



Epping Forest & Commons Committee

Date: MONDAY, 11 JULY 2022

Time: 11.00 am

Venue: COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL

Members:	Benjamin Murphy (Chairman)	Alderman Prem Goyal
	Deputy Graeme Doshi-Smith	Jaspreet Hodgson
	(Deputy Chairman)	Verderer Michael Chapman DL
	Deputy Philip Woodhouse	Verderer H.H. William Kennedy
	Caroline Haines	Verderer Paul Morris
	Gregory Lawrence	Verderer Nicholas Munday
	Alderman & Sheriff Nicholas Lyons	Andrew McMurtrie (Ex-Officio Member)
	Deputy Madush Gupta	
	George Abrahams	

Enquiries: Chris Rumbles
christopherchristopher.rumbles@cityoflondon.gov.uk

Accessing the virtual public meeting

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

< www.youtube.com/watch?v=Fn95q3EmBlg >

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

NB: Certain items presented for information have been marked * and will be taken without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting. These for information items have been collated into a supplementary agenda pack and circulated separately.

Part 1 - Public Agenda

1. APOLOGIES

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

3. EPPING FOREST HERITAGE TRUST

Peter Lewis, Chief Executive, Epping Forest Heritage Trust to be heard (presentation to be considered in conjunction with the non-public appendix at agenda item 26).

For Information

4. MINUTES

For Decision

a) To agree the public minutes and non-public summary of the previous meeting of the Epping Forest and Commons Committee held on 9th May 2022 (Pages 7 - 16)

b) * Minutes of Consultative Groups - The Commons

Report of Executive Director, Environment Department.

5. * EPPING FOREST AND COMMONS COMMITTEE DATES 2022

Report of the Town Clerk.

For Information

Epping Forest

6. COUNTRYSIDE STEWARDSHIP 2023 APPLICATIONS PROPOSALS (SEF 17/22B)

Report of the Executive Director, Environment.

For Decision

(Pages 17 - 50)

7. **COPPED HALL PARK PROPOSALS (SEF 18/22B)**

Report of the Executive Director of Environment.

For Decision
(Pages 51 - 70)

8. **EPPING FOREST CONSULTATIVE COMMITTEE APPOINTMENTS - REQUEST TO USE CO-OPTION POWERS (SEF25/22)**

Report of the Executive Director, Environment.

For Decision
(Pages 71 - 86)

9. *** EPPING FOREST - ASSISTANT DIRECTOR'S UPDATE FOR APRIL - MAY 2022 (SEF 20/22)**

Report of Executive Director Environment Department.

For Information

10. *** NATURAL ENVIRONMENT EPPING FOREST FORWARD AGENDA PLAN 2022 (SEF 19/22B)**

Report of the Executive Director, Environment.

For Information

11. *** EPPING FOREST TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

For Information

Burnham Beeches & The Commons

12. **DRAFT MANAGEMENT PLANS AND PUBLIC CONSULTATION RESULTS - FARTHING DOWNS, RIDDLESDOWN, KENLEY COMMON & COULSDON COMMON**

Report of the Executive Director, Environment Department.

For Decision
(Pages 87 - 94)

13. *** ASSISTANT DIRECTOR'S UPDATE FOR THE COMMONS**

Report of the Executive Director Environment.

For Information

14. *** ASHTEAD COMMON TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

Joint report of the Chamberlain and Executive Director Environment

For Information

15. *** BURNHAM BEECHES AND STOKE COMMON TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

Joint report of the Chamberlain and Executive Director Environment.

For Information

16. *** WEST WICKHAM COMMON AND SPRING PARK WOOD, COULSDON AND OTHER COMMONS TRUSTEES ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

Joint report of the Chamberlain and Executive Director Environment.

For Information

17. *** REVENUE OUTTURN 2021/22 - EPPING FOREST AND COMMONS**

Joint report of the Chamberlain and Executive Director Environment.

For Information

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

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

Part 2 - Non-Public Agenda

20. **EXCLUSION OF THE PUBLIC**

The following matters relate to business under the remit of the Court of Common Council acting for the City Corporation as charity Trustee, to which Part VA and Schedule 12A of the Local Government Act 1972 public access to meetings provisions do not apply. The following items contain sensitive information which it is not in the best interests of the charity to consider in a public meeting (engaging similar considerations as under paragraphs 3 and 5 of Schedule 12A of the 1972 Act) and will be considered in non-public session.

For Decision

21. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the previous meeting of the Epping Forest and Commons Committee held on 9 May 2022.

For Decision
(Pages 95 - 98)

22. **SEF 21/22 MACHINERY FUND - RENEWAL OF EQUIPMENT**

Report of Executive Director, Environment.

For Decision
(Pages 99 - 104)

23. **SEF 22/22 LEASE OF BUILDING**

Report of the Executive Director of Environment Department.

For Decision
(Pages 105 - 170)

24. **SEF 23/22 GRANT OF EASEMENT**

Report of Executive Director, Environment.

For Decision
(Pages 171 - 210)

25. **SEF 24/22 GRANT OF EASEMENT AND DEED OF RELEASE**

Report of Executive Director, Environment.

For Decision
(Pages 211 - 290)

26. *** EPPING FOREST HERITAGE TRUST**

Non-public appendix to be read in conjunction with agenda item 3.

For Information

27. **NON PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
28. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

EPPING FOREST & COMMONS COMMITTEE

Monday, 9 May 2022

Minutes of the meeting of the Epping Forest & Commons Committee held in a hybrid format via Teams and Committee Room - 2nd Floor West Wing, Guildhall on Monday, 9 May 2022 at 11.00 am

Present

Members:

Benjamin Murphy (Chairman)
Deputy Graeme Doshi-Smith (Deputy Chairman)
Deputy Philip Woodhouse
Caroline Haines
Gregory Lawrence
Verderer Michael Chapman DL
Verderer Paul Morris
Verderer Nicholas Munday
George Abrahams
Alderman Prem Goyal
Jaspreet Hodgson

Officers:

Richard Holt	- Town Clerk's Department
Christopher Rumbles	- Town Clerk's Department
Kristina Drake	- Town Clerk's Department
Juliemma McLoughlin	- Executive Director Environment
Sally Agass	- Director of Open Spaces, Environment Department
Paul Thomson	- Assistant Director Epping Forest, Environment Department
Andy Barnard	- Assistant Director The Commons Environment Department
Jacqueline Eggleston	- Head of Visitor Services, Epping Forest
Martin Newnham	- Head Forest Keeper, Epping Forest
Mark Bailey	- City Surveyor's Department

1. APOLOGIES

Apologies were received from Verderer H.H William Kennedy.

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

Verderer Morris noted that he would make a declaration of interest in respect of Item 21 in the non-public session.

3. **ORDER OF THE COURT OF COMMON COUNCIL**

The Committee received the Order of the Court of Common Council dated 21st April 2022, which appointed the Committee and set its Terms of Reference. The Town Clerk noted a typographic error in the name of a Verderer serving on the Committee which would be updated accordingly.

RESOLVED- That the Order of the Court be noted.

4. **ELECTION OF CHAIR**

The Committee proceeded to elect a Chairman in accordance with Standing Order No. 29. The Town Clerk informed that Benjamin Murphy, being the only Member expressing their willingness to serve, was duly elected Chairman of the Epping Forest and Commons Committee for the ensuing year and took the Chair for the remainder of the meeting.

RESOLVED- That Benjamin Murphy be elected Chairman of the Epping Forest and Commons Committee for the ensuing year.

A vote of thanks was proposed by Gregory Lawrence;

RESOLVED UNANIMOUSLY:

That the Members of the Epping Forest and Commons Committee wish to place on record their sincere appreciation to

GRAEME DOSHI-SMITH

Their very great and sincere thanks and appreciation for the distinguished manner, in which he has served as Chairman since 20th May 2019.

He has tackled with admirable energy and skill the considerable challenges to the management of both Epping Forest and the Commons which have presented themselves during his Chairmanship, and much has been achieved in what has been a challenging financial period.

Graeme's chairmanship was dominated by the COVID-19 national health emergency. Alongside the many vicissitudes suffered by the Nation, there has been a renewed awareness of the value of Open Spaces to the public's physical, emotional and mental health. Under Graeme's steady leadership, working closely with many partner organisations, the Charities has managed the challenges of increased visiting, with visits at Epping Forest temporarily rising from 4.3 million to 11.2 million; the hosting of a Temporary Mortuary Facility at Wanstead Flats and the need for traffic and car park restrictions at both The Commons and Epping Forest during the three national lockdown periods

The successful management of The Commons division's restructure proposals for the Target Operating Model and the twelve percent savings has ensured a bright future for these sites with the ranger and ecological teams being

enhanced. Similarly, car park charges were successfully introduced at Riddlesdown and Farthing Downs in a manner that reduced the administration impact on local teams whilst meeting income targets. At Epping Forest, increased income performance from the launch of commercial wayleaves, expanded licensing activity; improved lodge rentals and the introduction of car parking charges have ensured that the Charity has been able to maintain overall levels of service.

As Chairman Graeme has overseen the development, and approval, of ten-year plans for each of the nine commons which will guide the future of conservation, landscape, visitor and estate management for these valuable open spaces for the next decade. In addition, the future of both the Commons and Epping Forest has been further safeguarded through negotiation with Natural England and the Department of Environmental Farming and Rural Affairs for 10-year Countryside Stewardship grants to support the important work to conserve and enhance biodiversity for each of these sites.

During his tenure Graeme has played an important role in improving the management of Epping Forest with the completion of a series of key strategic documents including Parkland Management Plans for both of Epping Forest's Grade II*(Star) Registered Parks and Gardens at Wanstead and Copped Hall Parks. Individual Site Plans were completed for Chingford Plain; High Beach; Highams Park and Wanstead Flats, together with a Conservation Statement for Birch Hall Park and a Conservation Management Plan for The Grotto.

The importance of Epping Forest in the Local Plan process has also played an important role under Graeme's chairmanship with substantial recognition of the Forest within the Epping Forest District, Enfield and Waltham Forest Local Plans. Nine Local Planning Authorities are also in the process of agreeing a Strategic Access Management and Monitoring Strategy, which has been negotiated across Graeme's Chairmanship, which should realise £22 Million in Community Infrastructure Levy funds over the next 15 years for investment in the Forest to manage the increased recreational and air quality impact from additional residential development.

Similarly, there have been crucial agreements reached with public bodies during Graeme's tenure as Chairman, which will ensure the protection of the Commons for many years to come. At Burnham Beeches, the many years of negotiation between the City, Buckinghamshire County Council and Natural England have seen the approval of the Burnham Beeches Strategic Access Management and Monitoring Strategy, an 80-year agreement providing a 500m 'no development' buffer around the Beeches a 5.6 km 'mitigation zone' for any development. As Chairman Graeme oversaw another significant milestone with Coulsdon Commons, Kenley Common, Riddlesdown and Farthing Downs joining forces with Croydon Borough Council and Natural England to form the first National Nature Reserve in over two decades. This agreement formally acknowledged the natural and recreational importance of these wonderful sites and importantly will promote additional funding.

Graeme's period as Chairman also saw the successful completion of the £1.2m Heritage Lottery funded Kenley Revival Project. This Project focussed particularly on local, national and international community engagement and forging close links with schools, concerning the Airfield's role in the Battle of Britain. A lasting legacy of the Project is the City's significant contribution to the extended the scientific understanding of Thaumacite and its wider implications for the conservation of ephemeral architecture.

Finally, the Committee wishes to place on record its recognition of Graeme's distinguished contribution to the work of the Committee and in thanking him for his generous hospitality, his colleagues convey to him their good wishes for the future, with happy memories of a substantial body of achievement of the past three years.

The outgoing Chairman received their thanks and extended his thanks to Officers noting that it had been an honour to chair the Committee. The Chairman added his thanks noting that there had been a number of key achievements in what had been a difficult context to lead the Committee in his three years as chairman.

The Chairman extended his thanks for the election and highlighted to the Committee that there was likely to be some proposed governance and structural changes at the next meeting. It was added that these changes were intended to assess the relationship between the relevant charities and the City of London Corporation to ensure that there are appropriate agreements in place for the work and the services that are being provided.

The Chairman agreed that visits should be arranged for the Committee to visit the Commons sites particularly for the benefit of Members new to the work of the Committee.

It was agreed that a budget allocation report be added as a standing item to the Committee's agendas going forward.

Following a Member's question on the impact of geo-political events on the management of the Forest the Chairman observed that there had been a number great educational visits to Epping Forest arranged for asylum seekers. The Chair of the Open Spaces and City Gardens Committee noted that subjects such as this which impacted across the open spaces would be appropriately dealt with by the Open Spaces and City Gardens Committee.

