salix alba* was recorded in 1999 and may have been this one) and now only the dead stump remains amongst buddleia bushes.

In other respects the Pond has changed in the following ways:

- the south bank has naturalised with broadleaved trees (particularly pedunculate oak) and shrubs, and this has been supplemented with native and non-native tree planting
- wetland vegetation has been planted along the base of the dam (possibly in brushwood bundles tied to the side of the dam)
- there are high light levels after dark along Snaresbrook Road
- physical and noise disturbance is higher due to high traffic volumes
- water entering the Pond will contain pollutants from storm drainage from Snaresbrook Road which may have built up in sediments in the pond
- there is now litter and food dumping into the Pond
- species not present in the past include Canada goose, red-eared terrapin and rose-ringed parakeets
- fishing (and boating) are now banned

3.11 The site today

3.11.1 Ownership of the Pond and adjacent land

The City Corporation holds in trust Eagle Pond as part of Epping Forest and has done so since 1881. Three of the Pond's four banks are in different ownership (see illustrative plan showing ownership in Figure 6):

- its west bank is part of Epping Forest and is held by trust by the City Corporation;
- the south bank is owned by Her Majesty's Court Service;
- Her Majesty's Court Service also owns the land to the east of the Pond which the sluice discharges onto but both the City Corporation and Her Majesty's Court Service own the dam on this side of the Pond; and
- the north bank, including the Snaresbrook Road and pavement is owned by the London Borough of Redbridge.

3.11.2 The Reservoirs Act 1975 and the ownership of the dam

The Reservoirs Act 1975 is intended to prevent against the escape of water from large reservoirs. It includes the definition of 'raised reservoirs' which are intended to hold water above the natural level of any part of the adjoining land. Eagle Pond's dam on the east side does exactly this and the Pond therefore falls under this piece of legislation. Water bodies capable of holding 25,000 cubic metres of water, which includes Eagle Pond, also come under this legislation.

The Act stipulates that reservoirs should be inspected by qualified engineers at certain specified intervals and any recommendations by the engineer on the grounds of safety have to be carried out by the undertaker as soon as possible.

Engineering assessments regarding the safety of the dam in 2012 for Her Majesty's Courts Service revealed the need to reinforce the dam and maintain a level spillway. These safety works have now been completed.

3.11.3 Site uses today

Eagle Pond became part of Epping Forest in 1882 and has been preserved primarily for the 'recreation and enjoyment of the public' (Epping Forest Act 1878, 8.8). The meaning of this has changed many times since the late-nineteenth century and the present use of the Pond as a community amenity space rather than for specific activities like fishing reflects changing public aspirations and the growth of utility infrastructure.

3.11.4 Management of the site

The managements of Epping Forest continues to be guided by the Epping Forest Management Plan. A new management plan is under development which will incorporate the policies including a series of Conservation Statements relating to heritage buildings and landscapes within the Forest and its Buffer Lands.

Eagle Pond does not fall within the Site of Special Scientific Interest (SSSI) which covers two thirds of the Forest. This makes managing the ecology of Eagle Pond less of a priority than other water bodies which do fall within the SSSI. The Keepers of Epping Forest, a team employed by the City Corporation, have the greatest involvement with the day-to-day management of Eagle Pond. Some of their team deal specifically with the water bodies of the Forest and understand the condition of Eagle Pond in detail.

The Epping Forest Keepers police the bylaws of the Forest and as a result much of their role is responsive to complaints or reports from the public. The very visible position of Eagle Pond, directly adjacent to Snaresbrook Road means that the public do frequently report to the Keepers about the condition of the Pond. The range of problems that are reported varies but the main concerns are listed here:

Concerns frequently raised by the public:

- Eagle Pond like many water bodies in urban areas has the potential to trap windblown litter on the Pond's surface, along with litter left by frequent visiting. The Pond's 'fetch' – the longest length of the pond and the prevailing wind direction – will tend to aggregate floating litter, concentrating litter in particular parts of the pond. These unsightly and highly visible rafts of litter often rightly secure complaints from the public.
- Water quality – The Pond is fed by water that may have been the subject of nutrient loading from fertilizers and sewage effluent, in addition to run-off from highway drainage systems. This excessive nutrient loading can lead to water discolouration, surface scums and harmful algal blooms (HABS).
- Algal growth – the build-up of excessive organic sediment, suspended organic debris in the water from leaf litter, fish faeces and waste food from wildfowl feeding can adversely affect water quality and lead to the growth of excessive amounts of blanket or silkweed (genus *Spirogyra*). The lack of trees surrounding the pond also allow the pond to be subjected to excessive sunlight which further promotes silkweed growth. Buoyed by trapped oxygen, rafts of this algae form unsightly windrows within the ponds surface often further trapping fetch-driven litter.
- Faith-based offerings of food, coconuts and effigies are a regular feature of the Pond and add to the aggregation of litter and build-up of organic matter within the Pond.

3.11.5 Site condition today

The following issues reflect many of the concerns of the Forest Keepers but is also the summary of the results of ecological surveys carried out for this Conservation Statement:

- Eagle Pond is designated as a Site of Nature Conservation Importance, supporting a range of waterfowl and semi-natural woodland (on its two islands and three of its banks). It does not realise its full ecological potential due to a number of issues including those listed below. A site specific management plan is required supported by dedicated resources to optimise the ecological value of the pond and its enjoyment by the public.
- Habitat diversity is quite limited within the Pond and its banks. There is a lack of vegetation along Snaresbrook Road which once supported a line of trees. Holly has spread over what was once open wood pasture type habitat between the west bank of the Pond and the car park.
- There is a high level of physical disturbance, noise and light pollution from Snaresbrook Road.
- Despite the work of paid and voluntary litter pickers and LBR Street Scene staff significant amounts of litter continues to become trapped in the pond.
- Food waste is dumped into the Pond, which encourages vermin and pollutes the water.
- Feeding of birds by the public. Food in the Pond is not good for wildlife as it results in large numbers of geese, ducks, pigeons and other birds and consequent pollution from droppings. Large quantities of bread can be harmful to birds because its nutritional value is relatively low. In extreme situations birds can suffer serious vitamin deficiencies or starve.
- The south bank is being eroded and consequently the trees are gradually falling into the water.
- The silt in the pond is likely to have suffered a level of pollution from storm drainage off Snaresbrook Road.
- There is a prevalence of Canada geese and pigeons which are difficult to control in such a public area.
- Fish numbers have declined since the 1970s.



Figure 20: Algae blooms and litter are a frequently reported problem at Eagle Pond

4.0 Assessment of significance

4.1 Assessing significance

Assessing 'significance' is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The purpose of this is not merely academic. It is essential for effective conservation and management, because the identification of areas and aspects of significance, based on a thorough understanding of a place, enables policies and proposals to be developed which protect, respect and where possible enhance its character and cultural values. The assessment can assist the identification of areas where only minimal changes should be considered, as well as locations where change might enhance understanding and appreciation of the site's significance. Any changes need to be carefully designed to ensure that significant features are not compromised, and will be judged within the legislative context governing the historic environment.

The National Planning Policy Framework (NPPF) places the concept of significance at the heart of the planning process for the historic environment. Its definition of significance is:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Conservation Principles, Policies and Guidance (2008) is the guidance provided by Historic England to interpret and define the meaning of significance and how to use it when assessing heritage assets. This is in the process of being revised. The consultation draft identifies four headings which together make up significance, these are:

Historic interest is the way in which a heritage asset can illustrate the story of past events, people and aspects of life. When these ideas become entwined with the identity of a community, it could additionally hold communal interest.

The use of a heritage asset for its original purpose can add greatly to an asset's historic interest.

Archaeological interest is sometimes called evidential or research value. Archaeological interest is when a place holds evidence of past human activity that could be revealed through investigation. Potential for research may exist in buildings and landscapes as well as buried archaeological sites.

Architectural or Artistic interest derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in the art or science of the construction, craftsmanship and decoration of building and structures. Artistic interest is the ability of human imagination and skill to convey meaning through artistic expression.

In assessing the significance of Eagle Pond two additional headings have also been included:

Ecological interest is an assessment of the importance of sites, habitats and species. They can be considered significant at a wide range of scales from international to local. Present interest may differ from past and potential interest.

The stimulation we derive from a heritage asset dictates its aesthetic value which can derive from conscious design or the fortuitous outcome of the way in which a place has evolved, many include both.

The following assessments have been informed by the historical development of the site (summarised in sections 2.0, 3.0 and 4.0 of this report) as well as site visits and fieldwork assessments.

The long-established system of heritage protection for buildings and, to some degree, historic parks and gardens, means that there is a recognised system of levels of significance, broadly reflected by the listing categories.

In the case of Eagle Pond, which is not formally recognised by the designation system, and is not a designed landscape, trying to allocate different levels of significance to different physical parts of the Pond would be more confusing than constructive. The aspects of its character that are of significance are clearly defined in the rest of the chapter. Aspects or characteristics of the Pond that are described as 'nationally significant' are associated with important buildings or landscapes (or both) that have been nationally designated and 'locally significant' indicates that the identified characteristics are important at a local level. Please see Historic England's guidance on listing for more information (<https://historicengland.org.uk/listing/what-is-designation/>).

4.2 Summary statement of significance

There are a number of strands that make up the significance of Eagle Pond. Most physically evident is its aesthetic or artistic significance. Although it is likely that the Pond was man-made, its appeal is, at least in part, fortuitous as there is no evidence that it was formally designed or landscaped. At its west end its relationship with Epping Forest is very picturesque, particularly when looking east from the Forest through the islands on the Pond. Its relationship with Snaresbrook Crown Court on the other hand, is a formal, composed one. Undoubtedly Sir George Gilbert Scott exploited the relationship of the site with Eagle Pond to the mutual advantage of his building and the Pond. The northern façade of his Wanstead Infant Orphan Asylum forms a dramatic backdrop in views across Eagle Pond from Snaresbrook Road to the north and the outlook from the building northwards across the Pond is very attractive.

Historically Eagle Pond is locally significant as a landmark at the heart of Snaresbrook that is entwined with centuries of its history. However it is also oddly displaced as it does not appear to 'belong' to any of the areas with a strongly defined character that make up its setting. Its links with Wanstead Park, which was one of the great estates in the country, particularly during the eighteenth century, is of national significance, even if the Pond was only part of the wider landscaping works of the estate.

Eagle Pond has interesting historic associations with both Wanstead Park to the south and the Infant Orphan Asylum (now Snaresbrook Crown Court) which add to its historic significance. There is archaeological potential associated with both these phases in its history.

Eagle Pond is important to the people who visit it as demonstrated by the survey carried out in December 2017, the vast majority of visitors are regular and 94% felt the management of Eagle Pond was important to them, to the rest it was fairly important.

Eagle Pond has local ecological significance which is recognised in its designation as a site of Nature Conservation Importance. Its wooded banks form particularly important habitats for wildlife. However, there is great scope for improving the ecological value of the Pond.

Overall, Eagle Pond is largely of local significance to Snaresbrook and Epping Forest but with historical links to Wanstead Park and Snaresbrook Crown Court which are both nationally significant.

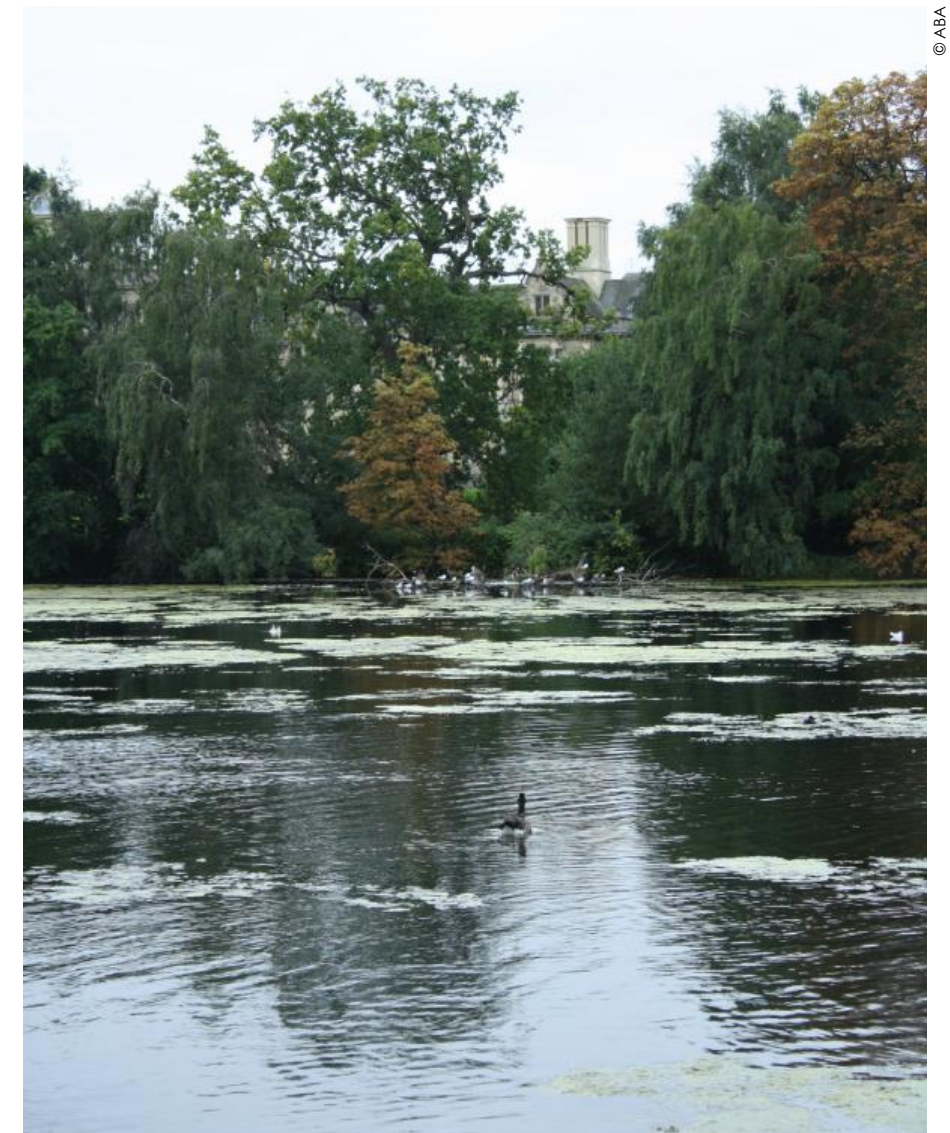


Figure 21: View of Eagle Pond from the north bank, 2017

4.3 Significance by interest

4.3.1 Historic interest

Eagle Pond has strong local historic interest as a water body that has been present in its current form since the beginning of the eighteenth century. As a large natural landmark it has formed part of the identity of the surrounding community over this time.

It is most likely to have been created by the damming of the Sayesbrook at the beginning of the eighteenth century when it formed part of the land of the Wanstead Estate. Its association as part of the Estate illustrates the magnitude of the landscaping works that were undertaken during this period in the creation of the Estate and its subsequent rapid decline when this area, including the Pond was sold off. Wanstead Park is one of the great 'lost' houses of the eighteenth century and its landscaped parkland was widely known, copied and celebrated. Eagle Pond's links with this great estate are of national significance.

There are four late eighteenth/early nineteenth century houses surviving opposite the Pond on the north side of Snaresbrook Road. Although these are not consecutive they do form a historic group with the Pond, though separated by the busy road.

Later in the mid nineteenth century the Pond was closely associated with the Orphan Infant Asylum which was built on its south bank. It was used by the institution as their water source and has an unhappy history as the site of drownings and suicides during this period.

At the end of the nineteenth century it came under the authority of the City Corporation with the creation of the Epping Forest Conservancy. This forms its important final chapter as the Pond has since been protected as a public amenity. As part of this history it was the focus of a more active range of public recreation than today, such as skating and fishing.

Its historical links with the area have, in the twentieth century, been compromised by subtle changes to its banks that have resulted in it being strangely divorced from its surroundings; existing as a space between places rather than an obvious destination in itself. The dense bank of tree cover (and its raised gradient) make it largely invisible from the east and Hollybush Hill; although it is very visible from Snaresbrook Road which forms its north bank, this is a busy thoroughfare and not particularly conducive to spending time admiring the Pond and its surroundings; from the west it is physically very accessible on foot though the wooded islands mean that the vast majority of Eagle Pond is not visible from this bank; to the south the perimeter of the land owned by Snaresbrook Crown Court (including the dam) is surrounded by palisade fencing making this, very attractive bank, inaccessible to the general public.

It is partly, no doubt the very different character of the four banks that makes association with any specific one now not obvious. However, certainly the inhospitable characteristics for the pedestrian of the north and east banks have made its historic association with Snaresbrook as a place less evident.

4.3.2 Archaeological interest

Eagle Pond has great potential as a repository for material history. Its likely origins, initially as a stream, part of the Sayesbrook and then as a pond in this long-populated area means that its layers of silt and, potentially, the embankment on its dammed east side hold evidence for the human history of the area.

Barry Hughes's 1991 article describes at a time of particular drought the wealth of archaeological finds dating from the days of the Orphan Infant Asylum. These were visible in the exposed silt and suggest there is much to be discovered in addition to what has already been recovered.

If, as has been posited here, the Sayesbrook was dammed to create the Pond, the bank at the east end of Eagle Pond and the wooded ground around it may well hold interesting archaeological evidence about the construction of the dam and the creation of Eagle Pond.

4.3.3 Architectural or artistic interest

Eagle Pond is an attractive body of water that forms a pleasing setting for Snaresbrook Crown Court to the south (see Section 4.5). When seen from the west, from within the Forest, with the islands in the foreground, it is also picturesque as are views across it from Snaresbrook Road to the north.

Eagle Pond is aesthetically pleasing in a natural, uncomposed way. Whilst it seems unlikely it was formally designed as a piece of landscaping in the sense that the ornamental water features at Wanstead Park were, it has a fortuitous beauty. As has been discussed in Chapter 3, the form of Eagle Pond appears to follow the natural form of the Sayesbrook once it was embanked and dammed, which gives it its loosely rectangular form. Its relationship with Snaresbrook Crown Court is the only aspect of its setting that seems likely to have been formally 'designed' for aesthetic reasons as Scott and Moffat have clearly taken account of the Pond in terms of its orientation and position in designing the building next to it.

Eagle Pond would once have been a defining focal landmark at the heart of the Snaresbrook Area. However, the changes to its banks that have occurred over the past century have resulted in it being less connected with the area surrounding it.

This is, to a large degree, due to the hard landscaping of the north bank and the busy traffic of Snaresbrook Road which makes it a less than appealing place to stop, or even stroll, and appreciate the Pond. There is one bench on a small promontory but otherwise it does not appear that stopping is encouraged. This hard landscaping detracts from the natural beauty of the Pond and from the experience of visiting it.

Similarly the palisade fencing around the dam and the south bank is an unattractive physical barrier that detracts from the positive characteristics of the Pond.

