



## Epping Forest & Commons Committee

**Date:** MONDAY, 8 MARCH 2021  
**Time:** 11.00 am  
**Venue:** VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

**Members:** Graeme Doshi-Smith (Chairman)  
Benjamin Murphy (Deputy Chairman)  
Deputy Philip Woodhouse  
Peter Bennett  
Caroline Haines  
Alderman Robert Howard  
Alderman Robert Hughes-Penney  
Gregory Lawrence  
Sylvia Moys  
Jeremy Simons  
Oliver Sells QC (Ex-Officio Member)

*For consideration of Business Relating to Epping Forest Only*

Verderer Michael Chapman DL  
Verderer Paul Morris  
Verderer Nicholas Munday  
Verderer H.H William Kennedy

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

### **Accessing the virtual public meeting**

**Members of the public can observe the virtual public meeting at the below link:**

<https://www.youtube.com/watch?v=08eMEajG9gg&feature=youtu.be>

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

**John Barradell**  
**Town Clerk and Chief Executive**

# AGENDA

## Part 1 - Public 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 of the Epping Forest and Commons Committee held on the 18<sup>th</sup> of January 2021.

**For Decision**  
(Pages 1 - 8)

4. **EPPING FOREST AND COMMONS COMMITTEE 2021 DATES**

Report of the Town Clerk.

**For Information**  
(Pages 9 - 10)

5. **TERMS OF REFERENCE**

Report of the Town Clerk.

**For Decision**  
(Pages 11 - 14)

### Epping Forest

6. **DRAFT MINUTES EPPING FOREST CONSULTATIVE COMMITTEE**

To note the draft minutes of the Epping Forest Consultative Committee meeting held on the 10<sup>th</sup> of February 2021.

**For Information**  
(Pages 15 - 20)

7. **SUPERINTENDENT'S UPDATE**

Report of the Director of Open Spaces.

**For Information**  
(Pages 21 - 38)

**8. REVISED TERMS OF REFERENCE FOR EPPING FOREST CONSULTATIVE COMMITTEE (SEF 06/21)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 39 - 48)

**9. EPPING FOREST CAR PARKING - ADDITIONAL TARIFF OPTIONS AND CONSULTATION FEEDBACK (SEF 12/21)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 49 - 76)

**10. EPPING FOREST CYCLING MANAGEMENT STRATEGY (SEF 25/20B)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 77 - 96)

**11. CLIMATE ACTION STRATEGY - OPEN SPACES "CARBON REMOVALS" (SEF 10/21B)**

Report of the Director of Open Spaces.

**For Information**  
(Pages 97 - 106)

**12. DEER MANAGEMENT STRATEGY (SEF 07/21B)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 107 - 158)

**13. HIGH BEACH INDIVIDUAL SITE PLAN (SEF 08/21B)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 159 - 212)

**14. WANSTEAD PARK: WETLAND IMPROVEMENT PROPOSALS (SEF 09/21B)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 213 - 218)

**15. 2019 COUNTRYSIDE STEWARDSHIP GRANT APPLICATION - AMENDED AGREEMENT 2021 (SEF 13/21)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 219 - 226)

**16. EPPING FOREST DISTRICT LOCAL PLAN: SAC MITIGATION PROGRESS (SEF 14/21)**

Report of the Director of Open Spaces.

*To follow.*

**For Decision**

**17. LONDON BOROUGH OF WALTHAM FOREST LOCAL PLAN UPDATE (SEF 15/21)**

Report of the Director of Open Spaces.

**For Information**  
(Pages 227 - 246)

**Burnham Beeches & The Commons**

**18. SUPERINTENDENT'S UPDATE**

Report of the Director of Open Spaces.

**For Information**  
(Pages 247 - 254)

**19. LETTING OF THE KEEPERS COTTAGE, KENLEY**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 255 - 262)

**20. ASHTEAD COMMON, WEST WICKHAM AND SPRING PARK DRAFT MANAGEMENT PLANS AND PUBLIC CONSULTATION RESULTS**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 263 - 454)

**21. ASHTEAD COMMON TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020**

Joint report of the Chamberlain and Director of Open Spaces.

**For Information**  
(Pages 455 - 490)

**22. BURNHAM BEECHES AND STOKE COMMON TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020**

Joint report of the Chamberlain and Director of Open Spaces.

**For Information**  
(Pages 491 - 526)

**23. WEST WICKHAM COMMON AND SPRING PARK WOOD, COULSDON AND OTHER COMMONS TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020**

Joint report of the Chamberlain and Director of Open Spaces.

**For Information**  
(Pages 527 - 564)

**24. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

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

**26. EXCLUSION OF THE PUBLIC**

MOTION: 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.

**For Decision**

**Part 2 - Non-Public Agenda**

**27. NON-PUBLIC MINUTES**

To agree the non-public minutes of the previous meeting of the Epping Forest and Commons Committee held on the 18<sup>th</sup> of January 2021.

**For Decision**  
(Pages 565 - 566)

**28. CONNAUGHT CLUB, BARN HOPPITT, CHINGFORD LICENCE (SEF 16/21)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 567 - 582)

**29. FARM TENANCY - COPPED HALL NORTH - FUTURE OPTIONS SEF 17/21**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 583 - 590)

**30. AGRICULTURAL HOLDINGS ACT TENANCY WOODREDON SOUTH - FUTURE OPTIONS (SEF 18-21)**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 591 - 602)

**31. APPROVAL REQUEST - MARKET LETTING - FARTHING DOWNS OFFICE, DITCHES LANE, COULSDON CR5 1DA**

Report of the Director of Open Spaces.

**For Decision**  
(Pages 603 - 656)

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

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