5. ELECTION OF DEPUTY CHAIR

The Committee proceeded to elect a Deputy Chairman in accordance with Standing Order No. 30. The Town Clerk informed that Graeme Doshi-Smith, being the only Member expressing their willingness to serve, was duly elected Deputy Chairman of the Epping Forest and Commons Committee for the ensuing year.

RESOLVED— That Deputy Graeme Doshi-Smith be elected as Deputy Chairman for the ensuing year.

6. MINUTES

6.1 **Public minutes and non-public summary of the previous meeting of the Epping Forest and Commons Committee meeting held on the 17th of January 2022.**

The Committee considered the public minutes and non-public summary of the previous meeting of the Epping Forest and Commons Committee held on the 17th of January 2022.

The Assistant Director updated on a number of items arising from the last meeting particularly including informing the Committee that the Sesquicentennial Celebrations Planning Group will start in October 2022, The Graziers meeting is postponed due to loss of key staff with the content of the CSS bids needing to be considered by the Committee in July before the graziers are met with, An outcome is awaited on the High Beach Gating Order and discussions where under with Essex Bridleway Trust on improvement to the land in the area following an incident. In addition, with relation to film charges it was confirmed that a review by the Director of Communications had concluded that the rates for filming were competitive.

Following this comment, a Member asked if indeed the rates are competitive, is there interest to reflect this. It was confirmed that there were a large volume of enquires received at small, medium to large scale. Further to this the process for ensuring that any filming did not adversely affect the Forest was provided. The Chairman requested that the filming policy be kept under review as this was likely to be an important revenue source going forward.

RESOLVED- That the public minutes of the previous meeting of the Epping Forest and Commons Committee held on the 17th of January 2022 be approved as an accurate record.

6.2 *** To note the minutes of the Epping Forest Consultative Committee meeting on 9 February 2022**

The Committee received the minutes of the Epping Forest Consultative Committee meeting held on the 9th of February.

RESOLVED- That the minutes be noted.

7. **2022/23 COMMITTEE APPOINTMENTS**

The Committee considered a report of the Town Clerk on the Committee appointment for 2022/23.

The Committee agreed to standardise the names of all the consultative bodies to consultative group to clearly define the difference between the Epping Forest and Commons Committee as the formal decision making body and the groups as consultative. In addition, the edition to the various consultative groups terms of reference to reflect the updated job titles of the superintendent to assistant

director and support function to be managed locally by the Environment Department was also agreed.

Verderer Paul Morris, as the only member expressing an interest in standing, was appointed as a local observer to the Open Spaces and City Gardens Committee.

RESOLVED- That-

- I. The previous composition of the following Consultative Groups be appointed:
 - Ashted Commons Consultative Group;
 - Burnham Beeches and Stoke Common Consultative Group;
 - West Wickham, Spring Park and Coulsdon Commons Consultative Group;
 - Epping Forest Consultative Group.
- II. That Verderer Paul Morris be appointed as the Epping Forest and Commons Committee local observer on the Open spaces and City Gardens Committee; and
- III. That the Consultative Groups' Terms of Reference be updated to reflect that they will be supported locally by the Environment Department and the updated job titles of relevant staff.

8. APPLICATION TO NATURAL ENGLAND FOR RECOGNITION AS A NATIONAL NATURE RESERVE

The Committee considered a report of the Executive Director Environment regarding the application to Natural England for recognition as a National Nature Reserve.

The Committee observed that it was important that the concerns of the Epping Forest Consultative Group (previously Committee) are noted and that a further report which detailed the possible impacts of the National Nature Reserve recognition was required to make a fully informed decision on the matter.

RESOLVED- The completion an Expression of Interest to Natural England for the designation of the majority of Epping Forest and its associated Buffer land as a National Nature Reserve be approved.

9. EPPING FOREST WORK PROGRAMME 2022/2023

The Committee received a report of the Executive Director Environment on the Epping Forest Work Programme 2022/23.

Responding to a Committee Member's questions it was confirmed that contractors were only used when appropriate and that the income for the sale of wood was minimal, noting that some of the wood be given to local community groups free of charge.

Following a Committee Member's request Officers provided an update on Churchill Avenue project.

The Chairman noted that the Committee needed to be mindful of risks and keep these in review. It was confirmed that the backlog of tree safety words had been included on the Local Risk Register.

RESOLVED- That the annual work programme be approved.

10. **PLATINUM JUBILEE CELEBRATIONS 1952-2022 QUEEN'S GREEN CANOPY - PROPOSED TREE PLANTING**

The Committee considered a report of the Executive Director Environment on the Platinum Jubilee Celebrations 1952-2022 Queen Green Canopy Proposed Tree Planting.

RESOLVED- That the report be noted.

11. *** EPPING FOREST CAR PARK CHARGING - PHASE 3**

The Committee considered a report of the Executive Director Environment on the Epping Forest Car Park Charging Phase 3. Introducing the report, the Members were informed of the challenges met throughout stages one and two of the introduction of car parking charges, how those issues have been resolved and also those that are still ongoing. In addition, the Committee were informed of the Environment Department's action to address some of the feedback that had been received from the public in providing longer stay and free parking options regarding the management of visitors in terms of encouraging visits away from the SAC (Special Area of Conservation).

Following a question from the Chairman it was clarified that free parking cannot be permitted inside the SAC as a requirement of Natural England and their Habitats regulation assessment, which was conducted at the outset of implementing car parking charges. It was added that it was a requirement of Natural England in order to prevent displacement that charging has to be implemented in all car parks that are in or adjacent to the SAC.

Replying to a Member's concern the reasoning behind the introduction of car parking charging was provided and it was confirmed that these reasons were explained fully in the background reports which were all received by the Committee. It was added these charges were introduced for a number of reasons not just budgetary concerns.

A Member observed that there was objection to car parking charges on a local level. The Chairman commented that he hoped that the car parking charges would be understandable when the improvements to the carpark become more visible. A Committee Member expressed concerns about the project and requested that a review be completed before it was taken any further. Members asked that Officers remember that a 'one size fits all' approach, is not appropriate as there are some small car parks where it's uneconomical or too burdensome to manage the car park which it was important to reconsider. The Chairman noted that this was likely to be an ongoing concern which would need to consider the funds being spent and how much income is generated. Officers agreed that an annual review would be undertaken however it was overserved

there were significant constraints within which this review would need to take place.

It was confirmed that Members received a report at Committee in January this year, noting this report complements the prior review, as a final review. It was added that visitors comments have been considered and incorporated into the scheme, as far as possible, within the constraints.

The Chairman noted that the City of London Corporation was in conversation with local authorities on the public transport plans for the Forest.

An update was given regarding the reported vandalism towards the payment machines at the effected car parks noting that all effected signs and machines had been replaced.

RESOLVED- That: -

- I. The comments made by the Consultative Committee be noted; and
- II. That the recommended options for future car park arrangements be agreed.

12. * EPPING FOREST - SUPERINTENDENT'S UPDATE FOR DECEMBER 2021 TO MARCH 2022 (SEF 13/22)

The Committee received a report of Executive Director Environment which provided the Epping Forest Superintendent's update for December 2021 to March 2022.

RESOLVED- That the report be noted

13. *NATURAL ENVIRONMENT EPPING FOREST FORWARD AGENDA PLAN 2022

The Committee received a report of the Executive Director Environment on the Natural Environment Epping Forest Forward Agenda Plan 2022.

RESOLVED- That the report be noted.

14. PROVISION OF CAR PARK CHARGING INFRASTRUCTURE ACROSS THE COMMONS DIVISION AT CAR PARKS AT BURNHAM BEECHES, RIDDLEDOWN AND FARTHING DOWNS.

The Committee received a report of Executive Director Environment on the Provision of car parking infrastructure across the Commons Division at car parks at Burnham Beeches, Riddlesdown and Farthing Downs.

RESOLVED- That: -

- I. The G6 report be noted; and
- II. The closure of this project be approved.

15. DRAFT MANAGEMENT PLANS AND PUBLIC CONSULTATION RESULTS - FARTHING DOWNS, RIDDLEDOWN, KENLEY COMMON & COULSDON COMMON

The Committee agreed that, as the management plans had not been successfully uploaded due to a technical issue, the report would be deferred.

RESOLVED- That the report be deferred.

16. * **ASSISTANT DIRECTOR'S UPDATE FOR THE COMMONS INCLUDING ANNUAL REPORT OF PSPO INCIDENTS.**

The Committee received a report of the Executive Director on the Assistant Director's update for the Commons including annual report of PSPO incidents.

RESOLVED- That the report be noted.

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

Following a Member's query the Chair agreed that more work needed to be done on communications, both internally and externally, to ensure that all partners and stakeholders had access to the information regarding the work of the Committee as required. The Chair of the Open Spaces and City Gardens Committee informed that communications across the whole of the open spaces was being assessed which would be reviewed at the upcoming Open Spaces and City Gardens Committee away day. A Committee member observed that effective communications were vital for the Committee to exercising the powers and duties of the Court of Common Council as Conservators of Epping Forest.

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

The Chairman welcomed the new and returning Members to the Committee and thanked those Members who were no longer serving on the Committee for their service.

19. **EXCLUSION OF THE PUBLIC**

RESOLVED: That under Section 100(A) 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.

20. **NON-PUBLIC MINUTES**

The Committee considered the non-public minutes of the Epping Forest and Commons Committee meeting held on the 17th of January 2022.

RESOLVED- That the non-public minutes of the Epping Forest and Commons Committee meeting held on the 17th of January 2022 be approved as an accurate record.

21. **EPPING FOREST CATERING AND LEISURE FACILITIES LEASE RENEWALS - VARIOUS (SEP 15/22)**

The Committee considered a report of the Executive Director Environment on the Epping Forest Catering and Leisure Facilities Lease Renewals.

The Committee agreed to suspend Standing Order 40, taking the meeting beyond two hours.

RESOLVED- That the report be approved.

22. EPPING FOREST CATERING AND LEISURE FACILITIES LEASE RENEWALS - (SEF 16/22)

The Committee considered a report of the Executive Director Environment on the Epping Forest Catering Tenants Lease Renewals Butlers Retreat.

RESOLVED- That the report be approved.

23. BALDWINS AND BIRCH HALL PARK PONDS

The Committee considered a report of the Executive Director Environment on Baldwins and Birch Hall Park Ponds.

RESOLVED- That the report be approved

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

The Committee received one question in the non-public session.

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

There was no urgent business considered in the non-public session.

26. CONFIDENTIAL REPORT OF ACTION TAKEN

The Committee received a report of the Town Clerk on action taken.

RESOLVED- That the report be noted.

The meeting ended at 1.19 pm

Chairman

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

Committee(s): Epping Forest Consultative Group Epping Forest & Commons	Dated: 15/06/2022 11/07/ 2022
Subject: Countryside Stewardship 2023 Applications Proposals (SEF 17/22b)	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	11, 12
Does this proposal require extra revenue and/or capital spending?	Y – if capital grants are less than 100%
If so, how much?	£ - currently unknown
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	N
Report of: Juliemma McLoughlin, Executive Director of Environment	EF CG - For Information
Report author: Sally Gadsdon, Environment Department	EF&CC – For Decision

Summary

This report is necessary to seek prior approval of new financial initiatives not currently included in the Epping Forest Local Risk budget. In addition to the existing DEFRA Countryside Stewardship (CS) award for Epping Forest worth £1.89m across 2020-29, three further applications for DEFRA's CS grant support are presented covering the remaining part of Epping Forest, Wanstead Park, and the Buffer Lands, largely centred around Copped Hall Park. This funding would secure income to support management of internationally and nationally important habitats, nationally important heritage features and enable improvements for visitor access in line with 'London's Great Forest a strategy and management plan for Epping Forest'. Comments on the proposals are sought from these Committees. The grant would provide a mixture of annual income to part fund habitat work and capital funding for one-off works and infrastructure. The 10-year income for habitat management contributions are estimated at: £600,000 for Epping Forest, £17,000 for Wanstead Park and £950,000 for Copped Hall. Additional capital funding would contribute to a significant proportion of the costs for one-off works and infrastructure, this would be the majority of funding for Wanstead Park. The applications would be submitted in spring 2023 for grant income between 2024 and 2033.

Committee approval is sought to prepare these applications. The proposals presented are a first version and would be refined through negotiation with the Rural Payments Agency (RPA) feedback and stakeholder and public consultation. The scope of proposals include wood pasture restoration and veteran tree management, grassland and heathland management, rhododendron removal, extensive new visitor access features; management of heritage features at Wanstead Park and Ambresbury Banks; significant increase in management of habitats at Leyton Flats in line with its SAC Mitigation Plan. The final proposals would be presented to these committees before the application submission.