The dense vegetation and larger trees of the east bank and, increasingly so, of the south, make the Pond feel encroached upon obscuring views of it and across through these wooded banks, contributing to the Pond feeling like a closed-off no-man's land.

The result of this general encroachment is that the Pond feels like a space between places (Epping Forest, Snaresbrook Crown Court and Snaresbrook Road) rather than a destination or focus in itself, manifest in the different characters of the Pond's banks.

Issues like littering and algae blooms can also compromise the aesthetic appeal of the lake. The Forest Services Team, volunteers and the LBR Streetscene team all work hard to minimise the impact of the litter on Eagle Pond, nonetheless a more effective strategy is needed to further reduce litter impacts on the Pond. The challenges presented by silkweed windrows; harmful algal blooms and deteriorating water quality are by their very nature cyclical. Further work is needed to manage organic sediments and maintain water circulation and aeration to maintain a high level of water quality.

The other more notable detracting element is the palisade fencing around the Crown Court's land which contrasts unpleasantly with the wildlife surrounding the Pond on three of its banks.

4.3.4 Ecological interest

Eagle Pond is significant at a local (borough) level and has been designated as a Site of Nature Conservation Importance. Its significance is in respect of the diversity and numbers of waterfowl and the wooded south, west and east banks and islands which support semi-natural broadleaved woodland. These habitats comprise 'Eutrophic Standing Waters' and 'Lowland Mixed Deciduous Woodland' which are UKBAP priority habitat types (equivalent to Habitats of Principal Importance under NERC Act, 2006). Few UKBAP priority species have been recorded at Eagle Pond, the most significant are bat species and European eel.

There is potential to increase the ecological interest of Eagle Pond by increasing habitat diversity. The Pond provides an interface with built-up residential area of Snaresbrook and the Forest beyond. Snaresbrook Road and the west bank offer public access and viewing of the Pond and birds.

4.3.5 Communal interest

Between 24 November and 17 December 2017 a survey of local residents and visitors to Eagle Pond was carried out. The survey was largely carried out by volunteers for the City Corporation asking passers-by on the banks of the Pond though the survey was also available online. The questions were aimed at establishing the nature and frequency of visits to the Pond and people's views about its good qualities and any issues they perceived.

The results show that the majority of the visitors and residents surveyed visited the Pond daily (75.76%) and most others did weekly. Most of those surveyed deliberately included the Pond in their visit to the area (65.63%) as part of going for a walk. The management of Eagle Pond was 'highly important' to 94.29% of those surveyed and 'fairly important' to the rest, illustrating its significance to those who know it as a feature of the natural environment.

Eagle Pond is a valuable resource for the local community and has been enjoyed by local residents probably since its creation as demonstrated by the numerous historical photographs. There are many historical photographs of people using the promenade including sitting around tables, children paddling, men fishing and feeding swans. This would appear to be to have been to a much larger extent than today which has to be partly due to the changes made to the north bank (it is no longer a graduated slope down to the water) and the busy traffic along Snaresbrook Road. It is therefore likely that its communal significance has lessened in the past century.

4.4 Contribution to Snaresbrook Conservation Area

Snaresbrook Conservation Area includes Eagle Pond, its banks and Snaresbrook Crown Court and its grounds at its southern end and then extends north up the A1199 (Hollybush Hill that turns into Woodford Road) a considerable way. The southern end which includes Eagle Pond is quite different in character from the rest of the Conservation Area to the north which is defined by the road, the adjoining greenery (Woodford Slips) and the blocks of generally twentieth-century housing on either side.

The appraisal of the character of the Snaresbrook Conservation Area around and including Eagle Pond is set out in Redbridge Council's *Snaresbrook Conservation Area Enhancement Scheme* (adopted 1993) which states that the 'trees and greenery' along with the 'open and spacious character' and the 'large pond' in the south of the area define its overall character. The combination of wood, parkland and historic buildings in the south of the Conservation Area are noted as giving it 'great visual significance'. Eagle Pond and Snaresbrook Crown Court are named as important along with the Eagle Hotel (now a Toby Carvery) and the listed buildings along the north side of Snaresbrook Road.

From this assessment it is clear that the Council considers the Pond to be a positive contributor to the character of the Conservation Area (although it wrongly states that it is part of the grounds of Snaresbrook Crown Court).

Despite the less than positive changes that have occurred to the surroundings of Eagle Pond, it still forms an attractive feature in this generally suburban area. The views from Snaresbrook Road of the Pond with the Crown Court behind are a particularly notable feature of the area.

4.5 Contribution to setting of Snaresbrook Crown Court

Eagle Pond was already in existence when Snaresbrook Crown Court was commissioned and built. The orientation of the building with its north front roughly aligned with the south bank of the Pond and the lawn from this elevation, descending down to the Pond's edge is clearly an intended piece of design; the building and lake should be seen and experienced together.

The north front is a grand, symmetrical composition with a central doorway framed by turrets. Despite this, it is not the main entrance or elevation as the building was always primarily accessed from the west. This is more of a 'garden front' with its terrace and lawn in front of the Pond. This intentionally picturesque composition has resulted in this aspect being the most commonly illustrated and photographed side of the building.

Whether Scott and Moffatt or the Trustees of the Asylum always intended there to be a functional relationship between the Pond and the Asylum is not documented but the close physical relationship of the two resulted in Eagle Pond being the water source for the Asylum for many decades.

The Pond is an integral part of the setting of Snaresbrook Crown Court, the latter was clearly designed to take advantage of Pond's natural beauty.

4.6 Significant views

4.6.1 Methodology

Views are fundamental to the way in which landscapes and places are experienced by visitors. Because of this it is important to identify and assess the significance of views as part of a consideration of a site's overall significance.

The significant views identified at Eagle Pond have been selected through a consideration of both historical evidence and a visitor's experience today.

These views have been categorised according to the following criteria:

Highly significant	Views that substantially contribute to the significance of Eagle Pond.
Significant	Views that contribute to the aesthetic interest of Eagle Pond but do not necessarily contribute to its significance.

The following sections offer a more detailed description of each individual view.

For clarity the following plans illustrate static views, namely the view from a static point. However all of the views identified can be experienced from various points along the axis of the view and also dynamically when moving along it. This will be explained in relation to each view in the accompanying discussion.

4.6.2 View A: Snaresbrook Crown Court from Snaresbrook Road

Description

The view looking south from Snaresbrook Road (north bank of Eagle Pond) towards Snaresbrook Crown Court.

This view is experienced from various points along the length of Snaresbrook Road and also when moving along it in either direction.

Significance

Highly significant

Discussion

Although Snaresbrook Crown Court was constructed much later than Eagle Pond there is evidence that a relationship was cultivated between the two (see section 4.5). It is likely that Asylum's trustees and designers thought that the setting of an attractive body of water complemented the domestic architectural style of the building and its charitable aims.

This view remains one of the most memorable aspects of a visitor's experience of Eagle Pond today. It also represents the view from the most accessible area of the Pond.

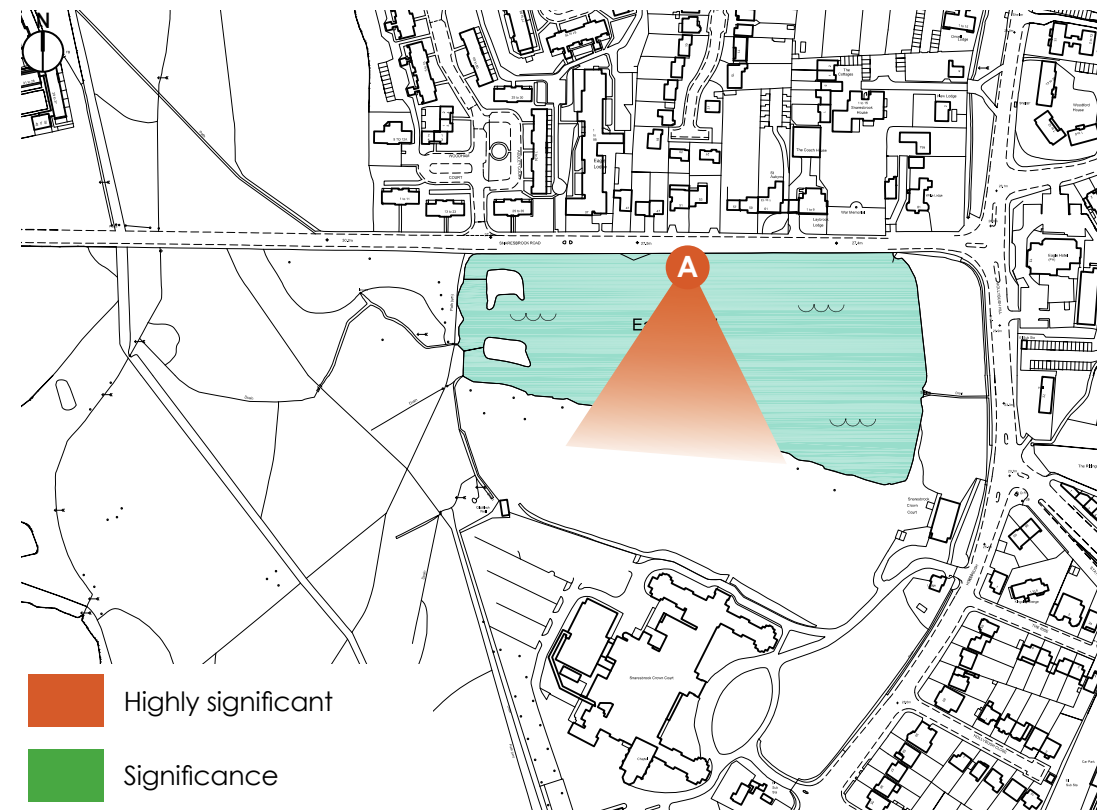


Figure 23: View A: Snaresbrook Crown Court from Snaresbrook Road



Figure 22: Engraving of the Infant Orphan Asylum by G. Hawkins, no date



Figure 24: Snaresbrook Crown Court from Snaresbrook Road, 2017

4.6.3 View B: Snaresbrook Road from Snaresbrook Crown Court

Description

The view looking north from the north front of Snaresbrook Crown Court (south bank of Eagle Pond) towards Snaresbrook Road.

This view is experienced from various points along the length of the south bank of Eagle Pond and also when moving along it in either direction.

Significance

Significant

Discussion

The mirror of View A, the view of Snaresbrook Road from Snaresbrook Crown Court forms part of the experience of the Grade II-listed Snaresbrook Crown Court Building. As there is documentary evidence that there were houses along Snaresbrook Road from at least the mid-eighteenth century this view also has an historic element.

However, although View B is the reverse of View A it is not as significant in the context of Eagle Pond. This is because although still aesthetically pleasing it does not contribute to Eagle Pond's significance in the same way as View A. There is also restricted public access as the land is owned by Snaresbrook Crown Court. Thus, View B forms a much lesser part of the experience of the Pond. The view is further obscured by trees and vegetation present on the south bank.

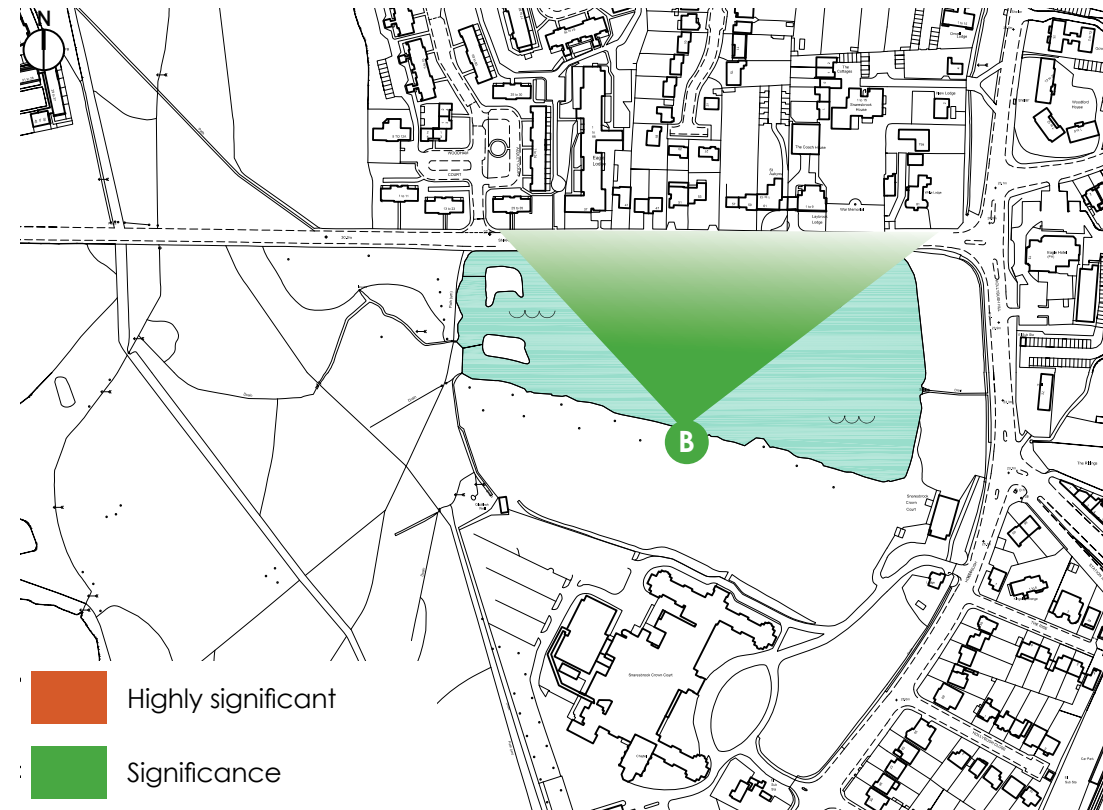


Figure 25: View B: Snaresbrook Road from Snaresbrook Crown Court



Figure 26: Snaresbrook Road from Snaresbrook Crown Court, 2017

4.6.4 View C: West bank from the corner of Snaresbrook Road and Hollybush Hill

Description

The view looking south-east from the corner of Snaresbrook Road and Hollybush Hill towards the west bank of Eagle Pond, leading on to the Hollow Ponds area of Epping Forest.

This view is experienced from various points along the length of Snaresbrook Road and also when moving along it towards the west.

This view also encompasses the view west along Snaresbrook Road.

Significance

Significant

Discussion

This view along Snaresbrook Road constitutes the view from the most accessible area of the Pond. It is therefore, along with Views A and D, one of the main ways in which Eagle Pond is experienced.

It offers an attractive juxtaposition of the hard landscaping of Snaresbrook Road and the houses along it with the more natural setting of the water and tree-lined west bank of Eagle Pond.

It also offers a pleasant moment of surprise when the Pond first comes into view on the corner of Snaresbrook Road and Hollybush Hill.

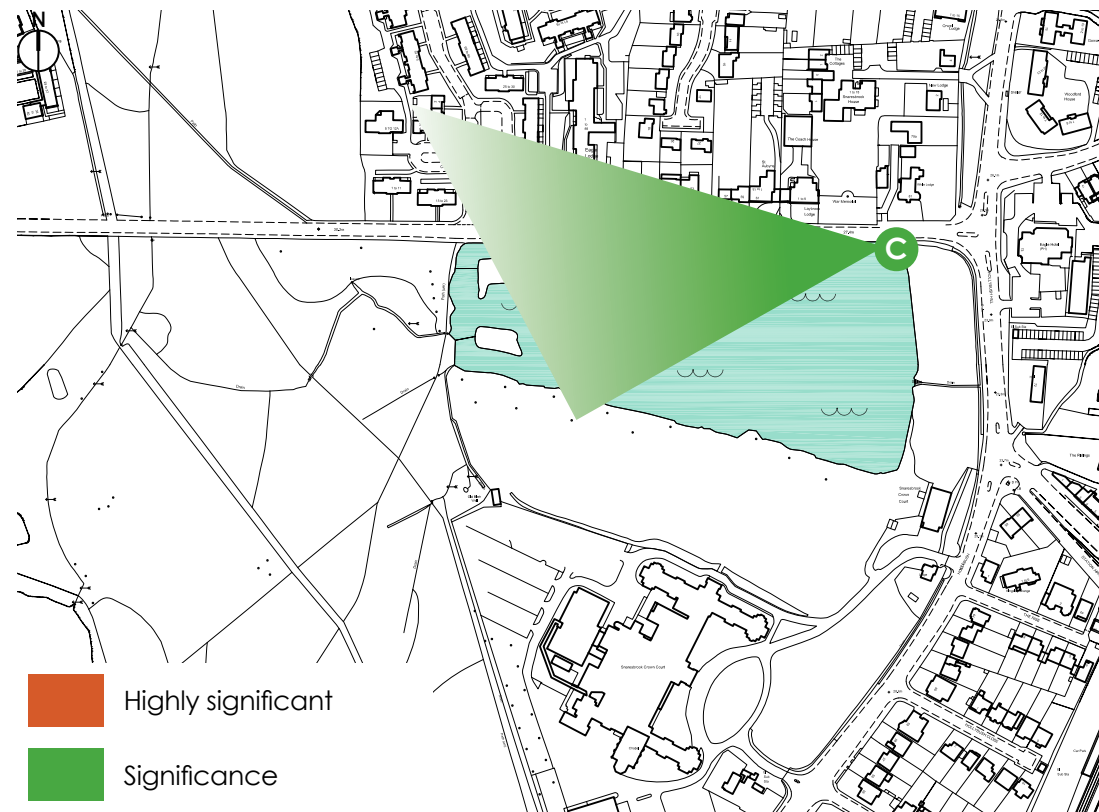


Figure 27: View C: West bank from the corner of Snaresbrook Road and Hollybush Hill



Figure 28: The west bank from the corner of Snaresbrook Road and Hollybush Hill, 2017

4.6.5 View D: Along Snaresbrook Road

Description

The view looking east along Snaresbrook Road from the north-west corner of Eagle Pond.

This view is experienced at various points along the length of Snaresbrook Road and also when moving along it towards the east.

This view also encompasses the view of the east bank of Eagle Pond.

Significance

Significant

Discussion

This view along Snaresbrook Road constitutes the view from the most accessible area of the Pond. It is therefore, along with Views A and C, one of the main ways in which Eagle Pond is experienced. This is supported by many early-twentieth century photographs and postcards which show people sitting, talking and feeding the birds along Snaresbrook Road.

Like View D it offers an attractive juxtaposition of the hard landscaping of Snaresbrook Road and the houses along it with the more natural setting of the water and tree-lined west bank of Eagle Pond.

At the north-western corner this view also includes an attractive and secluded view of the islands and west bank.

