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| <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. |