Recommendation(s)

Epping Forest Consultative Group are asked to:

- Note the report.
- Submit any comments on the proposals to sally.gadsdon@cityoflondon.gov.uk referencing map numbers in relation to specific proposals.

Members are asked to:

- Epping Forest Consultative Group – Note the report.
- Approve the preparation and consultation upon the three Countryside Stewardship applications for Epping Forest Part II, Wanstead Park and Epping Forest Buffer Land, subject to further final approval of the final applications.
- Submit any comments on the proposals to sally.gadsdon@cityoflondon.gov.uk referencing map numbers in relation to specific proposals.

Main Report

Background

1. The government's Countryside Stewardship (CS) land management grant provides partial funding for landowners to manage land for the environment and nature. This funding stream is already providing income to several Natural Environment division sites for habitat and feature management.
2. Around half of the Epping Forest area is already part of a CS grant agreement with 252 hectares of land management being funded to a value of £1.89 million over the 10 year life of the agreement.

Current Position

3. Three further CS applications are proposed: Wanstead Park; Buffer Lands; and a second application for the remainder of Epping Forest. Under the rules of the grant, separate applications are made for land with common rights, hence the separation of the Buffer Lands and Epping Forest applications. Wanstead Park has been deemed to be sufficiently 'stand-alone' to warrant a separate application to the rest of Epping Forest.
4. This report presents the initial proposals which could form the content of three applications and comments are invited on these proposals.
5. All potential proposals are presented here. The CS grant has defined eligibility criteria for funding and some of the proposals may not be eligible which may only be determined by working through details with Natural England in 2023, this

cannot be done sooner due to their processes. Other proposals may change over time. The final proposals would be presented to these Committees.

6. The funding is being sought for three types of work: habitat management, visitor access, and historic feature management.
7. Habitat management focusses on looking after the Forest's most important habitats and features that are designated as Special Area of Conservation (SAC) and/or Sites of Special Scientific Interest (SSSI). This is particularly important for those SSSI units in the application area of the Forest currently classed as Unfavourable No Change or Unfavourable Declining which are parts of High Beach, Hatch Forest & Plain, Blue House Grove and Reeds Forest, Highams Park & The Sale and Leyton Flats.
8. Managing visitor movements across the Forest and increasing access across the Buffer Lands will help to alleviate pressure on the Forest which aims to assist with the recovery of designated areas detrimentally affected by visitor pressure particularly across the SAC and SSSI designated areas. This is part of the forthcoming Sustainable Visitor Strategy.
9. The proposals for Leyton Flats have been taken from the Strategic Access Management and Monitoring (SAMM) Mitigation Plan for this site (SEF 7/22). The aim is to fund some of the work through CS and for the remainder of the Plan to be funded through mitigation funding from local authorities.
10. It is proposed to fund a proportion of the work proposed for Wanstead Park (Wanstead Park: Conceptual Options Plan SERF 38/19b) through CS for elements where the grant is most suitable, and work can be delivered within the timescale of the CS grant. Other proposals for Wanstead Park would be funded through different channels. Members of the Wanstead Park Liaison Group have been involved in developing the proposals for Wanstead Park.
11. A significant proportion of the Copped Hall proposals are intended to be funded through CS and the existing Basic Payment Scheme, with the remainder funded through the Climate Action Strategy Carbon Removals project particularly for the reversion of the land currently in arable tenancy. These proposals are presented in more detail in the report SEF 18/22 Copped Hall Proposals, but they are summarised in this report to give the full context of the potential CS application.

Options

12. Agree to Officers preparing the CS applications which would be subject to final approval by the EF&CC. This would allow funding opportunities from CS to be fully assessed for these proposals and allow the EF&CC to decide whether to submit an application for funding. Some of the works have already been identified in site management plans. Preparing the application details, costings and undertaking consultation would require significant officer time to undertake. (Recommended)

13. Not agree to preparation of applications being undertaken by Officers on CS funding for these proposals. This would free up Officer time to allow work on other activities but would mean that a significant source of funding would not be available to progress well suited projects some of which have been identified in site management plans. (Not recommended)

Proposals

14. More details on the proposals are given in Appendix 1 and are shown on maps in Appendix 2. Please note the areas shown on Appendix 2 are currently approximate and will be mapped in more detail later in the year. The proposals presented are a first version and would be refined through feedback and stakeholder and public consultation.

15. The summaries of each proposed application are:

- a. Epping Forest
 - i. Ride (Path) management
 - ii. Grassland management
 - iii. Heathland management
 - iv. Pond and wetland management
 - v. Management of historic features
 - vi. Improving visitor access
 - vii. Veteran tree management
 - viii. Wood pasture management and restoration
 - ix. Support for cattle grazing
- b. Wanstead Park
 - i. Historic parkland feature management and restoration
 - ii. Improving visitor access
 - iii. Grassland management
- c. Buffer Lands
 - i. Copped Hall
 - 1. Historic parkland restoration
 - 2. Historic feature management
 - 3. Wood pasture creation
 - 4. Grassland creation
 - 5. Support for cattle grazing and associated infrastructure
 - 6. Improving visitor access
 - ii. Warlies Park
 - 1. New car park
 - 2. Improving visitor access
 - iii. Buffer Land-wide
 - 1. Improving visitor access

Improving Visitor Access

16. Across Epping Forest visitor access works would involve opening up rides or paths as part of habitat management. In addition, new infrastructure is proposed to be installed:
 - a. New surfaced paths at Highams Park, Wanstead Park and Leyton Flats
 - b. Interpretation – around 30 interpretation boards
 - c. Notice boards – around 100 entrance and information boards
 - d. Fingerposts – around 30
 - e. Waymarker small disks (roundels) – around 2000
 - f. To assist management of visitors, funding would be sought for around 20 additional bins and a large number of bollards for vehicle management.
17. Some of the proposed visitor management infrastructure is shown, but most of it will need to be mapped over the successive months and so is not shown on the maps.
18. At Wanstead Park there would be a small number of new interpretation boards linked to the capially funded heritage conservation work at the Amphitheatre, Great Mount and Ornamental Waters islands.
19. Across the Buffer Lands proposals for improvement for visitors include the removal of some unsuitable gate and access features and some new gates and a new car park is proposed in the south-eastern part of Warlies Park (see map number 2). If the car park is funded through CS then parking will not be charged in line with the requirements of the CS grant. This would increase the ability for visitors who do not live within walking distance of this location to access this area and the adjacent Gifford Wood. Other proposals are new interpretation boards and visitor orientation signage, new bins, removal of fences and stiles, with some replacement structures which would be of a better design. Habitat work to open up existing permissive routes and the creation of new permissive routes are also proposed.

Historic Feature Management

20. Historic feature management proposals cover both individual features (Purlieu Bank and Ambresbury Banks) and historic sites (Wanstead Park, Copped Hall). Trees are proposed to be removed from the Purlieu Bank, Ambresbury Banks and the Amphitheatre and Great Mount at Wanstead Park. Elements of historic parkland restoration are proposed at Wanstead Park and Copped Hall.
21. The delivery would be undertaken by contractors, staff and volunteers.
22. Comments on these proposals are sought. Comments are to be sent to sally.gadsdon@cityoflondon.gov.uk. Where relevant please quote the map numbers (Appendix 2) when referring to particular features.

23. Following these comments, the proposals would continue to be developed if application preparation is approved by the Epping Forest & Commons Committee.
- a. In early autumn updated proposals would be made available through a public consultation which would include a consultation with Commoners.
 - b. In early 2023 the final proposals brought back to this Committee and Consultative Group before the applications are submitted in April.
 - c. The application is processed by Natural England in discussion with Epping Forest officers over summer 2023 with its completion by August 2023. During this time Natural England may change the content of the application.
 - d. A report in September 2023 would be presented to the Epping Forest & Commons Committee to request permission to accept the final agreement offer.
24. The majority of the proposals for Forest land fall within the SSSI. This work and that of the existing CS grant are working towards achieving Natural England's Favourable or Unfavourable Recovering condition for the SSSI units in line with our responsibility for the care of the SSSI under the Wildlife and Countryside Act 1981 (as amended). This will contribute to the government's 25 Year Environment Plan.

Key Data

25. In the area of Epping Forest proposed to be included in the CS application there are three SSSI units in Unfavourable No Change condition and one in Unfavourable Declining.
26. The Countryside Stewardship scheme is a valuable funding stream. Part of Epping Forest already receives around £150,000 in annual revenue funding in addition to over £200,000 of capital funding.
27. The current estimated income from the proposals above would be additional annual revenue of around £60,000 for Epping Forest, £1,700 for Wanstead Park and £95,000 for Buffer Lands. In addition, capital funding would provide significant proportion of costs with some works funded at a high percentage between 60-100%, most of the proposals for Wanstead Park would be capitally funded. Further work would be done to estimate the cost of capital works, the percentage funding is at the discretion of Natural England.
28. The applications would be made in April 2023 for the grants to start in January 2024 and would run for 10 years, finishing in 2033.
29. The existing Epping Forest CS grant will finish in 2029. The government's new Environmental Land Management grant schemes should provide a continuity of funding after the end of these CS grants.

Corporate & Strategic Implications

Strategic implications

30. City of London Corporate Plan 2018-2023: (11) We have clean air, land and water and a thriving and sustainable natural environment; (12) Our spaces are secure, resilient and well-maintained.
31. The proposed action supports the Natural Environment division's Vision of enriching people's lives by enhancing and providing access to ecologically diverse open spaces and outstanding heritage assets across London and beyond.
32. The proposed action meets the Natural Environment division's objective of 'Open spaces and historic sites are thriving and accessible'. It would also contribute to the Department's performance measures of the condition of our Sites of Special Scientific Interest, active ancient tree management and income generation.
33. The grant would deliver work to contribute to the government's 25 Year Environment Plan targets.

Financial implications

34. Under City of London Corporation Financial Regulations 2.11(d) it is necessary for the Chief Officer to seek prior approval of new financial initiatives not currently included in the Epping Forest Local Risk budget.
35. The CS grant would result in 10 years of guaranteed income for the continuation of the management of our internationally important habitats, nationally important heritage sites and improvements required for visitor access.
36. The capital works are funded at 60-100% of actual costs. During the application process the percentage funding would be made known and a decision would be taken whether to retain any elements funded under 100%.
37. Through the preparation of the application the eligibility criteria for the proposals above would be determined; some features may not be eligible for funding. This would affect what is included in the final application.
38. Future reports would give more accurate estimates of the expected income and any financial implications for the Epping Forest Local Risk budget.

Resource implications

39. The preparation of the applications would require significant amounts of staff time.
40. The management of any awarded grants and their delivery would be shared by the Conservation, Operations and Visitor Services teams at Epping Forest. Some of the delivery would also be undertaken by volunteer groups in liaison with Epping Forest officers. This would also require significant staff resource.

Legal implications

41. As required for the purposes of Countryside Stewardship Grant, the City, as Conservator of Epping Forest, has committed, by the terms of the Countryside Stewardship Agreement, to take all reasonable steps to continue correspondence with Commoners known to them about issues reasonably considered to affect them. Consultation should be carried out as considered necessary in order to comply with this binding commitment given to the Rural Payments Agency.
42. Historic England's consent is required for Ambresbury Banks and Purlieu Banks under the Ancient Monuments and Archaeological Areas Act 1979. The works at Wanstead Park are covered by the Parkland Plan for the Park and would contribute towards the aim of achieving the removal of the park from Historic England's Heritage at Risk Register.
43. Any planning permission or other approvals required will need to be obtained before works commence

Risk implications

44. Prior to any decision to proceed with any final proposals for the visitor access elements of the proposed work an Equality Impact Assessment will be carried out, will be taken into account in developing final options and will be considered in deciding whether to proceed.
45. If weather conditions hamper progress with delivering grant obligations this could have an impact on the work pressures of the Epping Forest Operations Team.

Climate implications

46. The management of the habitats supported by the CS grant would increase the resilience of the habitats to environmental and biological changes brought about by climate change. The work complements the aims of the Climate Action Strategy of the City Corporation for both climate adaptation and biodiversity enhancement.

Security implications

47. None.

Charity implications.

48. Epping Forest is a registered charity (number 232990). Charity Law obliges Members to ensure that the decisions they take in relation to the Charity must be taken in the best interests of the Charity.
49. The following topics were raised by the Epping Forest Consultative Group in June 2022 and answered by Epping Forest Officers:
 - a. From Epping Forest Riders' Association: A desire to retain the quiet character of Warlies Park in relation to access improvement proposals.