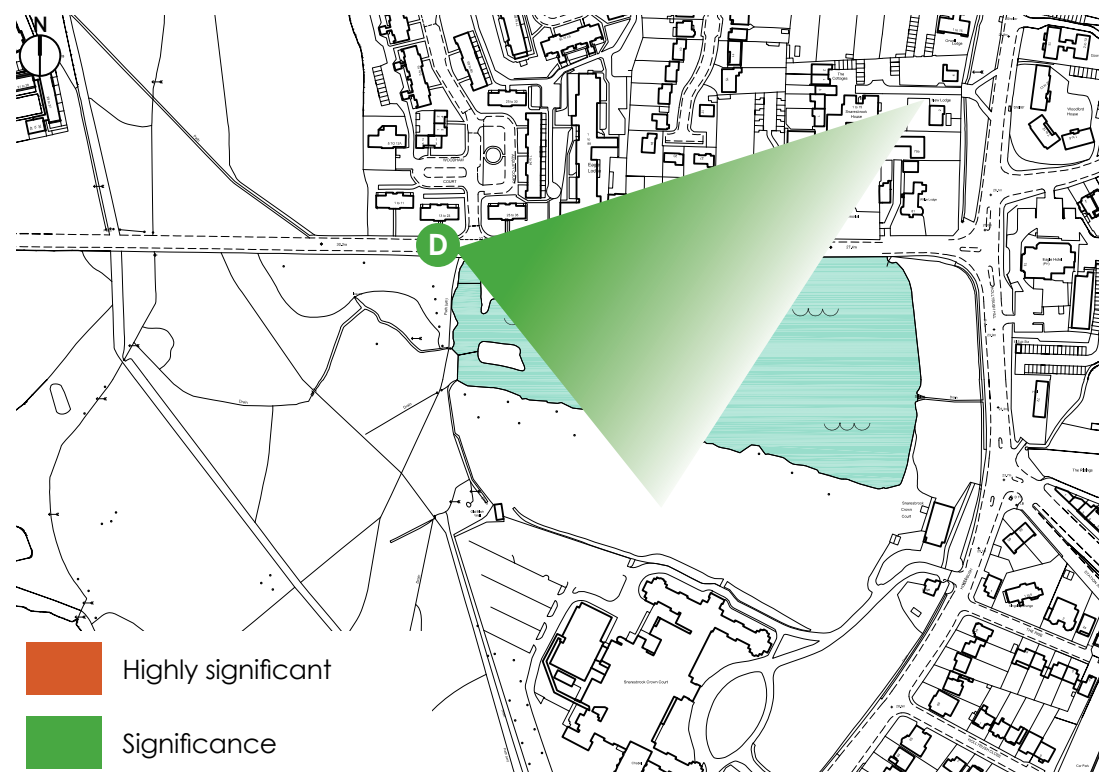


Figure 29: View D: Along Snaresbrook Road



Figure 30: View along Snaresbrook Road, 2017

5.0 Risks, opportunities and policies

5.1 Purpose

This chapter identifies the ways in which the significance of Eagle Pond is vulnerable. It identifies potential threats to the conservation of the Pond and issues that impact upon visitor experience. This chapter also identifies opportunities for enhancing the significance of the Pond and the experience of its visitors.

These risk and opportunities are then distilled into policies. Policies are recommendations for how each risk or opportunity should be addressed in order to reduce the probability of harm to the significance of the site or to enhance it. Policies are accompanied by practical guidance and additional information to assist their implementation.

5.2 Approach

Risks, opportunities and policies are organised under four thematic headings: Understanding, Access and circulation, Archaeology and Ecology.

They have also been rated according to priority which includes considerations of the scale, feasibility and cost of implementing the policy.

High Priority – Indicates primarily that there is a high risk to significance or that the condition is likely to deteriorate swiftly due to the identified risk if not addressed. High priority risks tend to be not prohibitively expensive and possible to implement immediately.

Medium Priority – Indicates the risk is ongoing and should be addressed in the near future to preserve significance but that the situation is not deteriorating rapidly. Costs may be more but equally the benefits to significance may also be high. There may be other factors that need to be agreed or in place before a medium priority risk can be addressed.

Long-term Priority – These risks or opportunities are desirable to implement and will enhance the significance of the Pond. However, they are not as pressing as those identified as a high or medium priority. A policy may have been categorised as long-term due to expense or the complexity of the situation needed to implement it.

5.3 Summary

The stable ownership of the Pond means that there is no impending radical threat to its existence. Its condition is also generally monitored by knowledgeable engineers and ecologists so it is very unlikely to be allowed to deteriorate rapidly. Its ecological significance could certainly be improved upon with measures that may well enhance other aspects of its significance. The different ownership of its banks is one of the most detrimental aspects that harms its significance and one of the more difficult to address in the short term too.

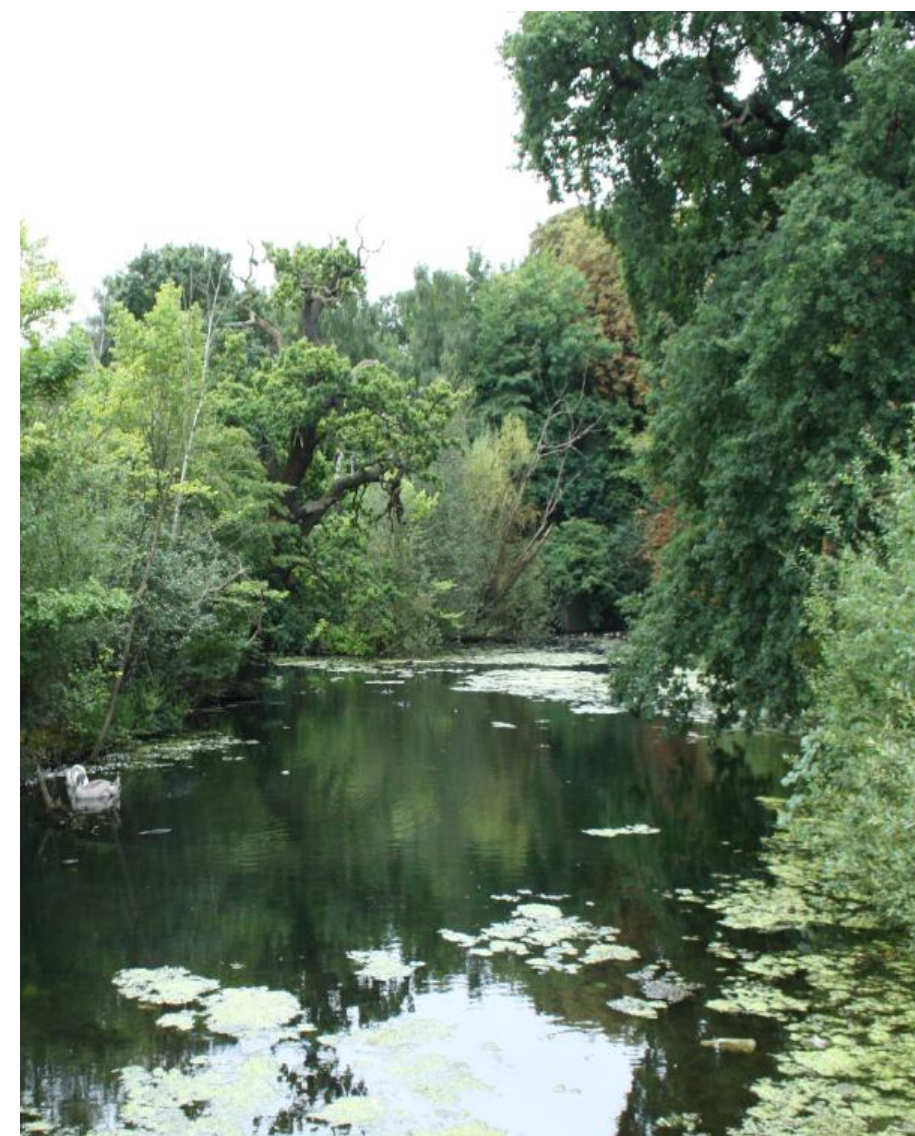


Figure 31: Eagle Pond from the west bank, 2017

5.4 General policies

5.4.1 Understanding (including intellectual access)

Priority: Medium

Risk

Currently there is no available information either on site or online for the public on the history or significance of Eagle Pond and its setting which reduces appreciation of significance for visitors and the public.

Opportunity

To inform visitors of the wider historical and ecological significance of Eagle Pond and its surrounding area.

Policy U1: The City Corporation will explore the opportunity for informing visitors and the wider public of the historical development of Eagle Pond and its associations with the history of the area.

Discussion:

The public survey that was carried out in November and December 2017 showed that regular visitors to the Pond place value on the surrounding historic and natural environment and therefore may welcome a better understanding of Eagle Pond's significance.

There are various ways this could be better communicated to visitors including through signboards, links to website-based information and geo-tagged information accessible from mobile phone applications, which could allow visitors to overlay historic images of the Pond. These options should be fully explored and evaluated as a way of better revealing the Pond's significance.

Priority: Medium

Risk

Currently the exact dimensions of Eagle Pond and the profile of its bed are unknown. This reduces its significance.

Opportunity

To find out the profile and dimensions of the Pond. This knowledge will either support or discredit theories of its early formation and add to its historical significance.

Policy U2: The City Corporation will establish the dimensions and profile of Eagle Pond.

Discussion:

In order to establish if the Pond was once a river which was dammed, knowing the profile of its bed would be illuminating. Understanding its dimensions and shape generally would be useful information and enhance the management and understanding of the site.

Priority: Medium

Risk

There are areas of knowledge about the Pond which could benefit from more research and investigation. These gaps in understanding may be obscuring its full significance.

Opportunity

To find out more about its historic links with the area and its physical characteristics where there is scope for further investigation.

Policy U3: The City Corporation will assess opportunities to carry out further research into the Pond, to fill current gaps in our knowledge.

Discussion:

There are some remaining gaps in the knowledge about Eagle Pond, further information on which would clarify and support the existing understanding about its history and physical attributes. Further information about the water courses around Eagle Pond, where the overflow water goes, its early history, the construction of the banks, and the profile of the Pond's bed could all be further investigated.

5.4.2 Ownership and management

Priority: Medium

Risk

The Pond and its four banks are currently in three different ownerships, making a coordinated approach to its conservation and management practically very challenging.

Opportunity

To create a more coordinated approach to the management of Eagle Pond that would enhance all aspects of its significance.

Policy O1: The City Corporation will investigate the possibility of forming a standing forum with the HMCTS and LBR's Conservation Area and Highway representatives in order to better co-ordinate the management of the Pond's significance.

Discussion:

The interests of the different owners are currently not coordinated when it comes to managing and conserving Eagle Pond. Although the management of the dam and spillway is the responsibility of HMCTS, the condition of the Pond itself is only really considered by the City Corporation. However, both HMCTS and the LBR's areas have a great impact on the significance of the Pond. In order to better safeguard the Pond's significance through more co-ordinated management, different ways of creating a unified approach to the management of Eagle Pond should be investigated, including the formation of a standing forum.

5.4.3 Level of protection

Priority: Medium

Risk

An insufficient level of protection of the Pond's historical and/or ecological significance could lead to an erosion of the Pond's overall significance.

Opportunity

Formal recognition of the Pond's various strands of significance, codified in designations, would ensure that the overall significance of the Pond is preserved.

Policy P1: The City Corporation will regularly review the level of heritage and ecological protection of the Pond to ensure that the significance of the site is effectively protected.

Discussion:

Eagle Pond is currently covered by several designations, covering both heritage and ecology, outlined in section 2.4. The scope and level of these designations should be reviewed periodically, in addition to any potential new designations, in order to take account of new historical research and changing ecological conditions. This will ensure that the level of protection remains commensurate with the assessed level of significance of the Pond.

5.4.4 Access and circulation

Priority: Long-term

Risk

There is currently no public access to the south bank which is part of the grounds of Snaresbrook Crown Court.

Opportunity

This is one of the more attractive banks and allowing access would enhance the public's appreciation of the Pond. The south bank is currently very under-used.

Policy AC1: The City Corporation will explore with HMCTS the possibility of permitting the public use of the south bank of Eagle Pond as an amenity.

Discussion: This south bank is a large, attractive and under-used space that forms an important part of the setting of Eagle Pond and in the understanding of the significant physical and historical relationship of the listed Crown Court and the Pond.

There is a national programme of replacing historic Crown Court buildings with modern facilities which should be borne in mind in the long term by the City Corporation in considering the future of Eagle Pond's surroundings.

The curtilage and surroundings of many Crown Courts are also used by members of the public and indeed here the chapel, for example, can be visited by the public at certain times of the week. A controlled access arrangement may be feasible.

5.4.5 Archaeology

Priority: Long-term

Risk

Not understanding the full archaeological potential of the Pond could lead to works which may lead to evidence being lost or disrupted which may harm its archaeological significance.

Opportunity

Archaeological finds could add to the understanding of the Pond's formation and history, better revealing its significance.

Policy A1: The City Corporation will, during low water events or works to the dam, east embankment or Pond bed, take the opportunity to record archaeological finds.

Discussion:

The City Corporation should liaise with HMCTS and the LBR and notify them of the archaeological potential at east end of the site so that any development on this land should be considered for an archaeological watching brief.

Any further works to the Pond should take into consideration its archaeological potential and investigate if the opportunity presents itself. The embankment and dam at the east end could contain archaeological evidence for the Pond's construction and subsequent history. Similarly, the bed is likely to contain surviving evidence of the human history of the area.

5.5 Ecology policies

5.5.1 Dumping of food waste and litter

Priority: High

Risk

The littering and regular fly-tipping into Eagle Pond (most of which happens on the north bank) harms its ecological and aesthetic significance.

Opportunity

To improve the appearance and ecological health of the Pond by reducing the amount of littering and fly-tipping in the lake.

Policy E1: The City Corporation will work with LBR and HMCTS to examine methods of further reducing the amount of littering in and around Eagle Pond to further enhance the immediate environment.

Discussion:

The amount of litter in the Pond is both an eye sore and harmful to wildlife. The exposed position of the Pond in an urban area means that it is likely to be more of a focus for littering and fly-tipping than other waterbodies in the Forest that are only accessible on foot. An understanding of the causes of the problem is needed first (whether it relates to the bins and the wind blowing litter from them, littering from passers-by or whether it is a focus for regular fly-tipping as was reported in the visitor survey carried out by the City Corporation in November and December 2017). An appropriate strategy then needs to be formulated and implemented to respond to the main causes.

There may be a case for introducing new byelaws and fines to prevent dumping, coupled with improved signage.

It is recognised that the cooperation of the LBR may well be needed since it is likely that much of the problem is focused along the Snaresbrook Road. This should be sought early in the process.

5.5.2 Trees on the dam

Priority: High

Risk

There are currently trees growing on the dam. Under the Reservoirs Act 1975 there should be no trees on the dam.

Opportunity

Removing trees from the dam can allow open habitats to establish such as rough grassland and tall herb habitats which can provide be of value to wildlife including invertebrates.

Policy E2: The City Corporation will gradually remove trees to create open wildlife habitats to meet requirements of the Reservoirs Act and also the need to fulfil requirements of being in a conservation area.

Discussion

In conservation areas, trees (that are not protected by a Tree Preservation Order) are protected by under section 211 of the Town and Country Planning Act 1990. Tree works can only be carried out if the local planning authority gives consent after being notified with a 'section 211 notice', 6 weeks prior to the work taking place.

The removal of trees should be planned for future years to meet obligations under the Reservoirs Act 1975 and the protection afforded to trees in conservation areas.

5.5.3 Invasive Non-Native Species

Priority: High

Risk

Once established, Invasive Non-Native Species (INNS) can have a serious, detrimental impact on the ecology of Eagle Pond.

Opportunity

Monitoring pond health (including looking out for INNS) is a way to engage volunteers in positive work to protect and enhance ponds.

Policy E3: The City Corporation will monitor the presence and distribution of Invasive Non-Native Species across Epping Forest ponds and take appropriate action to minimise their spread.

Discussion

Invasive Non-Native Species (INNS) including plants such as New Zealand pigmyweed *Crassula helmsii* and floating pennywort *Hydrocotyle ranunculoides* and animals such as red-eared terrapin can cause serious problems to the ecology of Eagle Pond and once established can be difficult to eradicate. Moving plant material etc. between ponds can inadvertently lead to the introduction of non-native species. A Forest-wide approach is needed to control, minimise and where possible reverse the spread of invasive non-native species.

5.5.4 Absence of vegetation along north bank

Priority: Medium

Risk

Little wildlife is attracted to the north bank apart from birds (due to feeding) due to the lack of suitable habitat and most wildlife does not utilise this bank (notably bats, passerines and invertebrates) for the same reason. This is a risk to the ecology of the Pond and to the aesthetic significance of this bank.

Opportunity

Willows (crack and/or white) could again be a feature along Snaresbrook Road. Marginal bank and emergent vegetation (wetland wildflowers, reeds and sedges) could be established forming an irregular edge to the Pond. Boardwalks could be created to improve access to and enjoyment of the Pond.

Policy E4: The City Corporation will explore the opportunity with the LBR of planting trees and marginal vegetation along the north bank to improve the ecological habitat of this bank and improve the environment for the pedestrian.

Discussion:

There was a line of trees (most probably willows) in the past located along the water's edge. These provided habitat and a partial screen to the road (reducing physical disturbance, noise and light pollution). Planting trees again and/or establishing emergence vegetation would increase habitat diversity, soften the edge with Snaresbrook Road and help to reduce disturbance and light levels to the Pond. This would necessitate revetments, backfilling and protection of plants from geese until they are established. A water depth survey for the Pond would facilitate the design of these enhancements.

These changes will also improve the experience of the north bank for the pedestrian by softening what is currently a hard environment.

5.5.5 Pollution from storm run-off from Snaresbrook Road

Priority: Medium

Risk

The Pond receives a level of pollution from storm drainage run-off from the Snaresbrook Road which will gradually build up ion sediments which are harmful to the ecological health of the Pond. Storm water flows directly into the pond in the northwest corner.

Opportunity

To reduce the pollutants entering the Pond by establishing a reedbed around the storm drain outfall which could help to filter pollutants, improve water quality in the Pond and enhance it aesthetically.

Policy E5: The City Corporation will plant a reed bed where storm drainage water enters the Pond from the Snaresbrook Road to help reduce a build-up of pollution in sediments in the water.

Discussion:

Establishing a reedbed around this outfall could help to filter pollutants and improve water quality in the Pond as cutting and removing reeds off-site removes pollutants from the Pond.

A schedule of maintaining the reedbed would need to be adopted by the City Corporation following the implementation of this policy.

5.5.6 Loss of open habitat on the west side of the Pond

Priority: Medium

Risk

Excessive growth – largely of holly – in the area of Forest between the Pond and the car park to the west has resulted in a dense woodland that reduces views between around this end of Eagle Pond. This harms the aesthetic significance.

Opportunity

Removing recent tree growth (largely consisting of holly regeneration) would re-create open wood pasture/acid grassland habitat and create better views to and from Epping Forest and the Pond.

Policy E6: The City Corporation will restore the open woodland character between Eagle Pond and the car park.

Discussion:

In the past, land between the Pond and the car park to the west was open supporting rough grassland, scrub and occasional mature trees.

Clearance of relatively recent tree growth would contribute to the primary conservation objectives of Epping Forest SSSI. Mature trees in addition to the veteran oak would be retained. The veteran oak pollard on the west bank would have originally been in a more open wood pasture setting.