Answer: EFRA will be invited to input into the design of the access proposals.

- b. From George L: A concern about the proposed new car park at Warlies Park in terms of meeting sustainable transport. Answer: All access proposals will tie in with the forthcoming Sustainable Visitor Strategy which will help to draw visitor pressure from the Forest, which identify the need for additional car parks. The new Strategy will also include safe routes for horse riding and will tie in with the updated Forest Transport Plan.
- c. From the Highams Park Snedders: A proposal for the group to work on Hatch Plain to open it up again following infill with young trees. Answer: Epping Forest Officers will meet with the Snedders to look at the site.

Conclusion

50. Three Countryside Stewardship applications are proposed to be developed are in preparation for part of Epping Forest, Wanstead Park and the Buffer Lands. The scopes of the applications are presented here for comment and approval is sought to commit staff resource to preparing them. This grant would provide 10 years of funding to support the management of important habitats, heritage features and improvement of visitor access. The proposals presented are a first version and would be refined through feedback and stakeholder and public consultation. Revised final proposals would be brought back before the submission of the applications.

Appendices

- Appendix 1 - Countryside Stewardship Application Proposals
- Appendix 2 - Countryside Stewardship Application Proposals Maps – Areas shown are approximate

Background Papers

Wanstead Park: Conceptual Options Plan SEF 38/19b
Strategic Access Management and Monitoring (SAMM) Mitigation Plan (SEF 7/22)

Sally Gadsdon

Environmental Stewardship Officer, Epping Forest, Environment Department

E: sally.gadsdon@cityoflondon.gov.uk

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Committee(s): Epping Forest Consultative	Dated: 15 June 2022
Epping Forest & Commons	11 July 2022
Subject: Countryside Stewardship 2023 Applications Proposals (SEF 17/22)	Public
Report of: Juliemma McLoughlin, Executive Director of Environment	EF&CC – For Decision
Report author: Sally Gadsdon, Environment Department	

Appendix 1

Countryside Stewardship Proposals

Key to font:

Habitat Management

Historic Feature

Visitor Access

Epping Forest

Compartment Number and Name	Site	Proposal	Number on map	Map No.
3 Lower Forest	Purlieu Bank	Remove trees off the bank to prevent further damage to earthworks by roots	A48	2
	Thornwood Common	Continue to manage the grassland to maintain species diversity	A25	2
	Ride management	Opening up rides and undertake veteran tree management to promote their health and ground flora	A1-3, A49, A54	2
5 Epping Thicks and Sheppard's Meadows	Sheppard's Meadows	Continuing grassland management to maintain species diversity	A15	4
	Pylon Field	Reintroduce grazing		
		Clear scrub across part of the site to restore a grassland	A16	4
	Bell Common Pond North	Desilt the pond to the original depth across 70% of the pond area.	A155	
6 St Thomas' Quarters	Access	Open up a route through the relict wood pasture by thinning trees between the east side of compartment to the green lane to Woodredon South	A88	5
	Lodge Road	Improve visitor entrances at each end of the road	P46	5
	Bog management	Remove small trees and competitive plants to help maintain water levels and benefit bog plants	A10-13	5

	Fernhills, Trueloves	Continue grassland and scrub management to maintain the grassland species and associated wildlife. Scrape existing less diverse grassland to promote wildflowers like orchids and Ragged Robin	A24 A20	6
20 Staples Hill & Loughton Brook	Woodbury Hollow	Create a corridor of more open wood pasture to allow management access to Woodbury Hollow. Continue grassland management of Woodbury Hollow to encourage species diversity.	A26 A22	8
29 Barn Hoppitt & Whitehall Plain	Wood pasture	Veteran tree management. Wood pasture restoration through tree thinning, creation of new pollards, management of glades and grazing.	A40, A43, A45	9
	Grassland	Manage grassland through a combination of grazing, mechanical mowing and removal of scrub by hand. Manage bramble where required.	A41, A44	9
	Grazing infrastructure	New livestock handling corral.	P102	9
	Warren Pond	Coppice the pondside willows on a rotation. Manage the amount of reeds to keep open water. Thin trees on the south side of the pond to link up with the path between the Hunting Lodge and Whitehall Plain.	A50	9
	Access and structures	New finger posts for visitor orientation. New pedestrian bridge over the River Ching at Whitehall Plain plus a possible ford for horses	P1-5, P41	9
	River Ching	Three leaky dams along the River Ching to slow the flow and create a wetland area along the flood plain.	P43-45	9
30 Hatch Plain & Hatch Forest	Access and structures	New finger posts for visitor orientation.	P6-11	9
	Hatch & Bluehouse Groves	Manage these ancient coppice coupes by re-coppicing hornbeams. Pollard additional hornbeams. Thin holly.	A37, A38	9
	River Ching corridor	Open up the habitat along the northern section of the River Ching by removing some scrub, tree thinning and veteran hornbeam pollarding	A164	9
31 Knighton Wood	Waymark Trail and pond areas	Thin trees and scrub to widen the Rowan Trail by 10-20m.	A55	9
	Pulham Rocks	Open up around the Pulham rocks to allow better visibility of these features.	A89	9
32 Lords Bushes	Wood pasture restoration and maintenance	Veteran tree management. Wood pasture restoration through tree thinning, creation of new pollards, management of glades.	A23	9

		Reintroduce grazing – water troughs and livestock handling corral.	A23, P103-4, L13	
33 Highams Park and the Sale	Highams Park Lake and surround	Create a new 2.5m wide surfaced path following the existing unsurfaced path to link with The Highams Park (London Borough Waltham Forest)	A56	10
	Wood pasture restoration	Restore wood pasture by thinning trees, creating new pollards, haloing around veteran trees and creating glades. Manage scrub for habitat management and connectivity into (The Highams Park (LB Waltham Forest)	A4, A5 A161,163	10
	Napier Arms grassland and ponds	Enlarge the acid grassland by removing trees and scrub. Reduce shade around the ponds to encourage aquatic plants and wildlife, by removing trees. Reduce aquatic vegetation in ponds to create open water to benefit wider species.	A92-93, A76 A76 A145,A148, A156,A157	10
35 Gilberts Slade & Canada Plain	Gilberts Slade & Canada Plain	Wood pasture maintenance through cutting ground flora across the site.	A86, A87	11
	Bulrush Pond	Restoring some open water by vegetation removal	A154	11
36 Leyton Flats	Leyton Flats	Wood pasture restoration in the northern part through tree and holly thinning to promote visitor movements and clearance of trees across the former Lido site. Acid grassland management to maintain and hopefully increase species diversity. This may involve fencing off some areas to allow recovery of grassland from historic visitor degradation and small scrapes of the vegetation to promote heather and acid grassland species recovery. Management of gorse through a coppicing rotation for both habitat and fire risk management benefits. New visitor interpretation and signs. New path around Hollow Ponds. Management of Hollow Ponds, Dog Pond and Eagle Pond for control of non-native invasive plants and improving aquatic edge habitat.	A59 A94 A57 A60 P12-16 A71 Eastern finger of A59, A102, A123	12

		Ditch management to promote connectivity with water bodies.	L2-4	
37 Exchange Lands	Exchange Lands	Grassland management for wildlife benefit.	A95-97 A99- A100	13
38 Wanstead Flats	SSSI Grassland	Acid grassland management including promotion of heather and tree and scrub removal. Management of broom for wildfire risk management and to prevent its domination over acid grassland.	A27	14
	Lime Avenue trees and area	This falls within the Registered Park and Garden area of Wanstead Park. This would be a restoration of this historic lime avenue by clearing small trees and scrub and non-lime trees and planting new lime trees to recreate a double-row avenue. To the north in Bush Wood open up glades to increase mosaic habitat.	A32 A29-31	14
	Non-SSSI grassland	Acid grassland management for wildlife benefit involving rotational mowing and small tree and scrub removal. In the area used by skylarks increase the fenced area with a longer-term fence and possibly reintroduce grazing that is compatible with skylark activity.	A28, A33 A28	14
Gifford Wood	Meadow	Continue management of the grassland for plant diversity and associated insect, mammal, bird and bat interest.	A158	
Forest-wide	Visitor access	Various types of new infrastructure to aid visitor orientation and manage movement. Interpretation and notice boards, fingerposts, waymarker small disks, bins, bollards to prevent inappropriate parking.	See map key – see row below **	Some maps give details

Some details are given in the maps. More work is needed to itemise all the visitor access infrastructure across the Forest areas for the CS application – so they are not all currently shown.

** See key for

“Add/replace pedestrian gates”

“Access improvements”

“Pegasus crossing”

“Signage”

“Install finger post”

“Install information board”

“Route markers”

“Install bridge”

“Replace bund with bollards”

Wanstead Park

Compartment Number and Name	Site	Proposal	Number on map	Map No.
37 Wanstead Park	Amphitheatre	Clear trees across this historic feature and keep as an open feature to improve legibility of this feature for visitors	A63, A64	13
	Ornamental Lake islands	Clear trees and scrub from the edges of these islands to improve the landscape legibility of the original lake design	A62, A104, A109, A113, A114, A118	13
	Grassland Plain	Clear young trees to restore acid grassland. Continue grazing across parts of the Park	A67 A172	13
	Great Mount	Clear trees and install a new path across the mound. This would reveal the context of this feature in the historic landscape. The Mount allows good views over the Heronry Pond.	A68	13
	Tree planting	Restore part of the original Union Jack avenues through tree planting	P17	13
	Railings	Restore some historically appropriate railings on the boundary of the park	Not shown on map	
	Visitor access	New signage and interpretation linked to the landscape improvement undertaken e.g. at the Amphitheatre and Great Mount Level path (A74), new wearing course (A72) and new surfaced 2.5m wide path (A73)	Not shown on map A72-74	13
	Grotto	Seek funding towards the restoration of the Grotto after the consolidation phase	Not shown on map	
	Parkland maintenance	Maintain some parts of the park through the management of ground flora	A67	13

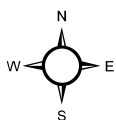
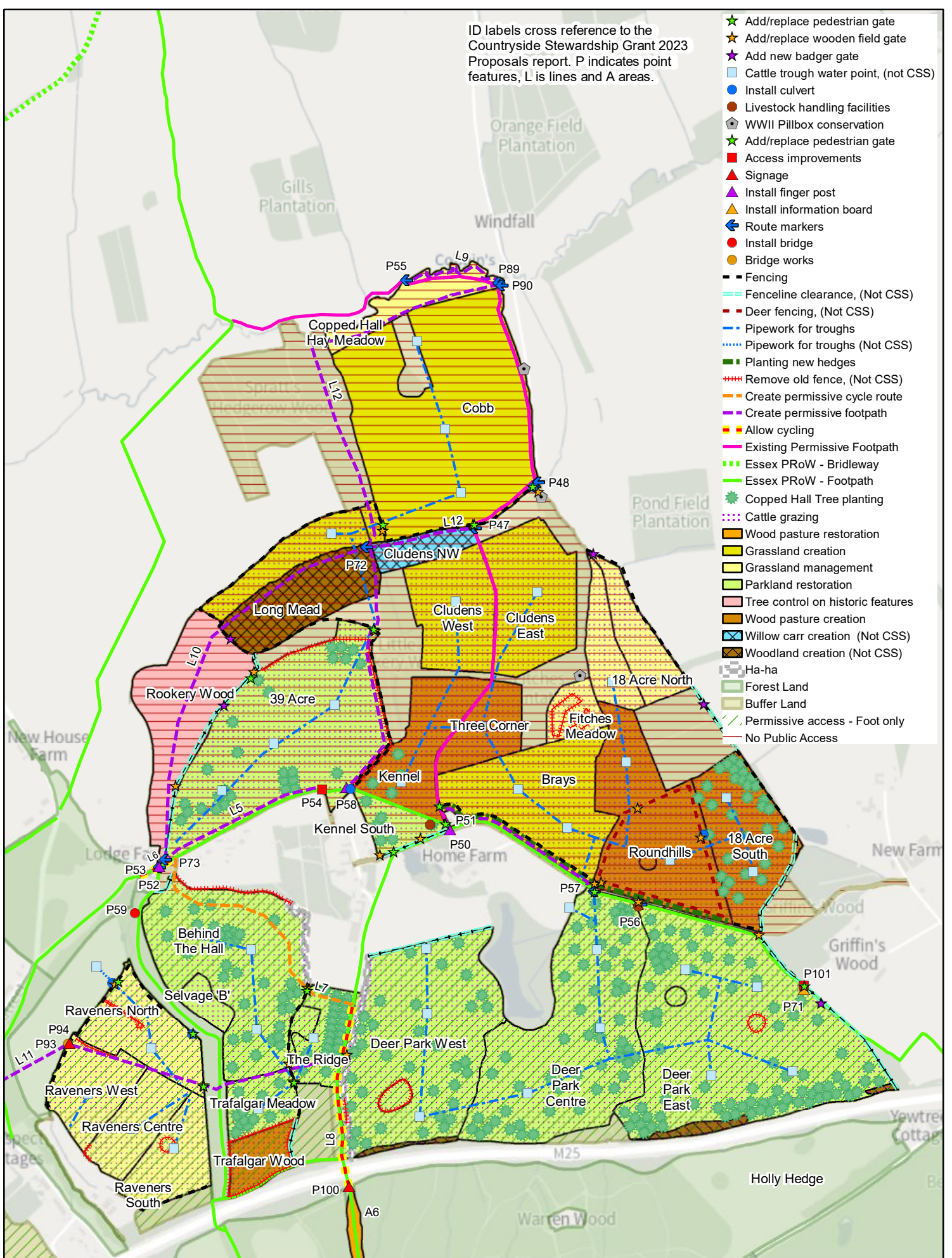
Buffer Lands

Site	Location	Proposal	Number on map	Map No.
Copped Hall		See Committee report SEF – 18-22		1
Warlies Park	South-East of site	Create new car park	A61	3
Warlies Park & Woodredon	Site-wide	Installation of features and works to improve visitor access: Removal of unsuitable gates, fences, stiles and other access features New gates and other visitor access structures New interpretation boards and visitor orientation signage Habitat work to open up existing permissive routes Creation of new permissive routes	All points and lines on map – see key	3 15

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ID labels cross reference to the Countryside Stewardship Grant 2023 Proposals report. P indicates point features, L is lines and A areas.

- ★ Add/replace pedestrian gate
- ★ Add/replace wooden field gate
- ★ Add new badger gate
- Cattle trough water point, (not CSS)
- Install culvert
- Livestock handling facilities
- WWII Pillbox conservation
- ★ Add/replace pedestrian gate
- Access improvements
- ▲ Signage
- ▲ Install finger post
- ▲ Install information board
- ➡ Route markers
- Install bridge
- Bridge works
- Fencing
- Fenceline clearance, (Not CSS)
- Deer fencing, (Not CSS)
- Pipework for troughs
- Pipework for troughs (Not CSS)
- Planting new hedges
- Remove old fence, (Not CSS)
- Create permissive cycle route
- Create permissive footpath
- Allow cycling
- Existing Permissive Footpath
- Essex PRoW - Bridleway
- Essex PRoW - Footpath
- Copped Hall Tree planting
- Cattle grazing
- Wood pasture restoration
- Grassland creation
- Grassland management
- Parkland restoration
- Tree control on historic features
- Wood pasture creation
- Willow carr creation (Not CSS)
- Woodland creation (Not CSS)
- Ha-ha
- Forest Land
- Buffer Land
- Permissive access - Foot only
- No Public Access



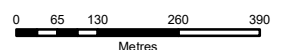
Copped Hall Proposals May 2022

Map 1

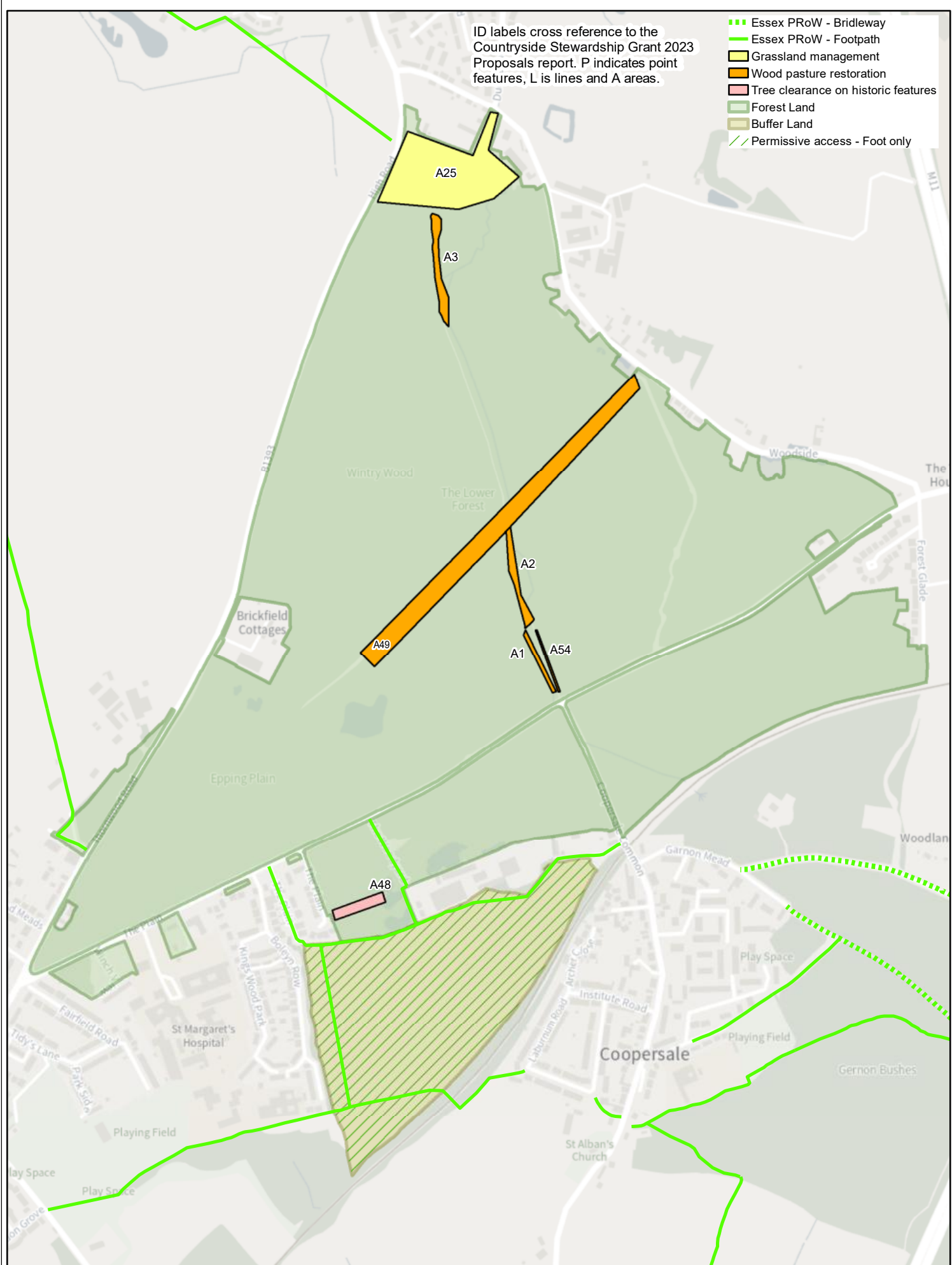
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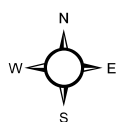
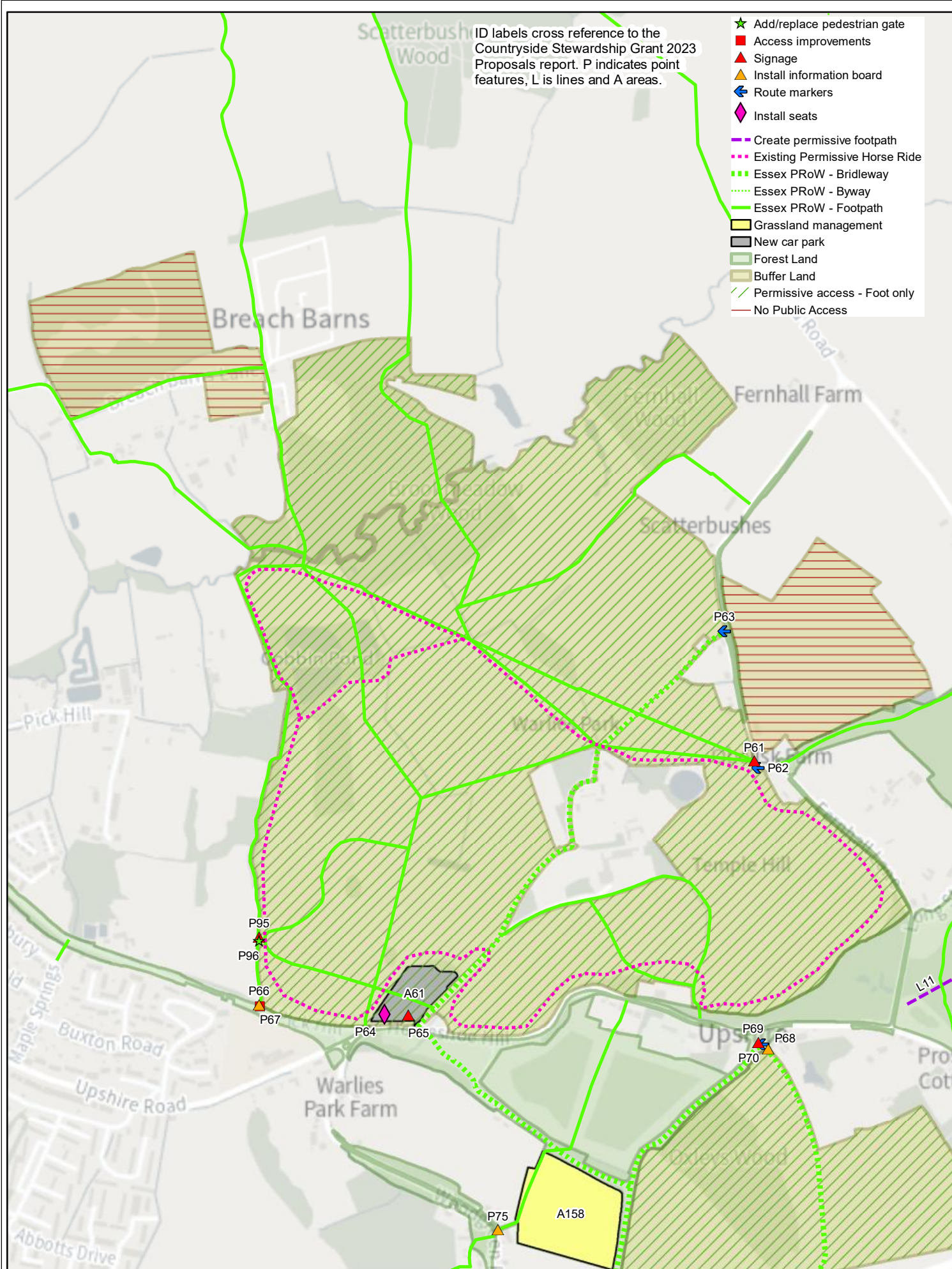
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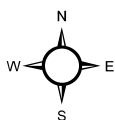
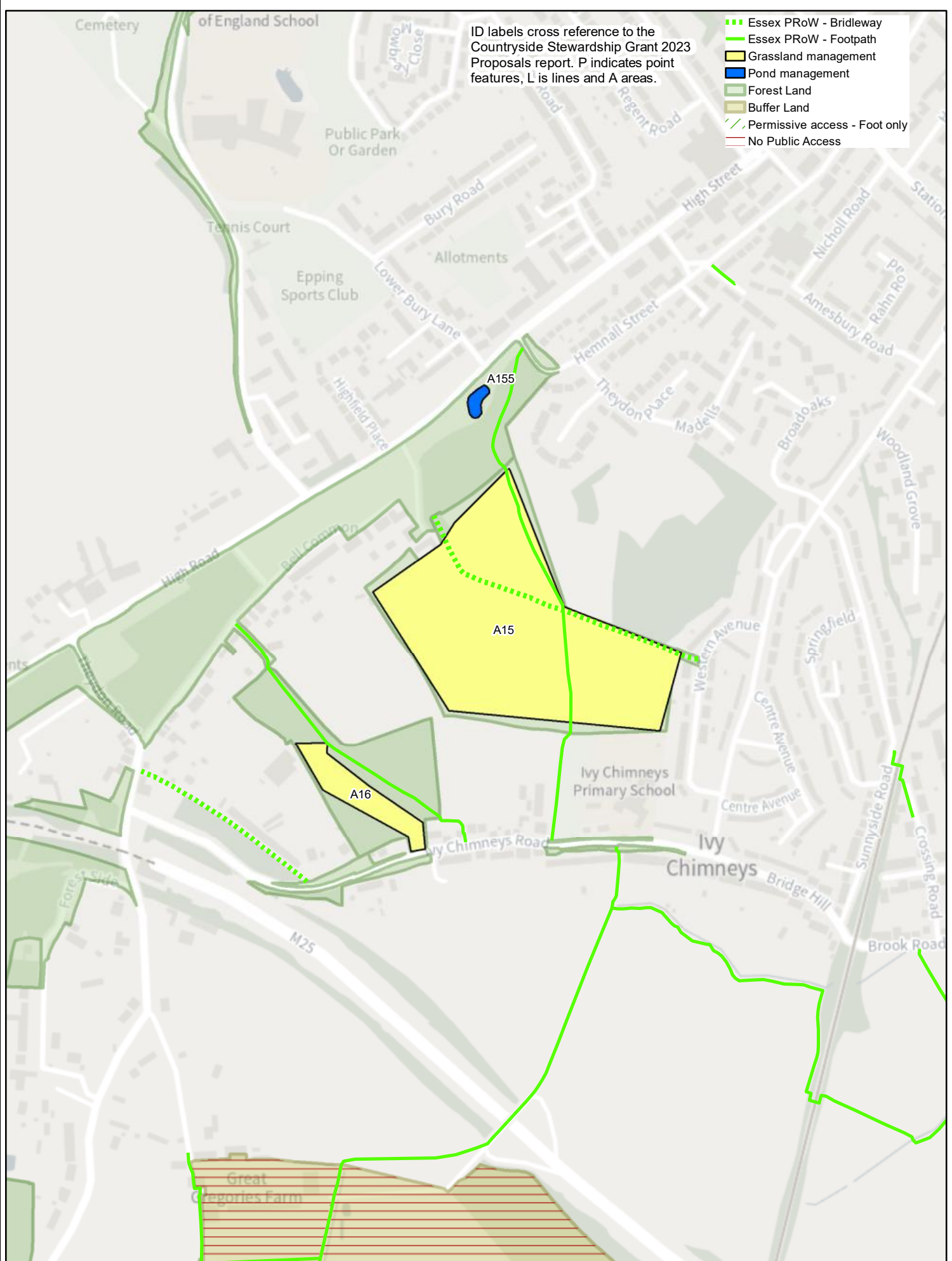
CSS 2023 Application Proposals Map 3 Warlies Page 37