The effect of reducing some of the vegetation at this end of the Pond may also help address some of the social issues that regularly occur here.

5.5.7 Feeding birds

Priority: Medium

Risk

Local people feed ducks, geese, swans and pigeons with human food that is not good for their health, causes littering and is harmful to the ecological health of Eagle Pond.

Opportunity

Improving the public's understanding and knowledge about the feeding of birds is desirable in the area of Epping Forest in general. There is also the opportunity to create a width of marginal emergent vegetation between Snaresbrook Road and the pond which would make it more difficult for people to feed waterfowl but also improve the habitat for wildlife.

Policy E7: The City Corporation will continue to implement a strategy to discourage the general public from feeding the wildfowl on Eagle Pond inappropriate food that is harmful to the health of the birds and the ecology of the Pond.

Discussion:

Education work in schools and in the general community (e.g. for events) is currently carried out by the Epping Forest Centenary Trust. This is fundamental to achieving long term change in public understanding. There is also a case for the provision of an information board.

Less feeding would help to reduce numbers of waterfowl which would reduce the impact of waterfowl on the pond, which includes nutrient enrichment (which in turn increased algal blooms) and the reduction in the diversity of aquatic plants.

Creating marginal vegetation along the north bank (see policy E4) will also help deter the public from feeding the birds and improve the ecological health of the pond.

5.5.8 Large numbers of Canada geese

Priority: Medium

Risk

A large proportion of waterfowl at Eagle Pond are the introduced Canada geese which can be present in large numbers (139 were recorded on one occasion), these reduce the habitat available for native species and also increase nutrient enrichment of the pond and banks from their droppings. Three to four pairs breed annually on the islands.

Opportunity

To reduce the population of Canada Geese, allowing other, native species to flourish and improving the species diversity of Eagle Pond.

Policy E8: The City Corporation will work with local partners to encourage measures which will provide a sustainable population of Canada geese across the south of Epping Forest, including Eagle Pond.

Discussion:

Efforts are already made to control Canada geese numbers by Epping Forest Staff but because these geese are numerous and widespread and move to and from the Forest from other waterbodies, it is not clear that a significant difference is being made on numbers at Epping Forest.

5.5.9 Erosion of south bank

Priority: Long-term

Risk

It is likely that the south bank was revetted with timber in the past when it was more open with a smaller numbers of trees. Revetments, if they did exist are no longer present and the bank is eroding. Trees along this bank (including mature oaks) are falling into the water. However, submerged trees and branches will help to slow erosion by reducing wave action. The erosion of this bank is a risk to the ecological significance of this bank but also its aesthetic significance.

Opportunity

To slow the pace of erosion of the south bank by establishing marginal vegetation which would also improve the ecological diversity of the Pond.

Policy E9: The City Corporation will work with HMCTS to explore the possibility of implementing a programme of establishing marginal bank and emergent vegetation along the south bank will enhance the ecological significance of this bank and help prevent erosion.

Discussion:

Establishing marginal bank and emergent vegetation (wetland wildflowers, reeds and sedges) could be established forming an irregular edge to this margin of the Pond. Reeds along this edge would help pollution levels as cutting and removing reeds removes pollutants from the Pond.

This policy would necessitate revetments, backfilling and protection of plants from geese until they are established.

This would both improve the ecological diversity of the south bank and prevent erosion. This policy is linked with policy AC1 and would involve negotiation with HMCTS as they are the owners of this bank.

5.5.10 Lack of habitat diversity in the Pond

Priority: Long-term

Risk

Wetland bank and emergent vegetation is almost completely absent at Eagle Pond providing limited habitats for wildlife and reducing the ecological significance of the Pond.

Opportunity

Establishing marginal bank and emergent vegetation along the north and south margins of the pond and creating floating islands of wetland vegetation which would increase the habitats and ecological health of the Pond. It may be possible to establish floating and submerged aquatic plants (such as water lilies and pondweeds).

Policy E10: The City Corporation will explore the possibility of implementing a programme of establishing marginal bank and emergent vegetation along the north and south banks and creating floating islands of wetland vegetation to enhance the ecological significance of Eagle Pond.

Discussion:

A diversity of habitats generally leads to a healthier and more diverse pond life. Floating islands provide shelter for fish underneath them as well as having a cooling effect on the water which helps to sustain oxygen levels in the pond.

Reeds would help pollution levels as cutting and removing reeds removes pollutants from the Pond. This policy would necessitate revetments, backfilling and protection of plants from geese until they are established.

This policy is linked with Policy AC1 and E4 and would involve negotiation with Her Majesty's Court Service as they are the owners of this bank.

5.5.11 Climate change

Priority: Long-term

Risk

Rising temperatures reduce the dissolved oxygen in the Pond leading to effects of stagnation and posing a risk to the ecological health of Eagle Pond. The visible effects of stagnation are also harmful to its aesthetic significance.

Opportunity

To increase the levels of dissolved oxygen in the Pond using measures that improve the ecological habitats of the Pond too.

Policy E11: The City Corporation will explore measures that will help increase the levels of dissolved oxygen in Eagle Pond. This would improve the ecological and aesthetic significance of the Pond by reducing stagnation.

Discussion

Reduced dissolved oxygen adversely affects the health of the Pond, in particular fish and invertebrates.

There is the potential to plant trees along the north bank, create bank and emergent vegetation and create floating islands which will both create shade and the vegetation will improve the dissolved oxygen levels of the Pond. An air pump to oxygenate and help circulate the water could be installed with a small-scale electricity supply or using solar panels. Silt removal is also another possibility which could be installed.

5.5.12 Regular removal of accumulated silt

Priority: Long-term

Risk

An increase in accumulated silt levels could, in the most extreme cases, result in parts of the Pond drying up and impacting on its overall significance.

Opportunity

Regularly reviewing the silt levels in the Pond will ensure that the shape, extent and form of the Pond is maintained.

It may be possible to use removed silt to create shallower areas around the margins of Eagle Pond retained using timber structures which could then be planted with marginal vegetation.

Policy E12: The City Corporation will regularly review the distribution of accumulated silt in the Pond and organise removal of material when necessary.

Discussion

Silt collects in the Pond due to run off from the road. Levels of accumulated silt need to be reviewed at regular intervals to ensure that areas of the Pond do not dry up and alter the overall shape and extent of the Pond, an important aspect of its overall significance. The removal of accumulated silt needs to be planned to minimise costs and find sites to which the silt can be appropriately relocate. The potential to use the silt to create marginal vegetation should be explored.

6.0 Sources

6.1 Primary sources

6.1.1 Redbridge Archive

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Appendix A Gazetteer

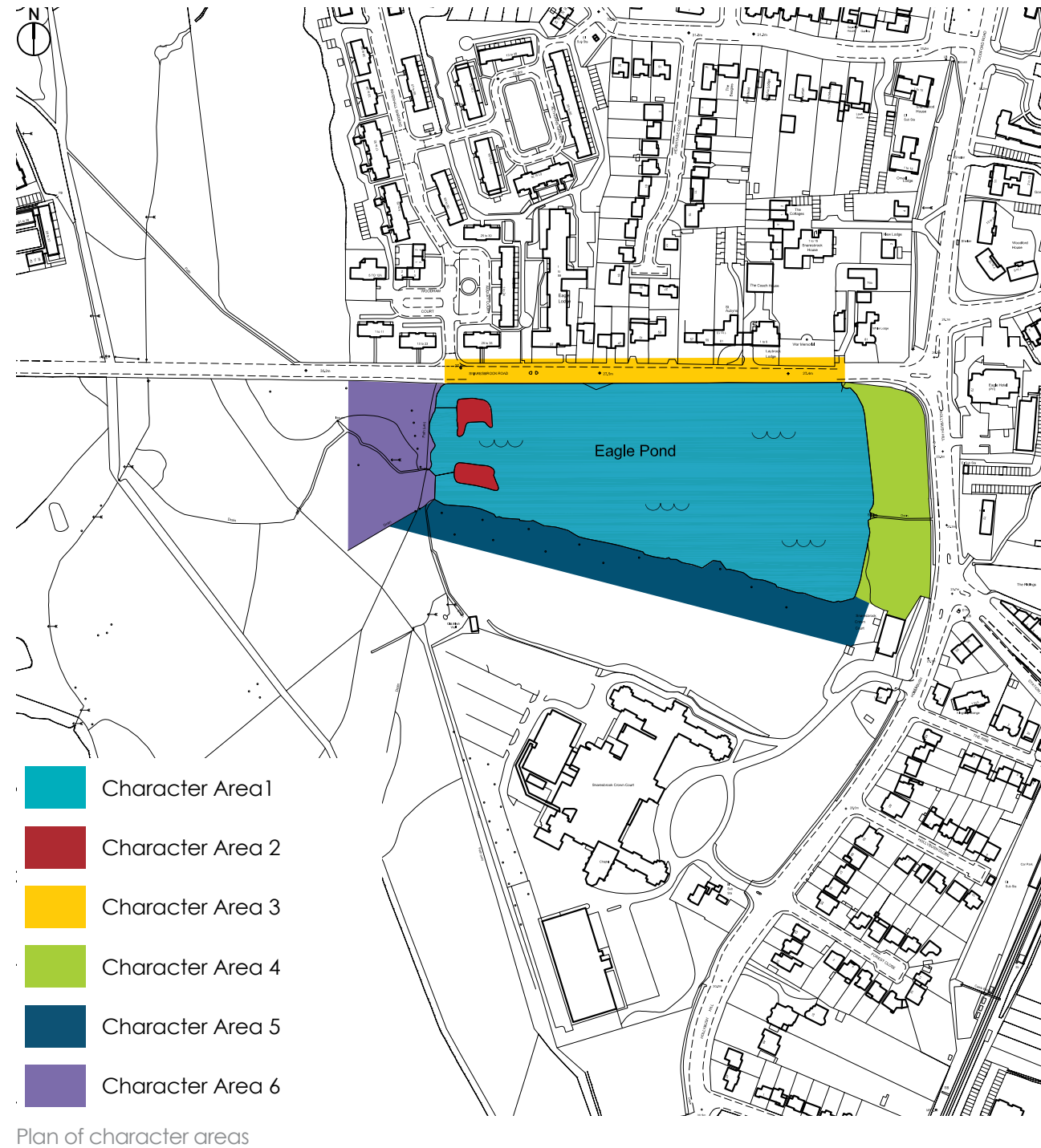
Methodology

This gazetteer offers a more detailed description of the site than is offered in section 2.2.

For the purposes of this exercise Eagle Pond has been divided into six character areas:

1. The water body of the Pond itself
2. The two islands on the western side of the Pond
3. The Pond's north bank along Snaresbrook Road
4. The Pond's east bank adjacent to Hollybush Hill, including the dam
5. The Pond's south bank belonging to Snaresbrook Crown Court
6. The Pond's west bank which offers access to Epping Forest

These character areas have been identified through combination of the geography of the Pond, its ownership and ecology.



Character Area 1: Water body

Description

Eagle Pond is a large body of water with an approximate area of 10 acres. It is roughly rectangular in shape but is narrower at its west end than its east. It measures approximately 289 metres from east to west and 110 metres from north to south at its midpoint.

It holds more than 25,000 cubic metres of water above the natural level of part of the adjoining land. The depth has not been mapped but has been found to be deeper at the east end than the west end and to be shallower along the north and south banks (Whitfield and Pallett, 2017).

Significance

The water body is key to the identity of the Pond. It is fundamental to its aesthetic significance and to its ecological significance.

Commentary

The water body of the Pond is an attractive sheet of water that is appreciated and valued by the local community.

It is also important for a range of waterfowl, naturalised islands and banks. However, there is a lack of habitat diversity in the Pond. There are also issues of feeding bread to birds, dumping food waste, large numbers of Canada geese, algal blooms and potential pollution from road run-off.

There is potential to establish emergent vegetation on south and north sides and on floating vegetated islands.



View south east across Eagle Pond

Character Area 2: Islands

Description

The Pond's two small islands are located close to its western bank. Each island has limited vegetation on it, including small trees.

The age of these islands is unclear. However the earliest documentary evidence found in the course of the research for this Conservation Statement (1735) does show islands near the western edge of the Pond.

Significance

The islands are an important aspect of Eagle Pond's ecological significance, as a habitat for wildlife. They have some, limited aesthetic significance.

Commentary

The two islands are an historic and attractive element of the Pond. However appreciation of them is limited due to their proximity to wooded western bank.

The islands support a range of waterfowl, offering a nesting site for birds including Canada geese and a resting place for non-native terrapins. It also supports a range of native vegetation.

The woodland comprises 'Lowland Mixed Deciduous Woodland' which is a UKBAP priority habitat types.



View of the islands from the west bank

Character Area 3: North bank

Description

The north bank is formed by Snaresbrook Road and its pavements. The southern pavement of Snaresbrook Road immediately adjoins the Pond's bank. The revetment has corrugated metal sheeting.

Significance

The north bank is where most people will experience and view Eagle Pond from. Surviving late eighteenth and nineteenth-century houses occupy the north bank along with more modern houses and flats. The north bank therefore has communal and historic significance (historically people used this bank more for recreation by the Pond too). Its aesthetic significance is compromised by the hard-edged and unattractive environment of the pavement and the high level of physical disturbance, noise and light pollution, from the busy traffic along Snaresbrook Road. It does, however, offer a view of the Snaresbrook Crown Court building that has been assessed as highly significant.

Commentary

There was previously a line of mature trees along the water's edge. There is potential to plant trees as in the past and also establish emergent vegetation along this margin.



The north bank is formed by Snaresbrook Road and its pavements

Character Area 4: East bank

Description

The east end of the Pond is formed by the dam, through which water discharges into a sluice into a wooded bank between the Pond and Hollybush Hill.

The dam is earth with some planting along it.

Significance

This bank has potential archaeological significance and some historical significance as the creation of an embankment or dam in this area has been present since the eighteenth century.

Commentary

The land between the dam and Hollybush Hill belongs to Snaresbrook Crown Court and is therefore inaccessible to the public. The dam itself is jointly owned by the Crown Court and the City of London. The imposing metal palisade fencing at the north-east corner of the Pond is unattractive.

The land between the dam and Hollybush Hill is wooded with mostly non-native trees alongside mature pedunculate oaks. Some emergent vegetation has been planted along the front of the dam probably in brushwood or coir rolls attached to the side of the dam.



View of east bank of the Pond including the dam

Character Area 5: South bank

Description

The south bank has trees along its periphery but behind these is a large grassed lawn in front of Snaresbrook Crown Court (Grade II-listed).

The trees on this edge are slowly falling into the lake due to erosion of the bank.

Significance

This bank has aesthetic significance both as an attractive wooded bank but also as part of the composition with Snaresbrook Crown Court. It also has historic significance as part of the grounds of this nationally important building. It has some ecological significance too.

Commentary

The south bank offers an attractive foreground to the view of Snaresbrook Crown Court from Snaresbrook Road, assessed as being highly significant.

It is now wooded and supports a range of native (including mature pedunculate oak) and non-native trees with an area of semi-improved grassland behind which has ecological value. The bank is eroding with trees falling into the water. The woodland comprises 'Lowland Mixed Deciduous Woodland' UKBAP Habitat.

There is potential to establish marginal vegetation behind revetments.



View of the south bank with Snaresbrook Crown Court partially visible

Character Area 6: West bank

Description

The west bank offers access to a part of Epping Forest known as Hollow Ponds, which is a wooded area with a car park about 200 metres to the west.

Significance

The west bank has aesthetic and ecological significance as part of Epping Forest, providing a range of habitats and as part of attractive views across the Pond.

Commentary

The west bank links the Pond with Epping Forest and offers a more secluded feel than the other character areas.

The land has developed to woodland (including dense holly growth) with the loss of the more open wood pasture habitat. Veteran pedunculate oak pollard close to the Pond. The woodland comprises 'Lowland Mixed Deciduous Woodland' UKBAP Habitat.

There is potential to clear recent tree growth to restore wood pasture and open up views to and from the car park. Wood-Pasture is a UKBAP Priority Habitat and of high ecological significance in Epping Forest.



View of the west bank of the Pond

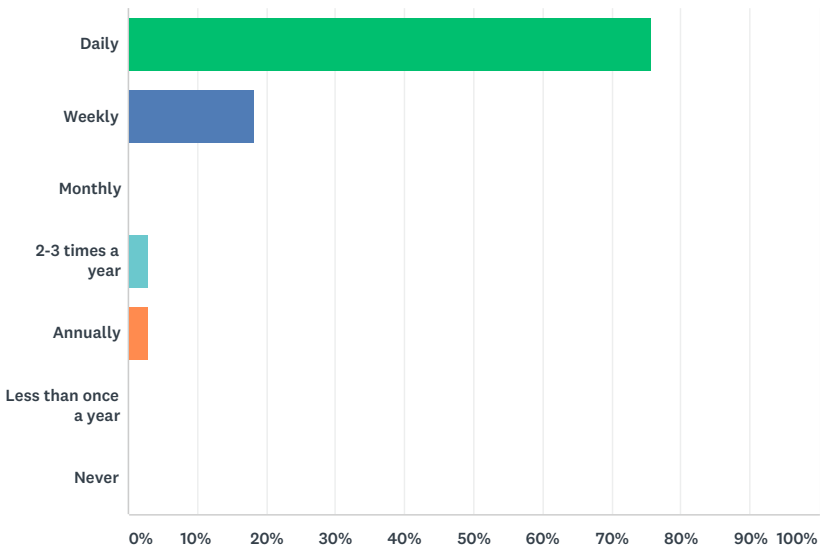
Appendix B

City of London Public Consultation Survey Nov/Dec 2017

Epping Forest Eagle Pond Survey

Q1 How often do you visit Eagle Pond?

Answered: 33 Skipped: 2

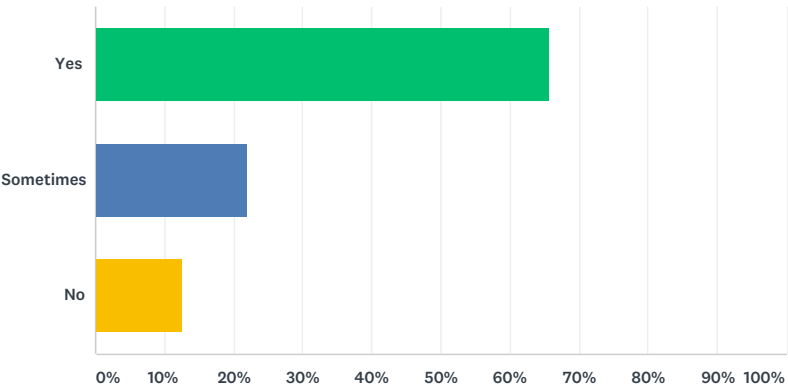


ANSWER CHOICES	RESPONSES	
Daily	75.76%	25
Weekly	18.18%	6
Monthly	0.00%	0
2-3 times a year	3.03%	1
Annually	3.03%	1
Less than once a year	0.00%	0
Never	0.00%	0
TOTAL		33

Epping Forest Eagle Pond Survey

Q2 Do you specifically include Eagle Pond in your visit to the Forest or area?