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Map 4

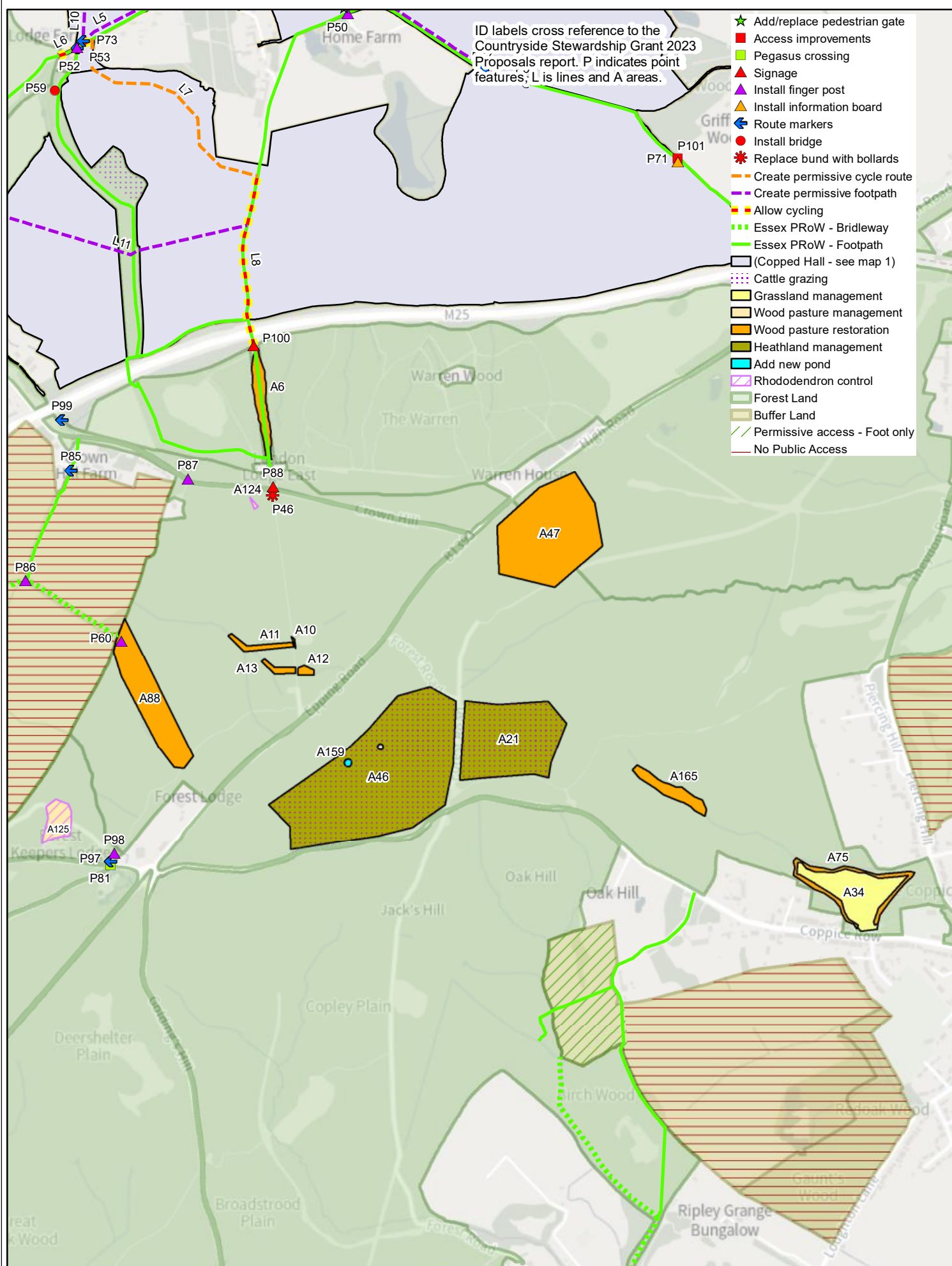
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Epping/Bell Common

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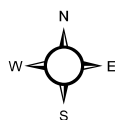
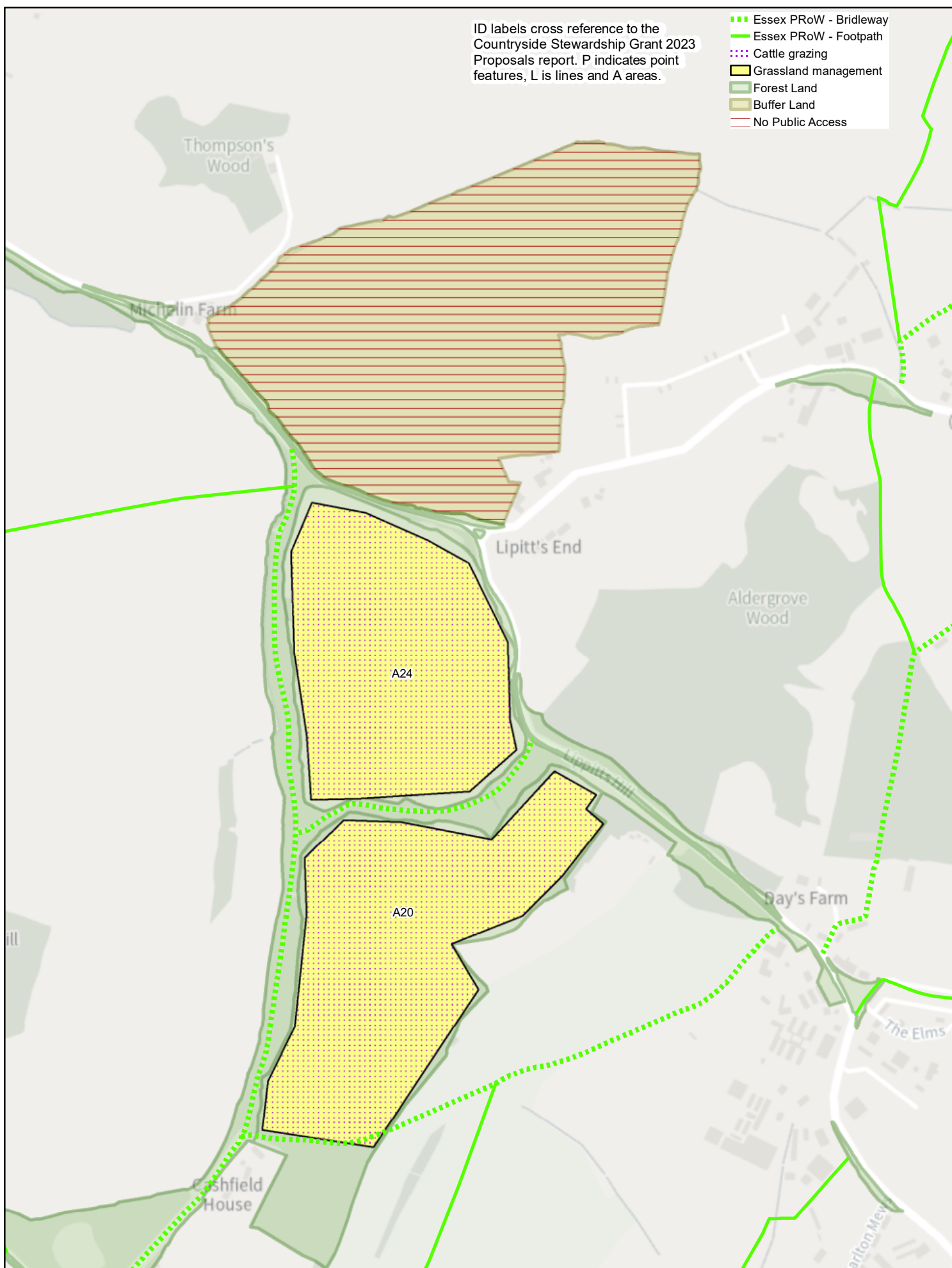


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- Essex PRoW - Bridleway
- Essex PRoW - Footpath
- Cattle grazing
- Grassland management
- Forest Land
- Buffer Land
- No Public Access



CSS 2023 Application Proposals

Map 6

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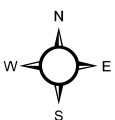
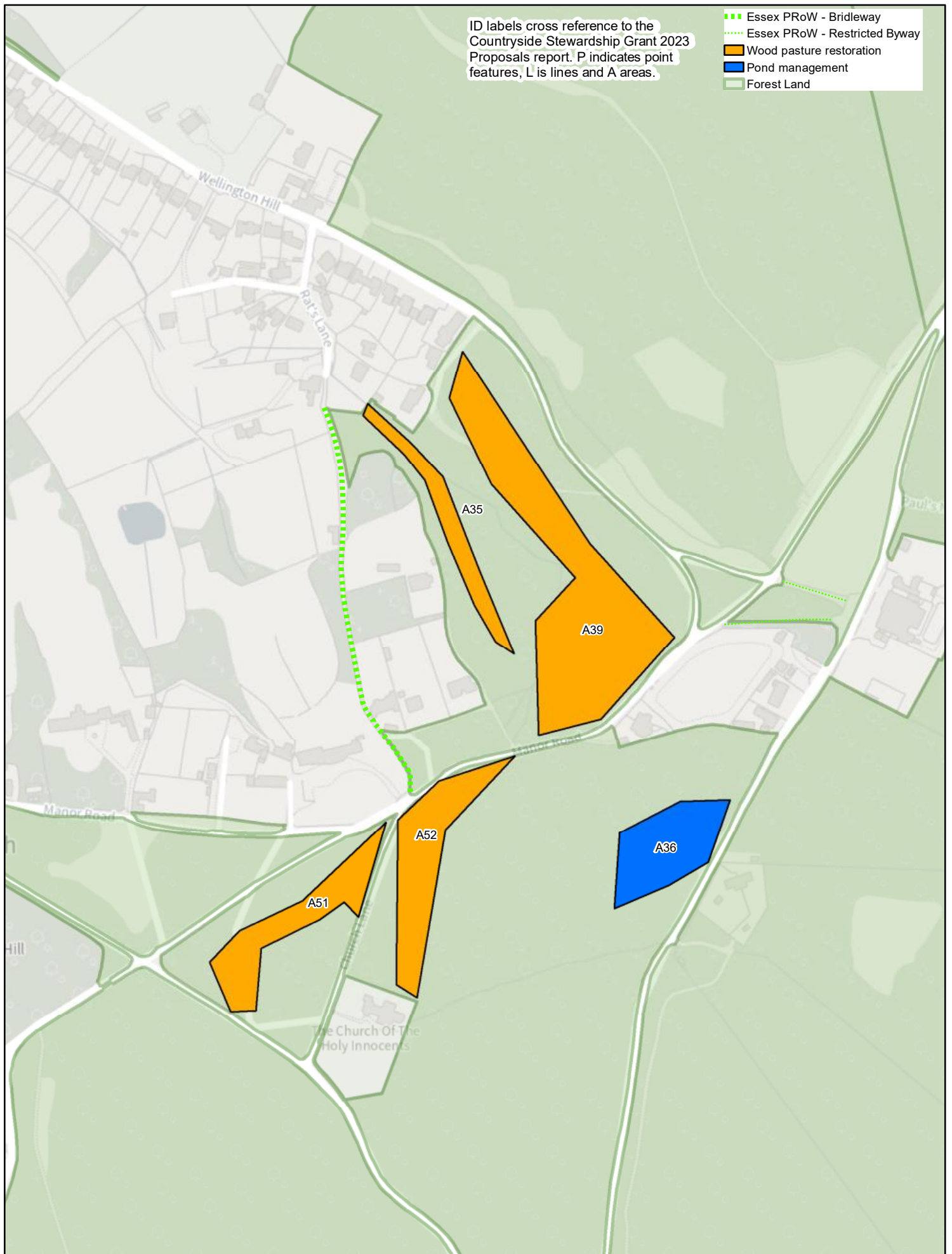
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- Essex PRoW - Bridleway
- Essex PRoW - Restricted Byway
- Wood pasture restoration
- Pond management
- Forest Land



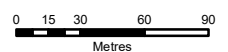
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Map 7

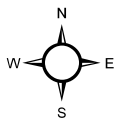
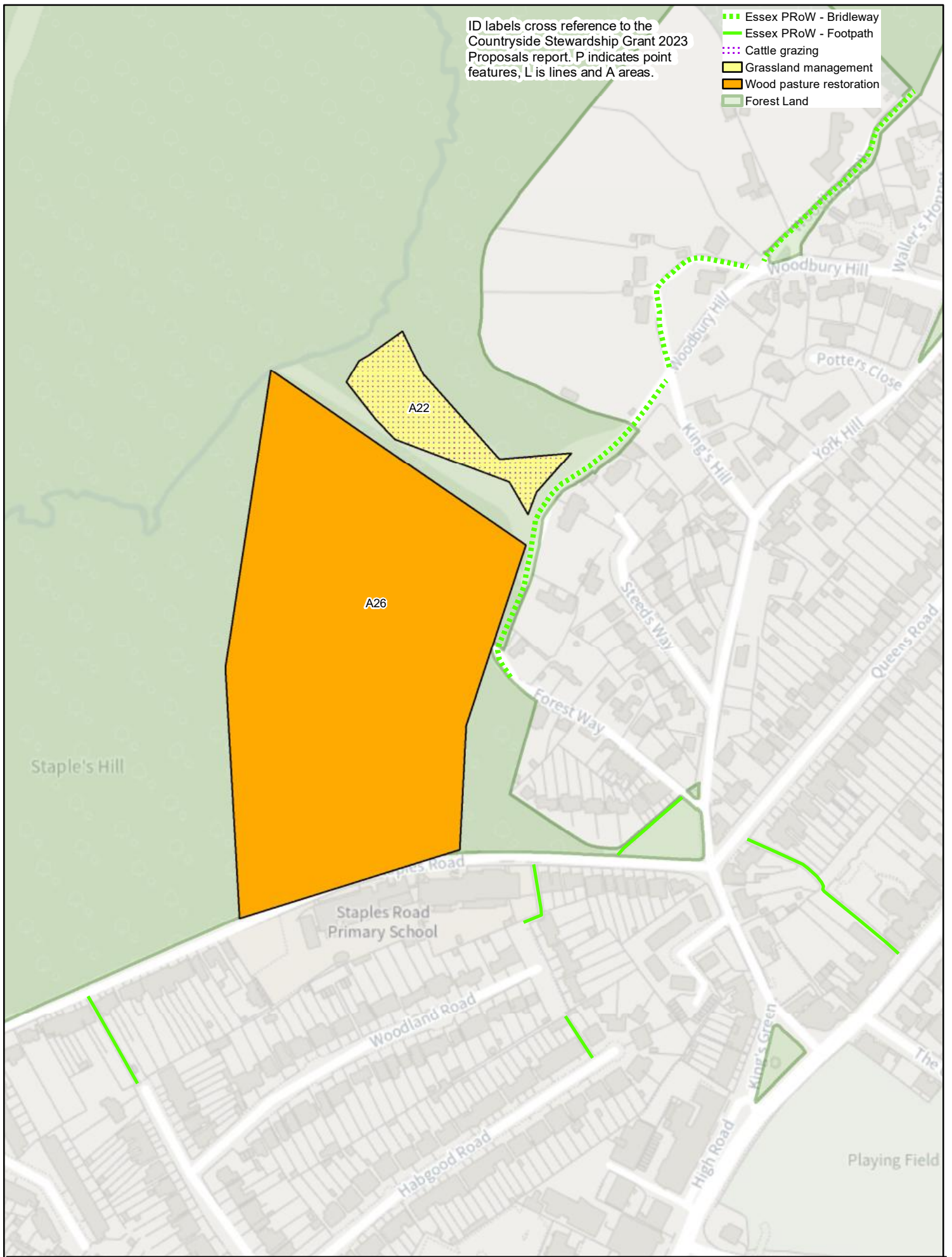
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CSS 2023 Application Proposals

Map 8

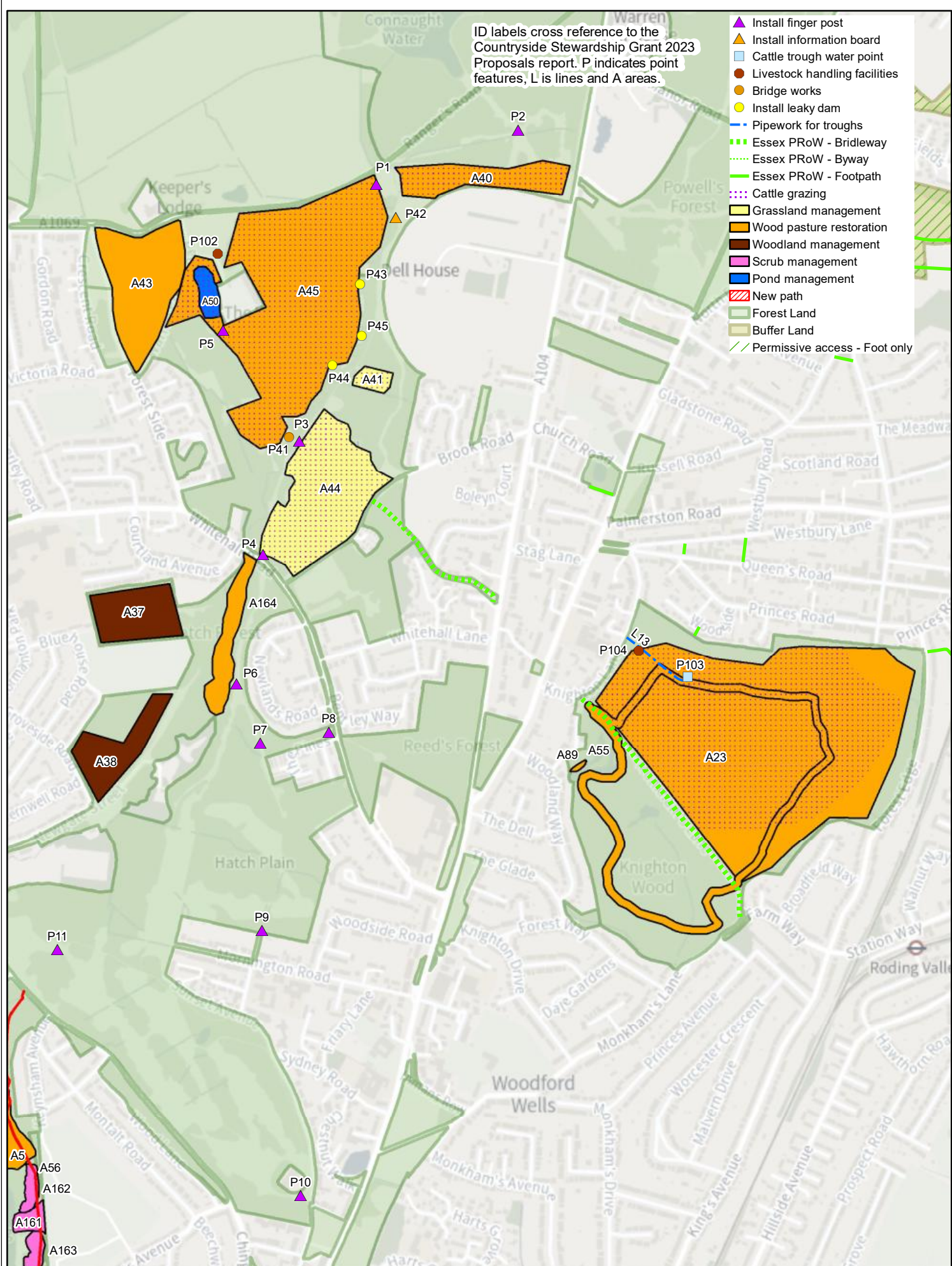
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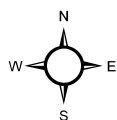
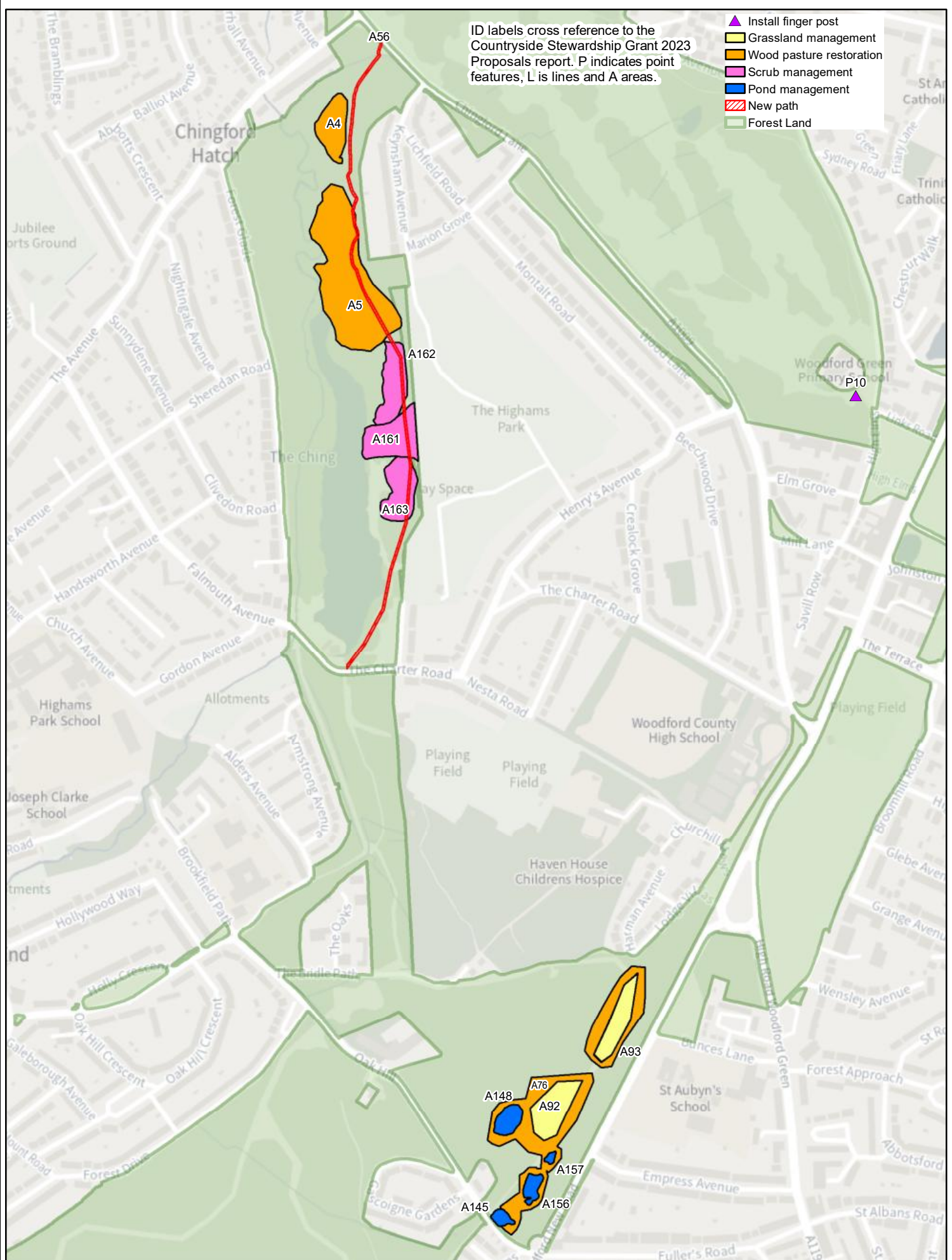
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CSS 2023 Application Proposals Map 10 Highams Park