Answered: 32 Skipped: 3

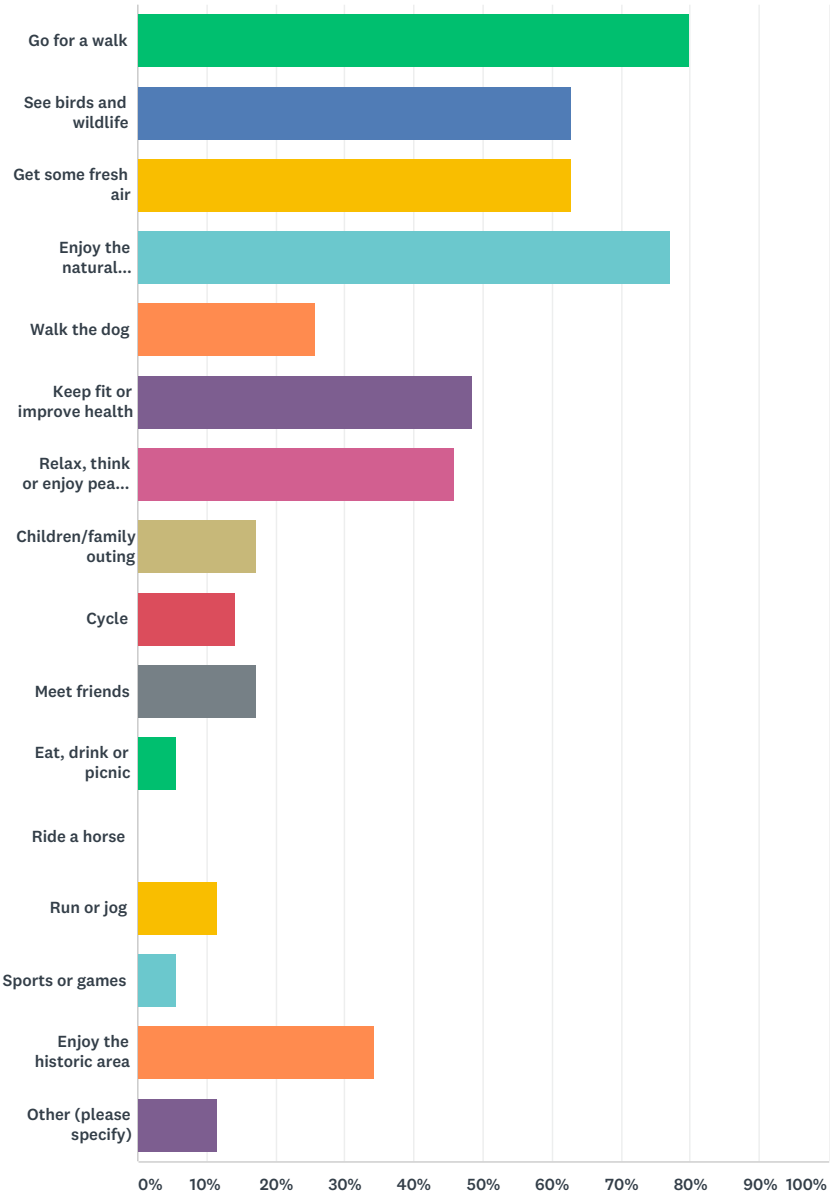


ANSWER CHOICES	RESPONSES	
Yes	65.63%	21
Sometimes	21.88%	7
No	12.50%	4
TOTAL		32

Epping Forest Eagle Pond Survey

Q3 What do you normally do when you visit Eagle Pond? (Please tick all answers that apply)

Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Go for a walk	80.00%	28
See birds and wildlife	62.86%	22
Get some fresh air	62.86%	22

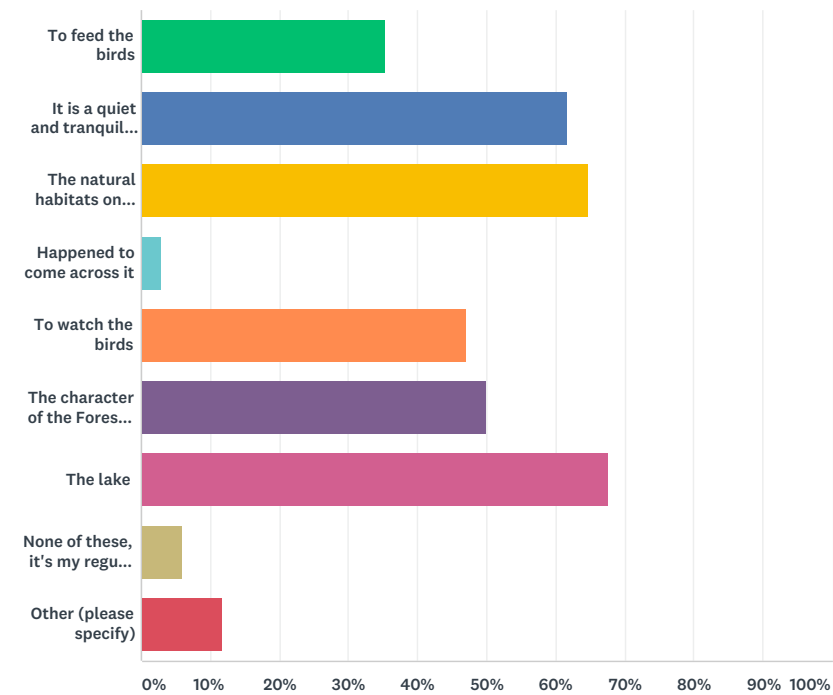
Epping Forest Eagle Pond Survey

Enjoy the natural environment	77.14%	27
Walk the dog	25.71%	9
Keep fit or improve health	48.57%	17
Relax, think or enjoy peace and quiet	45.71%	16
Children/family outing	17.14%	6
Cycle	14.29%	5
Meet friends	17.14%	6
Eat, drink or picnic	5.71%	2
Ride a horse	0.00%	0
Run or jog	11.43%	4
Sports or games	5.71%	2
Enjoy the historic area	34.29%	12
Other (please specify)	11.43%	4
Total Respondents: 35		

Epping Forest Eagle Pond Survey

Q4 What draws you to Eagle Pond? (Please tick all answers that apply)

Answered: 34 Skipped: 1

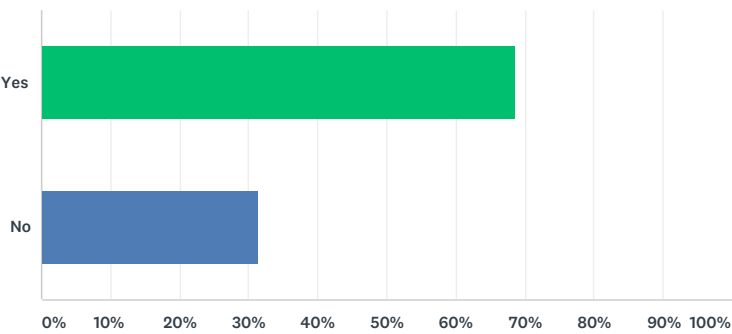


ANSWER CHOICES	RESPONSES	
To feed the birds	35.29%	12
It is a quiet and tranquil place	61.76%	21
The natural habitats on this site	64.71%	22
Happened to come across it	2.94%	1
To watch the birds	47.06%	16
The character of the Forest at this site	50.00%	17
The lake	67.65%	23
None of these, it's my regular route	5.88%	2
Other (please specify)	11.76%	4
Total Respondents: 34		

Epping Forest Eagle Pond Survey

Q5 Before now, did you know that Eagle Pond was a historic lake?

Answered: 35 Skipped: 0

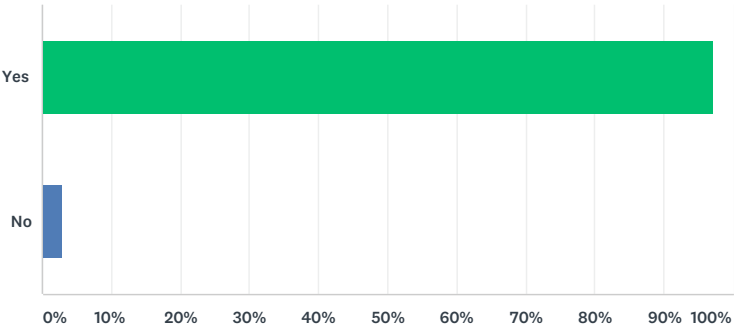


ANSWER CHOICES	RESPONSES	
Yes	68.57%	24
No	31.43%	11
TOTAL		35

Epping Forest Eagle Pond Survey

Q6 Before now, did you know that Eagle Pond was part of Epping Forest?

Answered: 34 Skipped: 1

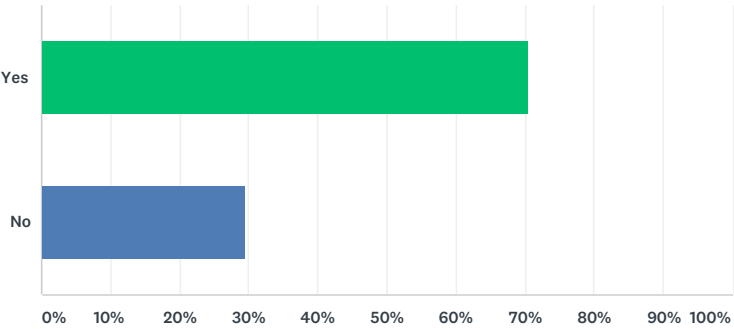


ANSWER CHOICES		RESPONSES	
Yes		97.06%	33
No		2.94%	1
TOTAL			34

Epping Forest Eagle Pond Survey

Q7 Before now, did you know that Eagle Pond was closed to fishing?

Answered: 34 Skipped: 1

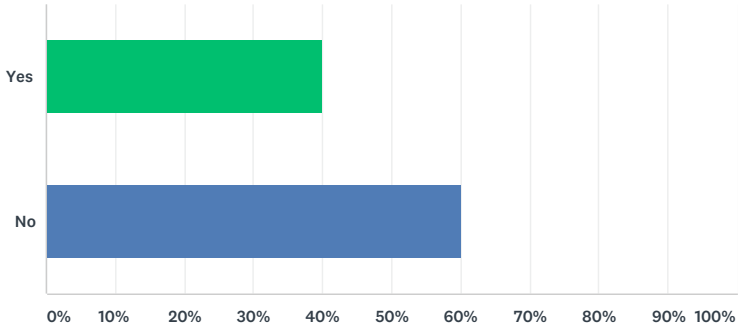


ANSWER CHOICES		RESPONSES	
Yes		70.59%	24
No		29.41%	10
TOTAL			34

Epping Forest Eagle Pond Survey

Q8 Before now, did you know that Eagle Pond was used for swan rescue?

Answered: 35 Skipped: 0

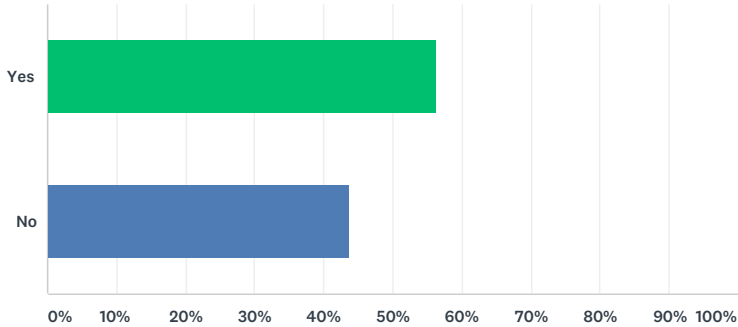


ANSWER CHOICES	RESPONSES
Yes	40.00%14
No	60.00%21
TOTAL	35

Epping Forest Eagle Pond Survey

Q9 Before now, did you know that Eagle Pond was managed by the City of London?

Answered: 32 Skipped: 3

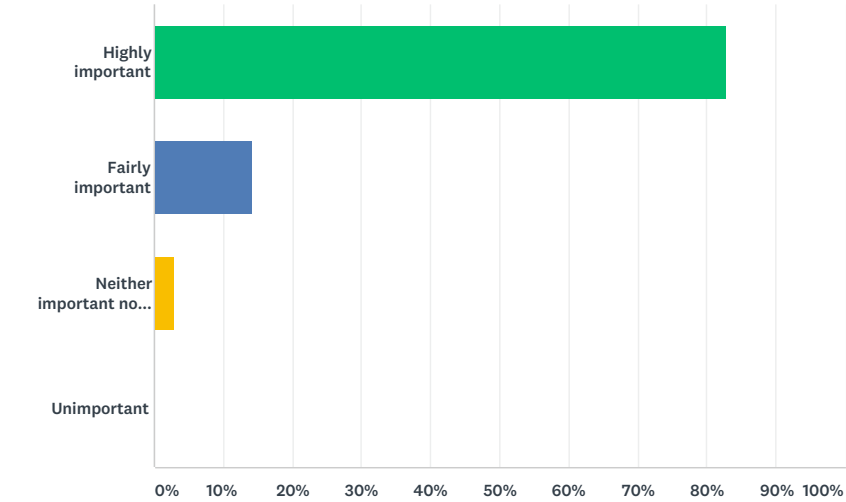


ANSWER CHOICES	RESPONSES
Yes	56.25%18
No	43.75%14
TOTAL	32

Epping Forest Eagle Pond Survey

Q10 How important to you is the management of the historic environment generally in Epping Forest?

Answered: 35 Skipped: 0

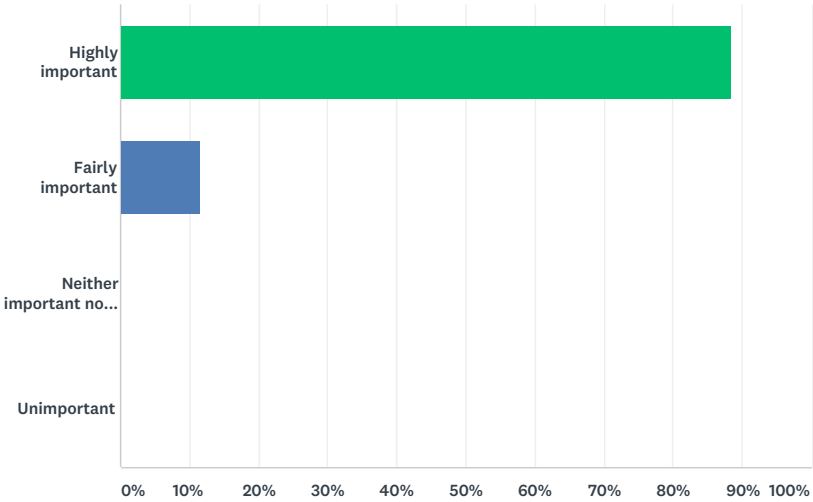


ANSWER CHOICES	RESPONSES
Highly important	82.86%29
Fairly important	14.29%5
Neither important nor unimportant	2.86%1
Unimportant	0.00%0
TOTAL	35

Epping Forest Eagle Pond Survey

Q11 How important is the management of the natural habitats generally across the whole of the Forest?

Answered: 35 Skipped: 0

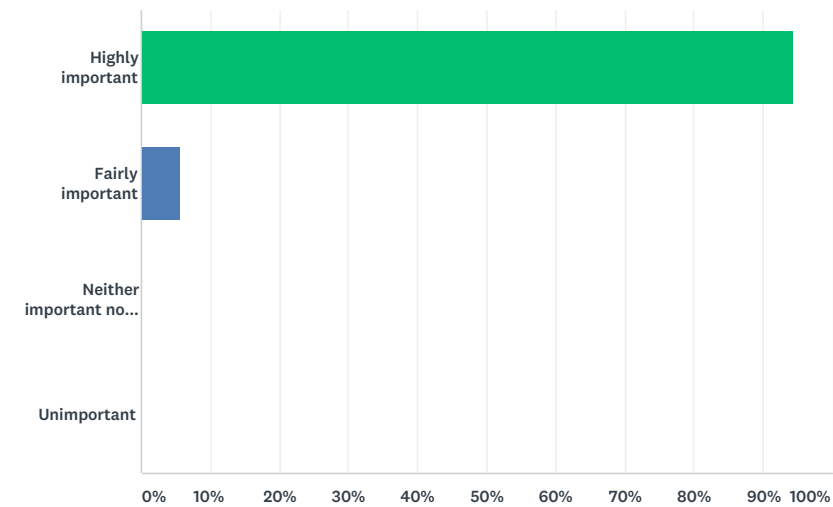


ANSWER CHOICES	RESPONSES
Highly important	88.57%31
Fairly important	11.43%4
Neither important nor unimportant	0.00%0
Unimportant	0.00%0
TOTAL	35

Epping Forest Eagle Pond Survey

Q12 How important to you is the management of the Eagle Pond?

Answered: 35 Skipped: 0

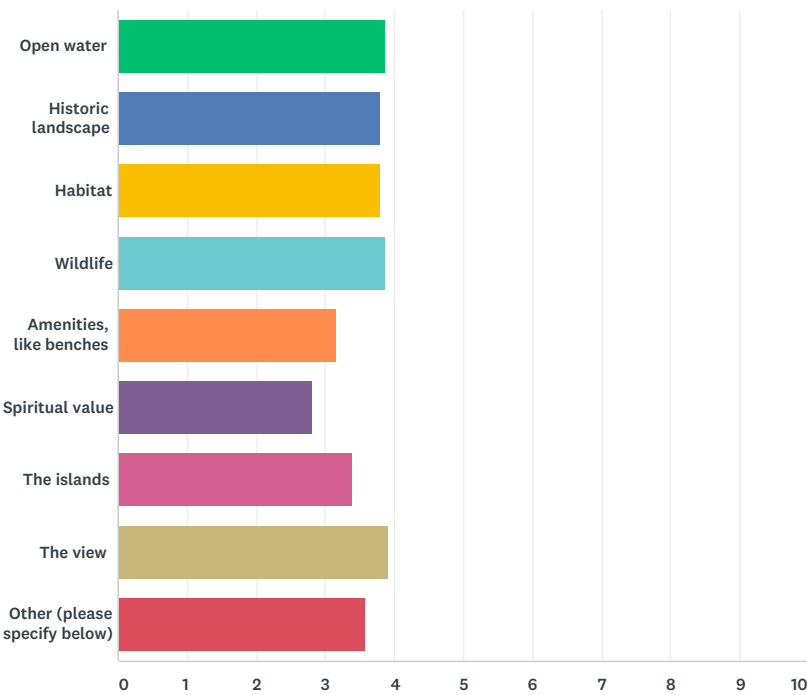


ANSWER CHOICES	RESPONSES	
Highly important	94.29%	33
Fairly important	5.71%	2
Neither important nor unimportant	0.00%	0
Unimportant	0.00%	0
TOTAL		35

Epping Forest Eagle Pond Survey

Q13 How important are the following features of Eagle Pond?

Answered: 33 Skipped: 2

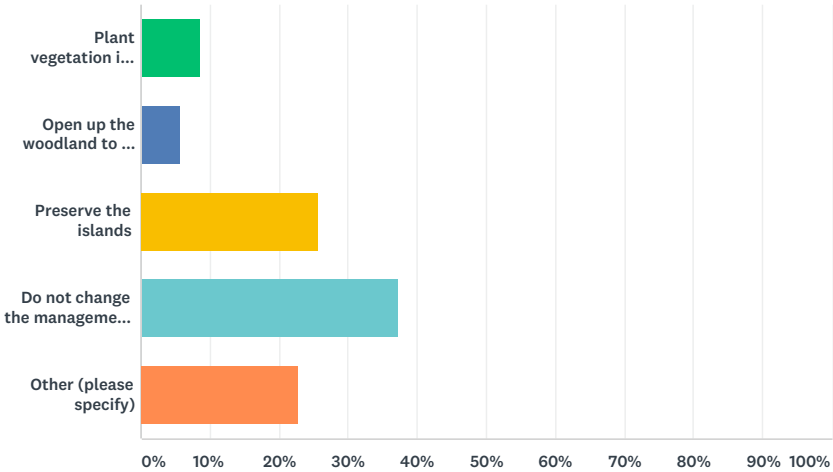


	UNIMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	FAIRLY IMPORTANT	HIGHLY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Open water	0.00% 0	6.06% 2	0.00% 0	93.94% 31	33	3.88
Historic landscape	0.00% 0	3.03% 1	15.15% 5	81.82% 27	33	3.79
Habitat	0.00% 0	3.03% 1	15.15% 5	81.82% 27	33	3.79
Wildlife	0.00% 0	0.00% 0	12.90% 4	87.10% 27	31	3.87
Amenities, like benches	6.06% 2	9.09% 3	48.48% 16	36.36% 12	33	3.15
Spiritual value	18.75% 6	28.13% 9	6.25% 2	46.88% 15	32	2.81
The islands	3.13% 1	12.50% 4	28.13% 9	56.25% 18	32	3.38
The view	0.00% 0	0.00% 0	9.09% 3	90.91% 30	33	3.91
Other (please specify below)	0.00% 0	14.29% 1	14.29% 1	71.43% 5	7	3.57

Epping Forest Eagle Pond Survey

Q14 If management of the site were to change, which of the following would you prefer?

Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Plant vegetation in the lake	8.57%	3
Open up the woodland to the edge of the lake	5.71%	2
Preserve the islands	25.71%	9
Do not change the management of the lake	37.14%	13
Other (please specify)	22.86%	8
TOTAL		35

Epping Forest Eagle Pond Survey

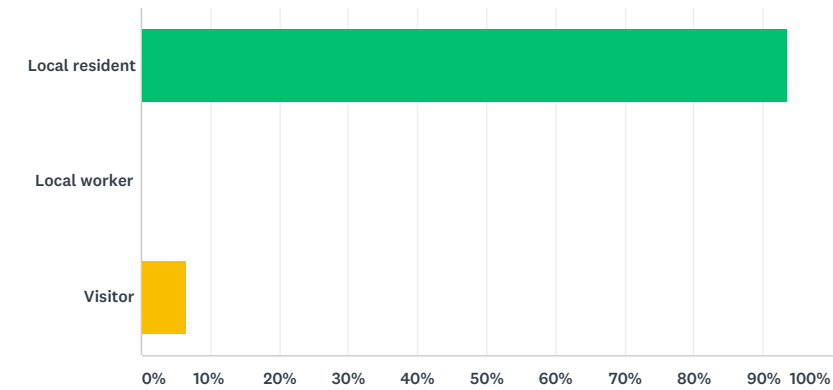
Q15 Do you have any other comments?

Answered: 22 Skipped: 13

Epping Forest Eagle Pond Survey

Q16 Are you a...

Answered: 31 Skipped: 4

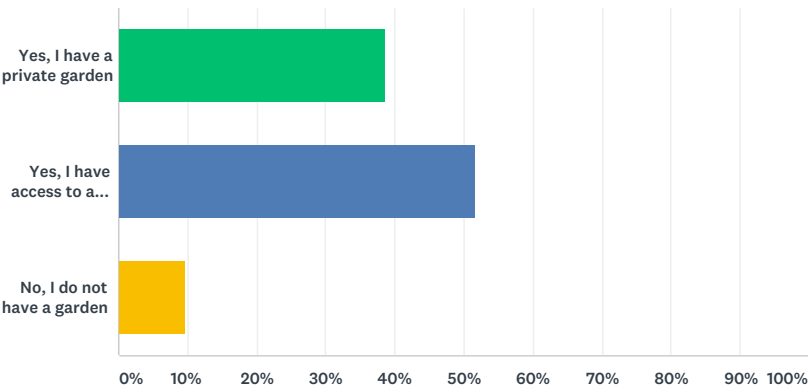


ANSWER CHOICES	RESPONSES	
Local resident	93.55%	29
Local worker	0.00%	0
Visitor	6.45%	2
TOTAL		31

Epping Forest Eagle Pond Survey

Q17 Do you have access to a garden where you live?

Answered: 31 Skipped: 4

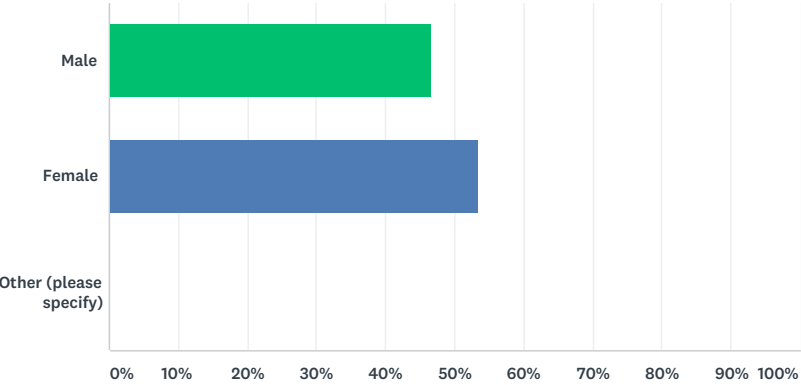


ANSWER CHOICES	RESPONSES	
Yes, I have a private garden	38.71%	12
Yes, I have access to a communal garden	51.61%	16
No, I do not have a garden	9.68%	3
TOTAL		31

Epping Forest Eagle Pond Survey

Q18 What is your gender? (optional)

Answered: 30 Skipped: 5

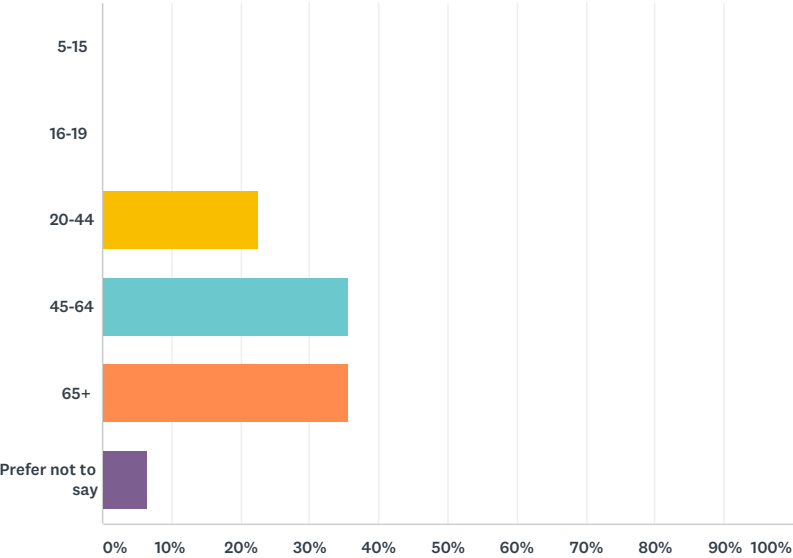


ANSWER CHOICES	RESPONSES	
Male	46.67%	14
Female	53.33%	16
Other (please specify)	0.00%	0
TOTAL		30

Epping Forest Eagle Pond Survey

Q19 What is your age? (optional)

Answered: 31 Skipped: 4



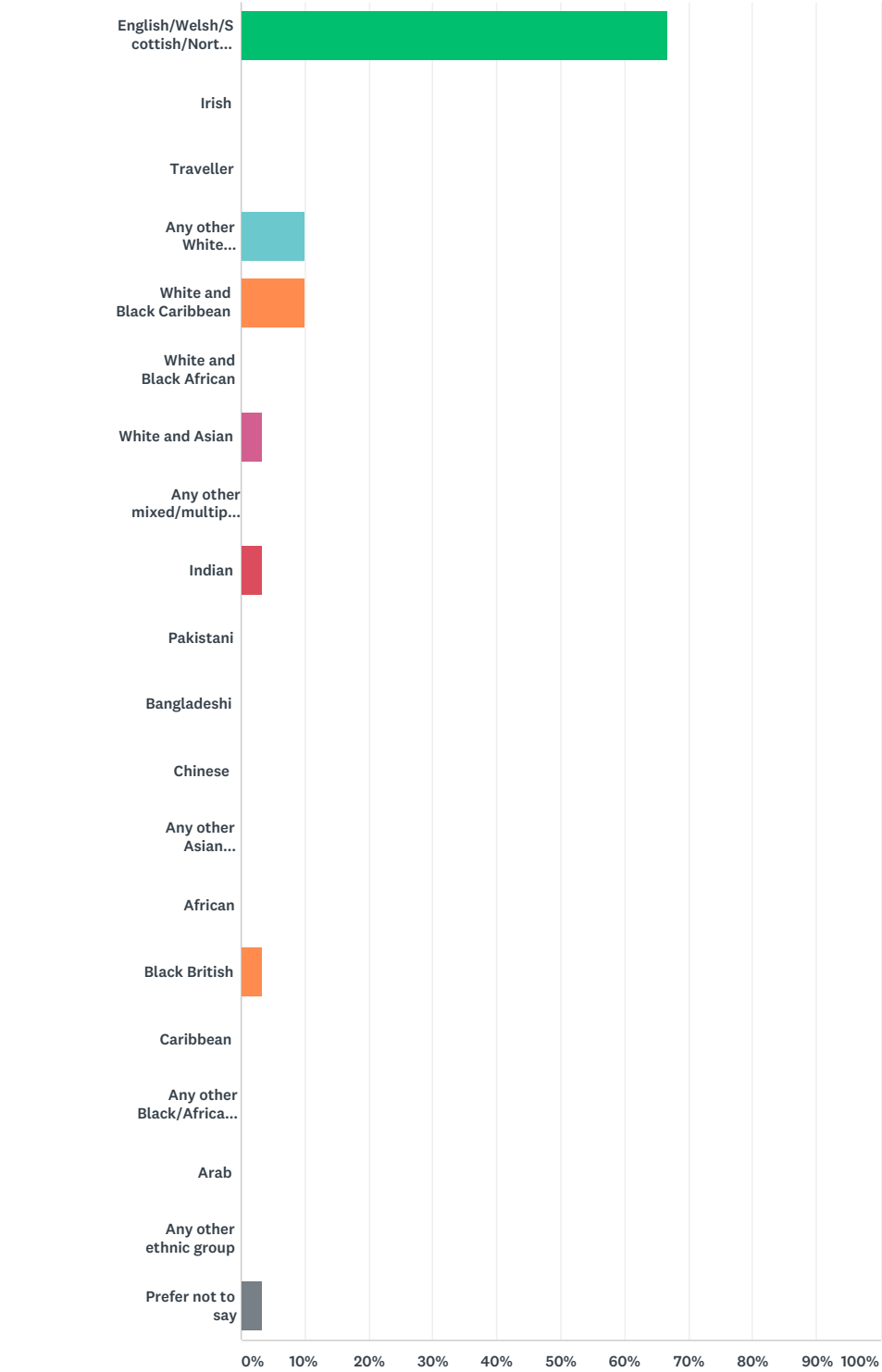
ANSWER CHOICES	RESPONSES	
5-15	0.00%	0
16-19	0.00%	0
20-44	22.58%	7
45-64	35.48%	11
65+	35.48%	11
Prefer not to say	6.45%	2
TOTAL		31

Epping Forest Eagle Pond Survey

Q20 What is your ethnic group? (optional)

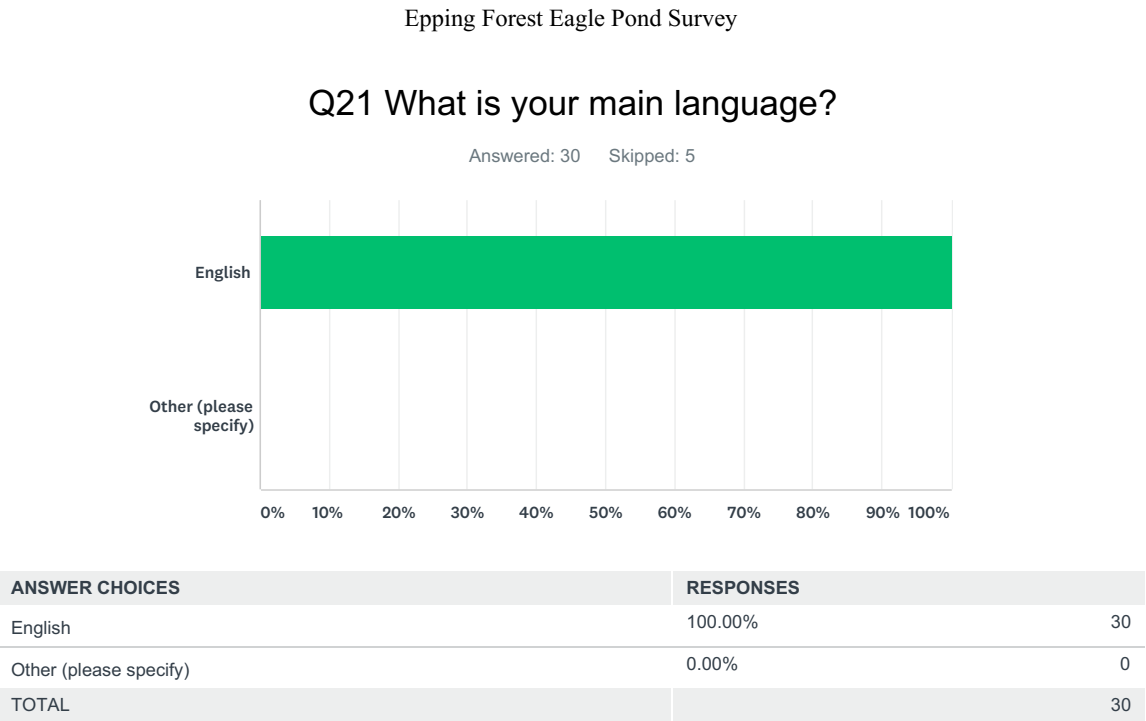
Answered: 30 Skipped: 5

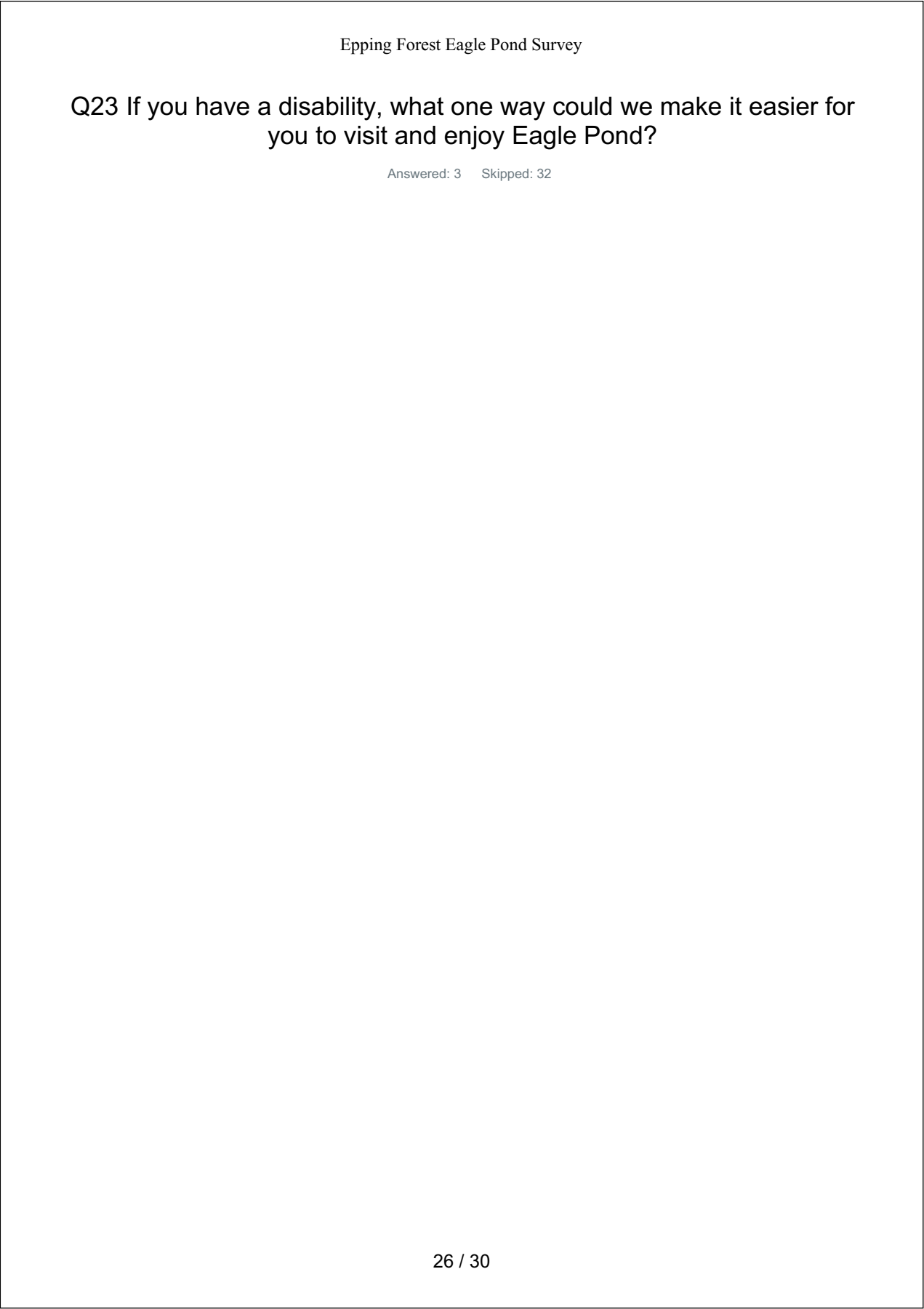
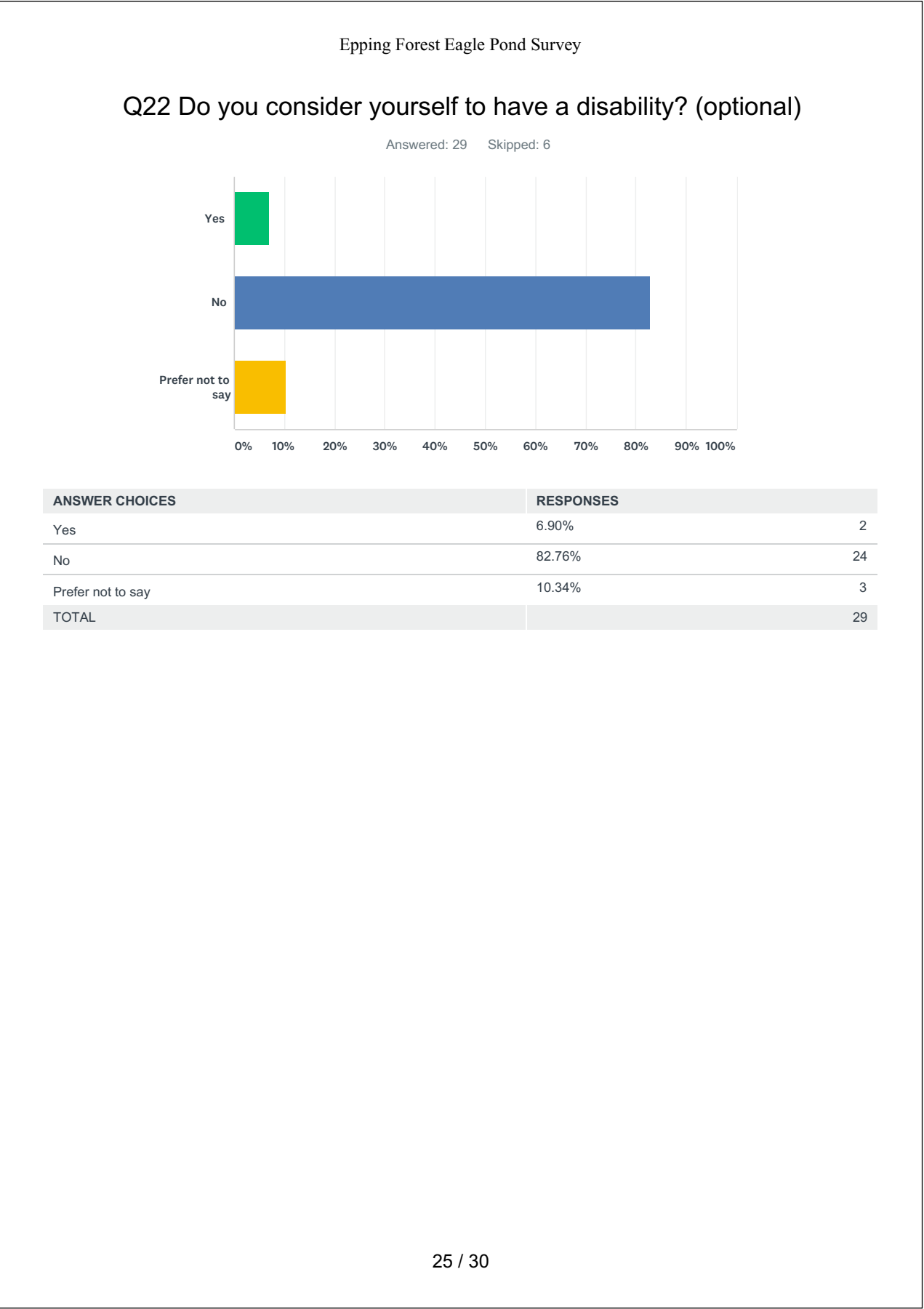
Epping Forest Eagle Pond Survey



ANSWER CHOICES	RESPONSES	
English/Welsh/Scottish/Northern Irish/British	66.67%	20

Epping Forest Eagle Pond Survey		
Irish	0.00%	0
Traveller	0.00%	0
Any other White background	10.00%	3
White and Black Caribbean	10.00%	3
White and Black African	0.00%	0
White and Asian	3.33%	1
Any other mixed/multiple ethnic background	0.00%	0
Indian	3.33%	1
Pakistani	0.00%	0
Bangladeshi	0.00%	0
Chinese	0.00%	0
Any other Asian background	0.00%	0
African	0.00%	0
Black British	3.33%	1
Caribbean	0.00%	0
Any other Black/African/Caribbean background	0.00%	0
Arab	0.00%	0
Any other ethnic group	0.00%	0
Prefer not to say	3.33%	1
TOTAL		30





Epping Forest Eagle Pond Survey

Q24 What is your postcode? (optional - please note, we cannot identify your house number from this information)

Answered: 23 Skipped: 12

Epping Forest Eagle Pond Survey

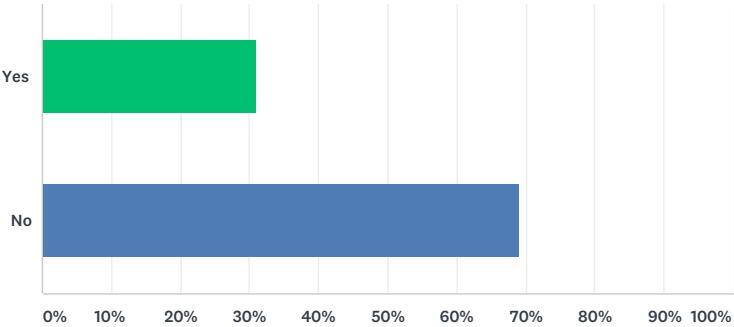
Q25 Which, if any, local groups do you belong to? If none, please state 'none' (optional)

Answered: 28 Skipped: 7

Epping Forest Eagle Pond Survey

Q26 Are you interested in volunteering to help look after the Forest or its visitors? (optional)

Answered: 29 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	31.03%	9
No	68.97%	20
TOTAL		29

Epping Forest Eagle Pond Survey

Q27 If you would like to volunteer, please give your contact information below (optional)

Answered: 9 Skipped: 26

ANSWER CHOICES	RESPONSES	
Full name	100.00%	9
Company	0.00%	0
Address 1	88.89%	8
Address 2	11.11%	1
City/Town	55.56%	5
County	11.11%	1
Postcode	88.89%	8
Country	0.00%	0
Email Address	100.00%	9
Phone Number	0.00%	0

Alan Baxter

Prepared by Heloise Palin and Victoria Bellamy

Reviewed by Nicolas Chapple

Issued 16 May 2018

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Committee(s):	Date(s):
Epping Forest Consultative	13.02.19
Subject: Major Event Wanstead Flats Update (SEF 08/19)	Public
Report of: Colin Buttery. Director of Open Spaces and Heritage	For Information
Report Author: Jacqueline Eggleston - Head of Visitor Services	

Summary

Major event promotor MAMA Festivals Ltd has applied to hold a large-scale music concert to take place on Wanstead Flats in September 2020. The proposals are currently in the process of being scoped and are in general accordance with the recently approved Open Spaces Events Policy Parts 1 and 2 and the City of London (Open Spaces) Act 2018.

Proposals for two concert series were approved in principle by the Epping Forest and Commons Committee on 10 September 2018. This report provides an update on how the proposal is being assessed.

Recommendation(s)

Consultative Committee Members are asked to:

- Note the report
- Offer any further comment on the proposal for consideration by the Epping Forest and Commons Committee.

Main Report

Background

1. Wanstead Flats has played host to a range of large-scale events including the Newham Mela occupying a 19 acre pay perimeter with 30,000 visitors in 1994 and 35,000 visitors in 1993. The annual free-to-view Newham Fireworks display has also attracted audiences of up to 30,000 visitors in recent years. In 2012, a Police Muster, Briefing and Deployment Centre occupied 8 acres of the Flats for 4 months between June and September.
2. An initial proposal for a series of concerts to take place on Wanstead Flats during the summer 2019 was considered by the Epping Forest and Commons Committee at their meeting of 10 September 2018. It was agreed that the committee would consider a further report on the application for final agreement

to the event, subject to consultation with your committee and the necessary licensing consents from the Licensing Authority, the London Borough of Redbridge.

Current Position

3. The promotor MAMA Festivals Ltd has listened to the concerns expressed by some local residents and your committee. The company is now proposing to apply for a three-day concert over one weekend in September 2020.
4. MAMA Festivals Ltd has had pre-application discussions with the London Borough of Redbridge to hear residents' concerns in order to plan methods to mitigate against issues raised.
5. City of London officers are meeting with licensing officers at London Boroughs of Newham, Waltham Forest and Redbridge to discuss the wider implications of the proposals.
6. Feedback from the Consultative Committee and local community will be presented in a report to the Epping Forest and Commons Committee when it makes its decision on the final scoped event application.
7. The applicant will then need to apply formally to the London Borough of Redbridge for a premises licence under the Licensing Act 2003. MAMA Festivals Ltd will be required to undertake comprehensive public consultation.
8. The licensing decision as to whether the event as scoped can take place will rest with the London Borough of Redbridge as the Licensing Authority.
9. Comments made by the Consultative Committee of 10 October 2018 will also be presented to the Epping Forest and Commons Committee when it considers a decision-making report detailing the final proposal.
10. The application from MAMA Festivals Ltd is for a series of three concerts to take place over one weekend in September 2020, likely to be on Friday, Saturday and Sunday evenings.
11. The detail of the main acts and line up will not be decided for some time but the proposal is for main stream 'A list' pop acts.
12. The application is suggested for an audience up to 50,000 but this will be subject to further discussion with the Licensing Authority.
13. For all events MAMA Festivals Ltd undertakes comprehensive event planning all of which will be scrutinised by multi-agency experts including: the Metropolitan Police Services, London Fire Brigade and the local authority Licensing officers before the event can be licensed. Event plans include:

- Event Safety Management Plan
- Noise Management Plan
- Crowd Management Plan
- Traffic and Travel Management Plan
- Crime Management Plan
- Waste and Sustainability Plan

14. Funding of the event and preparations will be entirely the responsibility of MAMA Festivals Ltd.

15. The event promotor will need to consider taking on responsibility for activities off the event site or covering the costs incurred by neighbouring authorities through negotiations

16. The Wanstead Flats Site of Importance for Nature Conservation (SINC) is a non-statutory designation of Metropolitan Importance because it includes one of the largest areas of acid grassland in London and is of exceptional importance for its insects and other invertebrates, including many rare species. As a result, the London Borough of Redbridge, as local planning authority, may wish to seek the views of the Greater London Authority, Environment Agency and/or Natural England in respect of this designation.

17. The proposed site for the event is an area of the Flats that has been managed as football pitches for many decades. Although it is within the SINC it does not directly impact on the protected acid grassland habitat. Boundary fencing and a clear demarcation of the area would prevent access onto the grassland areas of nature conservation importance. Such protection of an area of the Flats has been achieved to the satisfaction of the local authority in the recent past in relation to the Metropolitan Police Muster Centre for the 2012 Olympics.

18. Any potential impacts of the event(s) that would need to be mitigated would be indirect, largely through disturbance and the visual scale of the structures to be erected. South of Alexandra Lake and to the east of the proposed site there is an area of grassland which has been regularly occupied by breeding Skylarks. Skylark, as a species, is considered by the most recent conservation review carried out in 2015 (entitled Birds of Conservation to Concern 4) to have red-listed status in the UK because of a serious decline in its breeding population (62%) across the country in the last 45 years. These birds may be affected by the size of the structure being erected as they require open vistas and are sensitive to vertical intrusions (like trees and buildings) into their favoured open landscapes. Disturbance may also be a factor with the potential for an increase or concentration in human activity in the vicinity of the event area.

19. The Skylark breeding season is between March to early September. Therefore, the September event is unlikely to have any impact on breeding.

20. Under section 7 of the City of London Corporation (Open Spaces) Act 2018, the Conservators may temporarily use or permit others to use Forest land for the purposes of an event; provide, or arrange for another person to provide, equipment, facilities or services for the event; so far as necessary restrict, or authorise others to restrict, access to an area of Forest land temporarily in connection with the event; and charge for such permission or provision, or charge or authorise others to charge for admission to the event.
21. The above powers must be exercised having regard to the approved Events Policy. The general duties of the Conservators to preserve Epping Forest as an unenclosed public open space for the recreation and enjoyment of the public, and as far as possible to preserve its natural aspect also still apply, subject to the above provisions. Any decision taken must be in the best interests of the Epping Forest charity.
22. The proposed event will be accompanied by a comprehensive community engagement plan to answer queries and build solutions to concerns in to the planning process. The Events Policy and Licencing legislation provides a clear requirement for event managers to engage with the appropriate legislative and licensing regimes to ensure events are being run safely and professionally.
23. If events are to be permitted on the Forest, they should be governed by suitable licence terms to ensure that COL is suitably indemnified and that consent to use represents best value according to the charitable operating requirements.

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Committee(s): Epping Forest Consultative – for information Epping Forest & Commons - for information	Date(s): 13 02 2019 11 03 2019
Subject: Epping Forest District Council Local Plan – Responses to the Inspector's Matters, Issues & Questions (SEF 09/19)	Public
Report of: Colin Buttery, Director of Open Spaces	For Information
Report Author: Jeremy Dagley – Head of Conservation, Epping Forest	

Summary

Epping Forest District Council (the Council), whose boundary includes 64% of Epping Forest, submitted its Local Plan to the Secretary of State on 21st September 2018. The Examination-in-Public (EiP) hearings are being held between February and May this year. Following approval for officers to make representations to the EiP, this report provides an update of the Conservators' response to the main matters raised by the Local Plan Inspector and being considered at the EiP in February.

Recommendation(s)

Members are asked to note:

- the representations made to the Local Plan Inspector on Matter 1 Legal Compliance and Matter 4 The Spatial Strategy.

Background

1. Epping Forest District Council (the Council), whose boundary includes 64% of Epping Forest, submitted its Local Plan to the Secretary of State on 21st September 2018.
2. The Local Plan addresses the next phase of the District's development for the 15 years to 2033, including the allocation of 11,400 new homes, of which nearly 4,378 units are currently allocated within 3km of the Forest's boundaries and the majority, over 6,000, are within 5km. The Conservators' overall response to the Plan concluded that it is not consistent with national legislation, including The Conservation of Habitats & Species Regulations 2017 (The Habitats Regulations) and does not do enough to protect Epping Forest.
3. At the January Epping Forest & Commons Committee (Report SEF 03/19) approval was given for officers to attend the hearings for the Local Plan's Examination-in-Public, to continue to advocate for changes to the Plan and to respond to the Matters, Issues and Questions (MIQs) from the Inspector.

4. It was also approved that officers should continue to work with the relevant local authorities, as “Competent Authorities” under the Habitat Regulations 2017, on the Epping Forest Special Area of Conservation Mitigation Strategy. Currently, there is only an Interim Strategy which addresses on-site mitigation for additional recreational pressures. The Interim Strategy has so far been approved by only one of the Competent Authorities, Epping Forest District Council. In addition, off-site avoidance measures and the adverse impacts of traffic, air pollution and urbanisation remain to be addressed.

Current Position

5. The Local Plan Inspector published her Matters, Issues and Questions (MIQs) at the end of November 2018 and representations on Matters 1 and 4 were required by a deadline of 24th January 2019 for hearings in February.
6. Matter 1 considers the legal compliance of the Local Plan and, of particular relevance to Epping Forest, Issue 5 is concerned with the protection of Special Areas of Conservation. This examines the Plan’s compliance with the Habitats Regulations 2017 and its approach to the mitigation hierarchy to ensure “no adverse impacts” on the Forest. Our representations raise a wide range of issues (**see Appendix 1**), including the lack of avoidance measures for recreational pressure, the absence of an updated Habitats Regulation Assessment and the lack of a full Mitigation Strategy with measures to combat air pollution and traffic congestion.
7. Matter 4 examines the Local Plan’s Spatial Strategy and the distribution of development and any proposed infrastructure, including roads. The impact on Epping Forest is considered in our representations and, of special concern are the continuing problems of air pollution from traffic and the Plan’s proposed expansion of Wake Arms Roundabout and other parts of the road network within Epping Forest (**see Appendix 1**).

Corporate & Strategic Implications

8. **Legal** – none relating to recommendations in this report.
9. **City of London Corporate Plan 2018 - 2023**: the protection of the internationally and nationally-important habitats of Epping Forest directly underscore the *third pillar* of the Corporate Plan, which is to “**shape outstanding environments**”. This *third pillar* of the Corporate Plan is measured by four outcomes. The protection and conservation of the outstanding environment of Epping Forest and its buffer lands contribute significantly to the achievement of two of these: firstly, *Outcome 11* “We have clean air, land and water and a thriving and sustainable natural environment” and secondly, *Outcome 12* “Our spaces are secure, resilient and well-maintained”.
10. **Open Spaces Department Business Plan 2016-19**: The Strategic Vision of this Business plan is to ‘Preserve and protect our world class green spaces for the

benefit of our local communities and the environment.’ and one of the Department Objectives is to ‘Protect and conserve the ecology, biodiversity and heritage of our sites.’ Ensuring The Conservators’ responses are represented at the Local Plan EiP fully supports this objective.

11. **Epping Forest Management Plan, Strategy and Business Plan:** the responses on the Local Plan reflect the objectives of the previous and forthcoming Epping Forest Management Plans. These priorities will reflect the biodiversity and heritage importance of the Epping Forest SAC.

Conclusions

12. The Inspector has raised 16 main Matters concerning the EFDC Local Plan. The first two of these Matters to be examined, at hearings in February, concern legal compliance with the Habitat Regulations and the spatial strategy and distribution of development. As these matters have major implications for the protection and future health of Epping Forest, officers have made detailed responses to the Inspector’s questions. These add to and amplify the concerns and suggestions already made in the Conservators’ response to the pre-submission Plan.

Appendices

- **Appendix 1:** Conservators’ Representations on the Inspector’s Matters, Issues & Questions (MIQs) for Epping Forest District Council Local Plan 2011-2033

Background Papers

- SEF03/19 EF&C Committee Report: *Epping Forest District Council Local Plan – Examination-in-Public*. 14th January 2019
- SEF 23/18 EF&C Committee Report: *Proposals for the development of a Mitigation Strategy for the Epping Forest Special Area of Conservation*. 14th May 2018
- SEF 19/18 EF&C Committee Report: *Epping Forest District Council Local Plan – Regulation 19 Consultation, Update*. 12th March 2018
- SEF 12/18 EF&C Committee Report: *Epping Forest District Council – Local Plan – Publication under Regulation 19 of the Town & Country Planning (Local Planning) (England) Regulations 2012 – Request for Delegated Authority*. 15th January 2018
- SEF30/16 EF&C Committee Report: *Epping Forest District Local Plan – proposed Memorandum of Understanding*. 4th July 2016

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The Conservators of Epping Forest Representations on the Inspector's Matters, Issues and Questions (MIQs) for Epping Forest District (EFDC) Local Plan 2011-2033

Further to the Conservators' response to the Regulation 19 pre-submission Local Plan (Document 19STAT0035) we now make some further representations in response to the Matters, Issues and Questions (MIQs) raised by the Inspector in relation to Matters 1 and 4 for the Hearings in February 2019.

Matter 1: Legal Compliance

Issue 5: Have the requirements of the Conservation of Habitats and Species Regulations 2017 been met?

Issue 5.2

The Habitats Regulations Assessment of the Regulation 19 Local Plan (EB206 & 206A) identified that, without mitigation, the Plan would result in likely significant effects upon the Epping Forest SAC, either alone or in combination with other plans or projects, in respect of recreational pressure; urbanisation; and air quality.

Issue 5.2b

Both Natural England and the Conservators of Epping Forest have raised concerns about how the "Baseline", "Do Minimum" and "Do Something" scenarios have been compared in the HRA process to identify likely significant effects. What is the relevance of these terms and is the HRA methodology valid in this respect?

We await an updated HRA and, at present, our comments remain unchanged, therefore.
(13 words in representation on Issue 5.2b)

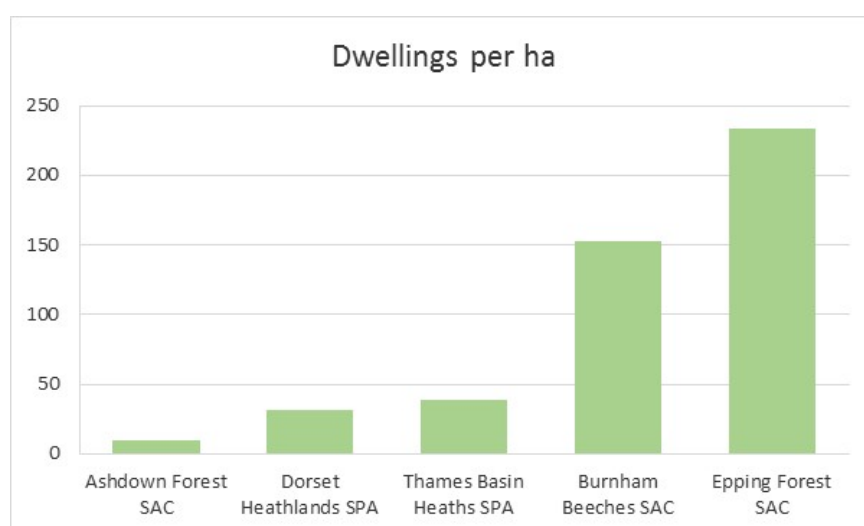
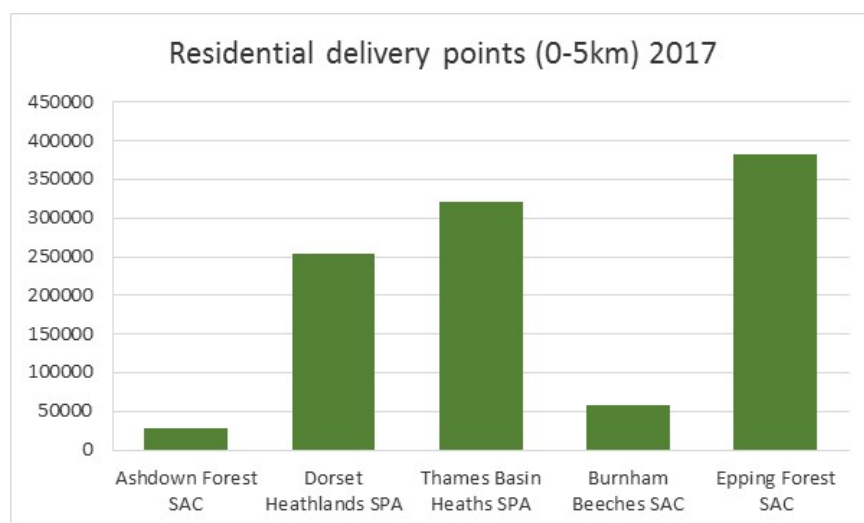
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Issue 5.2c

Does the HRA process for screening Plan policies in or out of the assessment remain valid in light of up to date and emerging evidence on visitor behaviour and traffic impact? For example, recent visitor survey information seems to indicate that the Zone of Influence for recreational pressure on Epping Forest SAC is larger than was thought when the Plan was submitted. Has this resulted in any policies and/or site allocations being wrongly screened out of the assessment? If so, what should be done?

The quantum of development proposed in the Local Plan around the Forest, would put unsustainable pressure on roads, infrastructure and Forest visitor infrastructure. Although the Interim Mitigation Strategy attempts to deal with the latter issue (see below) the HRA itself did not

deal with the impact pathways nor the scale of change adequately (see page 21 of our response letter, Document 19STAT0035). We attach a pair of histograms which provide a clear indication of the relative development pressure on Epping Forest SAC compared to other internationally-important sites.



Figures above show comparison between Epping Forest and selected other European sites showing number of dwellings (in 2017) within 5km radius per ha of European site and the number of residential delivery points (in 2017) within 5km. (figure taken from *Footprint Ecology* report to the Conservators of Epping Forest).

(136 words in representation on Issue 5.2c)

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Issue 5.2d

For each likely significant effect identified for Epping Forest SAC, has an appropriate assessment been carried out to ascertain that its integrity will not be adversely affected?

At present, no Appropriate Assessment has been forthcoming, and we do not consider (see comments on pages 21 – 24 of Conservators' response **Document 19STAT0035**) that a step-by-step approach to each likely significant effect was taken in the HRA (**Document EB206**).

(40 words in representation on Issue 5.2d)

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Issue 5.2e

In preparing any appropriate assessment, has avoidance of harm been considered before mitigation or compensation? If not, should it have been?

As will be clear from our response to Regulation 19 we do not consider that avoidance of harm has been considered early enough or sufficiently in relation to transport and air pollution or SANGs. We have emphasised the need for adherence to the mitigation hierarchy approach. This approach would emphasise the need for *no net loss* and a *net positive impact* on Epping Forest through the Local Plan. In our view this requires a positive approach, which should include habitat enhancement and creation.

Air quality is poor for Epping Forest and the impacts of nitrogen pollution have been significant. We would look for leadership and partnership from the Local Plan and District Council, respectively, in seeking to improve the situation. We still await Appropriate Assessments of transport and air pollution impacts.

(131 words in representation on Issue 5.2e)

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Issue 5.2f

For the purpose of any appropriate assessment, is it justified to defer consideration of the implications of allocated sites to the planning application stage, as suggested by Policy DM2? For example, how will any new green spaces required be found and secured if not through the plan-making process (e.g. in a SANG Strategy)?

As made clear in our comments on Regulation 19 (Paragraphs 8.1.2.1 and 8.2.2.1 of **Document 19STAT0035**) we do not consider that deferment to project-led appraisals is justified in Policy DM2. We set out extensive changes that we consider would make Policy DM2 justified and effective and compliant with a strategic approach.

A Plan-led SANGs Strategy is required to provide green space of sufficient quality and sufficiently attractive to provide an alternative to the Forest SAC areas. The creation of SANGs on the City of London Buffer Lands and even improvements to other areas of the Forest Land, for example, could be at a scale and location to meet some of these requirements. The City of London Corporation, as

the Conservators of Epping Forest, considers SANGs of fundamental importance to avoid impacts to the SAC and has reiterated this point to the District Council, in discussing the Mitigation Strategy (please see **Appendix** for examples).

Reliance on project-level assessment is a risk. There needs to be confidence at Plan level that necessary avoidance and mitigation measures can be secured, otherwise there is a risk that project-level HRAs would not be able to rule out adverse effects on integrity of Epping Forest SAC. If this were to be the case, the Local Plan would be at risk of promoting sites that could not actually be deliverable.

(224 words in representation on Issue 5.2f)

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Issue 5.2g

For the purpose of any appropriate assessment, is it justified to rely upon the forthcoming Mitigation Strategy to conclude that the integrity of the relevant sites will not be adversely affected given that the effectiveness of the Strategy cannot yet be fully appreciated?

The Conservators have put considerable resources in to developing and providing the table of mitigation proposals, or Strategic Access Management & Monitoring Measures (SAMMs), for managing on-site recreation, which forms the centrepiece of the Interim Mitigation Strategy (**Document EB134**). Implementation, with regular monitoring and review to ensure changes are made as required, should enable the management of recreational pressures to mitigate the impacts that have been foreseen. This remains on the basis that other avoidance measures (e.g. SANGs) are taken as we have requested in our Local Plan responses to date and in this representation on the MIQs.

These SAMMs, however, do need further development and costing. In our response to the Mitigation Strategy Document (see **Appendix** Conservators' Letter of 14th September to EFDC), we sought a costs-undertaking from the District Council in September, as lead competent authority, to help achieve this. We welcome the District Council's approval of the Interim Mitigation Strategy in October 2018 but await undertakings to assist in the detailed cost assessments work for the SAMMs. In the absence of a response on this to date, and in the absence of agreement from other SAC competent authorities to the Interim Mitigation Strategy, we have commissioned further development work to ensure that the on-site mitigation measures are comprehensive and robust and meet the constraints of SAC protection.

In addition to this development work on SAMMs, however, we re-emphasise the need for SAMMs to be complemented by a full Plan-level SANGs Strategy. (see the Conservators' letters of 23rd July and 14th September 2018 in **Appendix**) Other European site mitigation strategies in other parts of the country, such as the Thames Basin Heaths, the Dorset Heaths and in South-east Devon, all include SANGs alongside SAMMs.

The agreement of other competent local authorities is required now and we await developments in relation to their participation. Their participation is essential, in our view, to ensure that the Interim Strategy (Document EB134) can be developed into a full and effective Mitigation Strategy.

(329 words in representation on Issue 5.2g)

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Issue 5.2h

What is the scope of the forthcoming Mitigation Strategy and what type of mitigation is envisaged for each type of likely significant effect? How is this/could this be secured in the Plan? What progress has been made with the Mitigation Strategy and when will it be completed?

Issue 5.2h How is this/could this be secured in the Plan?

In our suggested changes to Policy DM2 of the Local Plan (see paragraph 8.2.3.7. (Conservators' response to Regulation 19, **Document 19STAT0035**) we are clear that there should be a European site conservation supplementary planning document (an SPD) and we would welcome the opportunity to work with the competent authorities to produce the SPD. The SPD would be able to deal with the cross-border/trans-authority issues of the Forest, especially as a joint SPD, and would ensure clarity for developers and all other stakeholders.

Currently, the avoidance and mitigation measures are not embedded in the Policies and the Memorandum of Understanding for the protection of the SAC (Document EB1200) is not legally binding. Also, the London Boroughs are not signatories to the MoU. A joint SPD approach is required in our view to ensure an integrated approach across the Local Plans and clear guidance to developers.

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Issue 5.2h – progress with the Mitigation Strategy (MS)

Please see our representation for **Issue 5.2g** above.

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Issue 5.2h- when will MS be completed?

Mitigation needs to be in place and working prior to occupation of new sites and there needs to be confidence of this at the planning permission stage.

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Issue 5.2i

Might certain proposals within the Mitigation Strategy itself, such as those for Wake Arms Roundabout, themselves have potentially significant effects upon designated sites which require appropriate assessment? If so, how and when will this be done?

Yes, as currently proposed the expansion of Wake Arms and the future proposed modification to Robin Hood Roundabout, as well as other road modifications within the Forest, would be likely to physically damage and adversely impact the SAC. Without further analysis, through an Appropriate Assessment it remains unclear how much the quantum of growth and site allocations proposed in the Local Plan are reliant on these infrastructure changes (see also our comments on **Matter 4 Issue 3.1** below).

Since we commented on these proposals (see paragraphs 4.1.1 and 4.1.2 (page 3) of the Conservators' Regulation 19 response, **Document 19STAT0035**), there has been no updated HRA or AA. The Wake Arms Roundabout proposal has not been withdrawn and remains in the Highways Assessment (HA – **Document EB502, Table 3-8**) and is in the Infrastructure Development Plan (IDP) Part B (**Document EB1101B Section 8.3**) as Project DW6 "Essential". Furthermore, the Wake Arms

Roundabout enlargement and other proposals within the Epping Forest SAC are further referenced in the Infrastructure Delivery Topic Paper, a recent additional paper submitted for the Local Plan Examination (**Document ED2 (also EB1101c), 15th October 2018**). On page 17 of **Document ED2** it states, in the table under the Local Growth Fund (LGF):

“LGF funding has the potential to provide some or all of the funding required for transport mitigation measures, including improvements to Wake Arms roundabout, A104 Epping New Road (Robin Hood) roundabout, and the A121 Woodriven Hill/Woodgreen Road junction”.

It is clear to us that these developments require an Appropriate Assessment. Alternatives, to ensure avoidance of adverse impacts on the SAC, should have been considered in the Local Plan.

(446 words in representation on Issues 5.2i & h)

Issue 5.2j. In the absence of a final Mitigation Strategy at this stage:

i. Is it necessary to modify the Plan to require development proposals to comply with its recommendations?

See comments in 5.2jiii below.

Issue 5.2j In the absence of a final Mitigation Strategy at this stage:

ii. Would this course of action be justified and effective, or is it essential for the Strategy to be completed before the Plan is adopted? Is it clear that the necessary mitigation could be implemented without threatening the delivery of the Plan’s strategy?

Without the full Mitigation Strategy there would be uncertainty about the impacts on the Forest and, therefore, about the delivery of the Plan’s strategy. In our view, mitigation needs to be in place and working prior to occupation of new sites and there needs to be confidence of this at the planning permission stage.

The mitigation for air pollution and highways impacts is essential. In addition, the avoidance measures for recreational pressure require a Plan-led approach for Sustainable Natural Greenspace (SANGs) provision.

Issue 5.2j In the absence of a final Mitigation Strategy at this stage:

iii. If it would be necessary, justified and effective to address the absence of the Mitigation Strategy through modifications to the Plan, what changes are needed? (In responding, the Council should have full regard to the representations of Natural England [19STAT0027] and the Conservators of Epping Forest [19STAT0035]).

As proposed above in response to Issue 5.2h, we would request that a joint SPD on SAC Mitigation is written to ensure that a Mitigation Strategy is completed and agreed across multiple authorities. In our view, this would give the confidence in the mitigation being secured, clearly communicated and the mechanisms for delivery clearly set out. It would allow more detail and clarity to all and would ensure confidence that the plan would be compliant with the Habitat Regulations 2017.

(167 words in representation on Issue 5.2j)

(Total text in representation on Matter 1: 1,486 words)

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Matter 4: The Spatial Strategy/Distribution of Development

Issue 3: Is the distribution of employment land in the Plan justified in light of the distribution of housing?

Issue 3.1 In light of the housing growth proposed around Harlow, does the Plan's proposal to locate the majority of employment land at North Weald Bassett and Waltham Abbey risk creating unsustainable travel to work patterns? How will this be avoided? (Reps Harlow DC).

WAL E8 – employment land

We have previously made comments in response to the Local Plan Regulation 18 and 19 pre-submission documents in relation to one of the employment sites at Waltham Abbey (Local Plan Policy P3, WAL E8) and the transport infrastructure that might serve this site. We reiterate our comments made above on **MIQ Issue 5.2i** and also those set out in our Regulation 19 response in relation to Local Plan Policy DM22 (see paragraph 11.1.3, page 15 of Document 19STAT0035) concerning the Wake Arms Roundabout.

However, since these responses there has been a consultation related to a planning application EPF/1413/18 for this employment site involving a warehouse distribution centre. In our view the specifics of this application shed light on the MIQ Matter 4. The proposed employment site as envisaged would add to congestion along the A121 and at the Wake Arms Roundabout. The technical documents supplied with the application do not seem to address this issue. In one of the concluding paragraphs in the Transport Assessment for the proposals it stated that delivering development on this site (WAL E8) *“does not mean building bigger junctions for more capacity”* but there was no evidence offered to support this conclusion when considered ‘in combination’ with other developments proposed in the Local Plan. In this particular case, the 2-year funding from a S.106 for a proposed bus service left considerable uncertainty, in our view, as to the long-term viability of the proposed modal shift in travel-to-work patterns required for WAL E8's sustainability.

In addition, the related issue of HGV traffic was only addressed in a cursory way with an aspiration to *“restrict, where practically possible, HGV routing to stores.....through Epping Forest”*. However, the Transport Assessment for this application on WAL E8 goes on to add that even this very limited restriction on HGV movements would be set-aside as soon as the M25 was congested or obstructed in any way.

This is highly significant for Epping Forest SAC. At the nearby Sainsbury's Distribution centre depot a S.106 put in place at the beginning of the development, to prevent HGV movements through the Forest, is no longer in force as a result of the business' request to reach retail outlets in residential areas on the east side of the Forest. The original protection for the Forest has thus been removed.

(388 words in representation on Issue 3)

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Issue 6: Is the distribution of development justified in respect of its effect upon transport and other infrastructure in the District? Will the Plan be effective in securing the infrastructure necessary to support proposed growth?

Transport

Issue 6.1. Have the transport impacts of the Plan as a whole been tested? Has all necessary mitigation been identified and is there confidence that it can be delivered in time to support the proposed growth? Are there any remaining uncertainties or shortcomings?

We are still awaiting the traffic and air quality modelling within an updated Habitats Regulation Assessment (and Appropriate Assessment). Without scrutiny of this information there remain considerable uncertainties and the comments made in our Regulation 19 submission, therefore remain unchanged.

The only available additional transport information has been provided, outwith the Plan, in relation to the proposals for the WAL E8 employment site highlighted in our comments on **Issue 3.1 above**. The proposals for mitigating transport impacts at this employment site did not remove the uncertainty about impacts on the Forest, in our view.

(94 words for representation on Issue 6.1)

Issue 6.2. Is planned growth dependent upon a “step-change” towards sustainable travel? What does this mean and how will the Plan facilitate it? What has been done to assess the need for increased public transport and how will this be provided? How will success be monitored?

For a “step change” towards sustainable travel to be effective as mitigation it is necessary that there is confidence in its delivery. It is essential that the EFDC, as competent authority, can demonstrate that the mitigation is appropriate, fit-for-purpose and will result in no adverse effects on the integrity of Epping Forest SAC.

In relation to this issue we would raise concerns about the public transport infrastructure in general to the allocated sites. For the proposed developments at Harlow, the current lack of proposals to extend four-tracking or otherwise improve the West Anglia rail track capacity beyond Broxbourne, is a concern in relation to managing demand for car transport along the M11 and B1393 corridors.

(62 words for representation on Issue 6.2)

Other Infrastructure

Issue 6.3. Does the Infrastructure Delivery Plan and Schedule (EB1101A & B) demonstrate that the development in the Plan can be served by adequate infrastructure at the appropriate time? Are there any significant omissions or funding gaps?

There seem to be no alternative infrastructure plans to those proposed along roads towards and through Epping Forest SAC. These plans have not yet been subject to an Appropriate Assessment under the Habitats Regulations 2017. We commented on this in our Regulation 19 response and reiterate our concerns here (see under **Issue 5.2i above**) in the light of the recent Infrastructure Delivery Topic Paper (**Document ED2 (also EB1101c), 15th October 2018**) that has been provided since submission of the Plan.

(80 words in representation on Issue 6.3)

(Total text for Matter 4: 624 words)