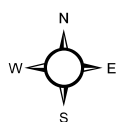
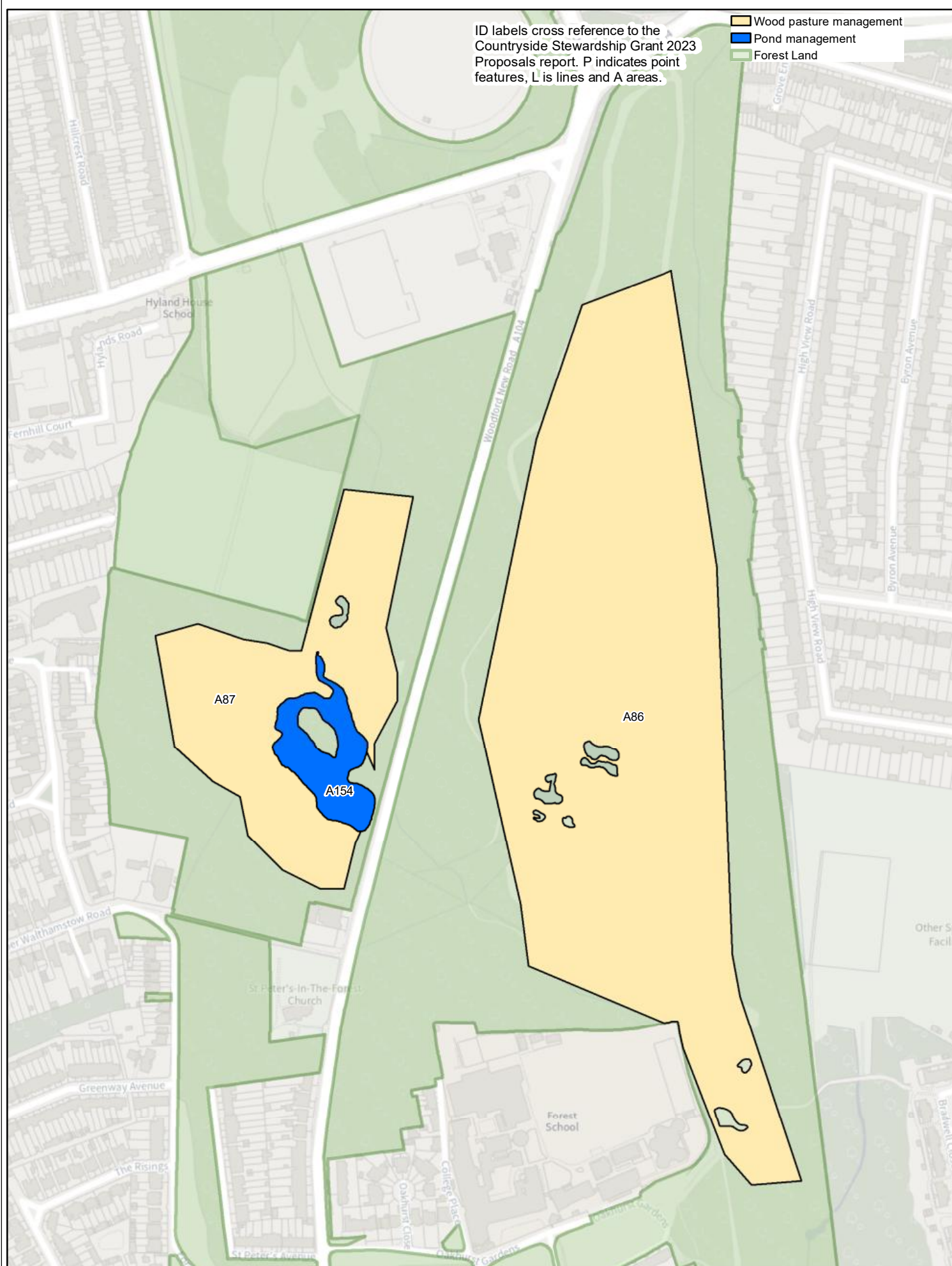
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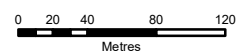
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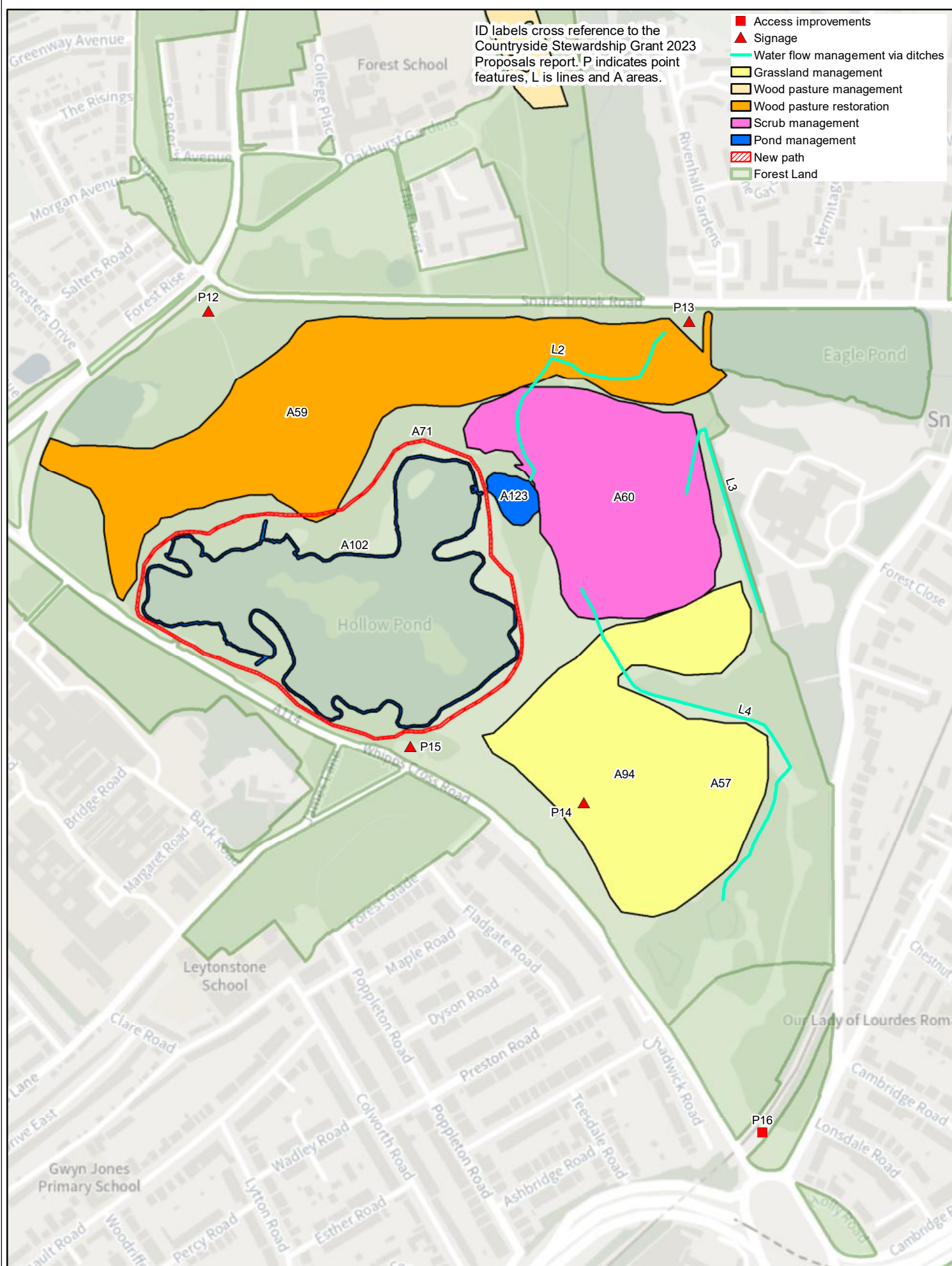
CSS 2023 Application Proposals Map 11 Page 45

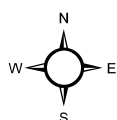
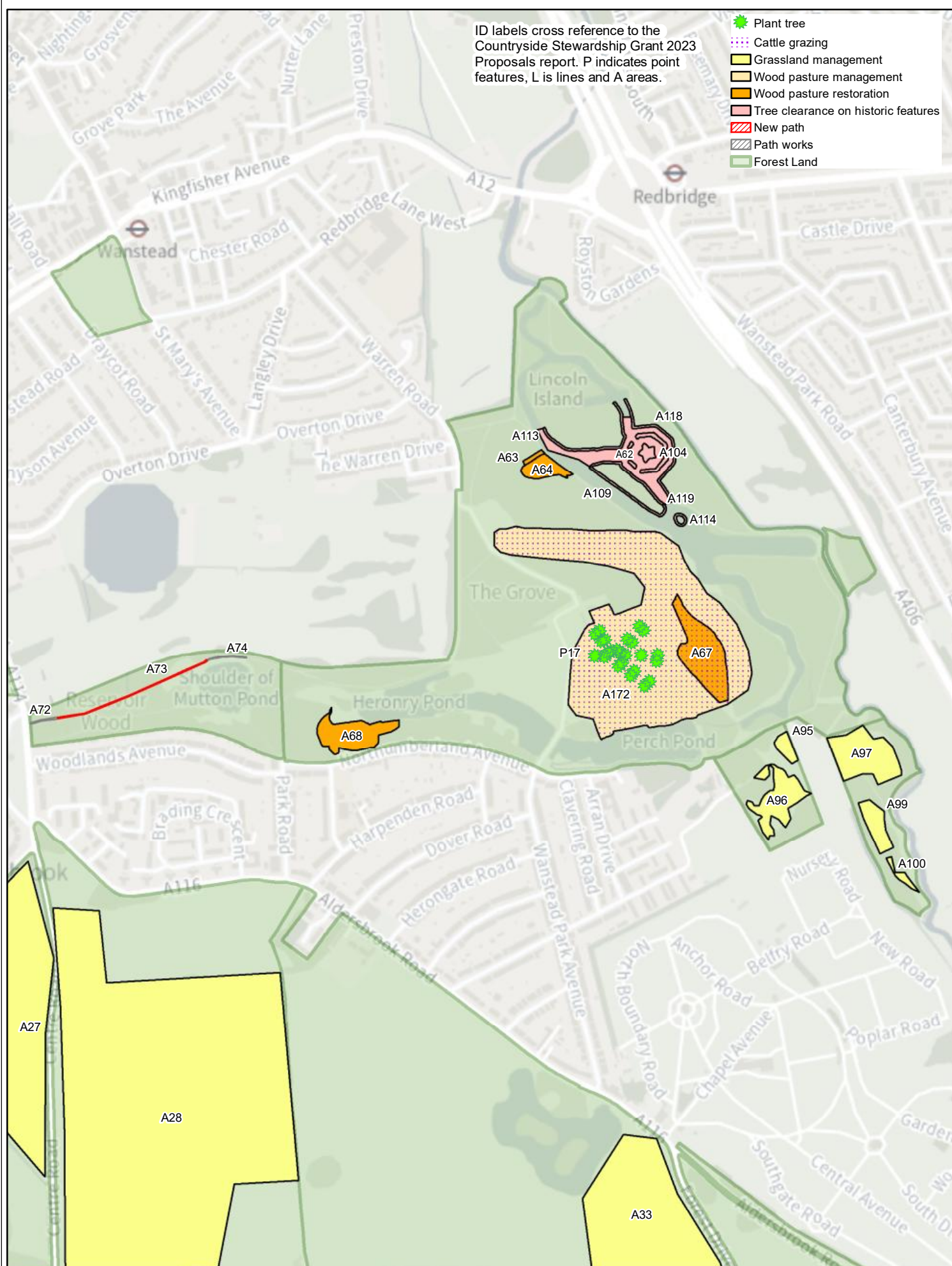
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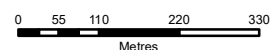


CSS 2023 Application Proposals Map 13 Wanstead Park

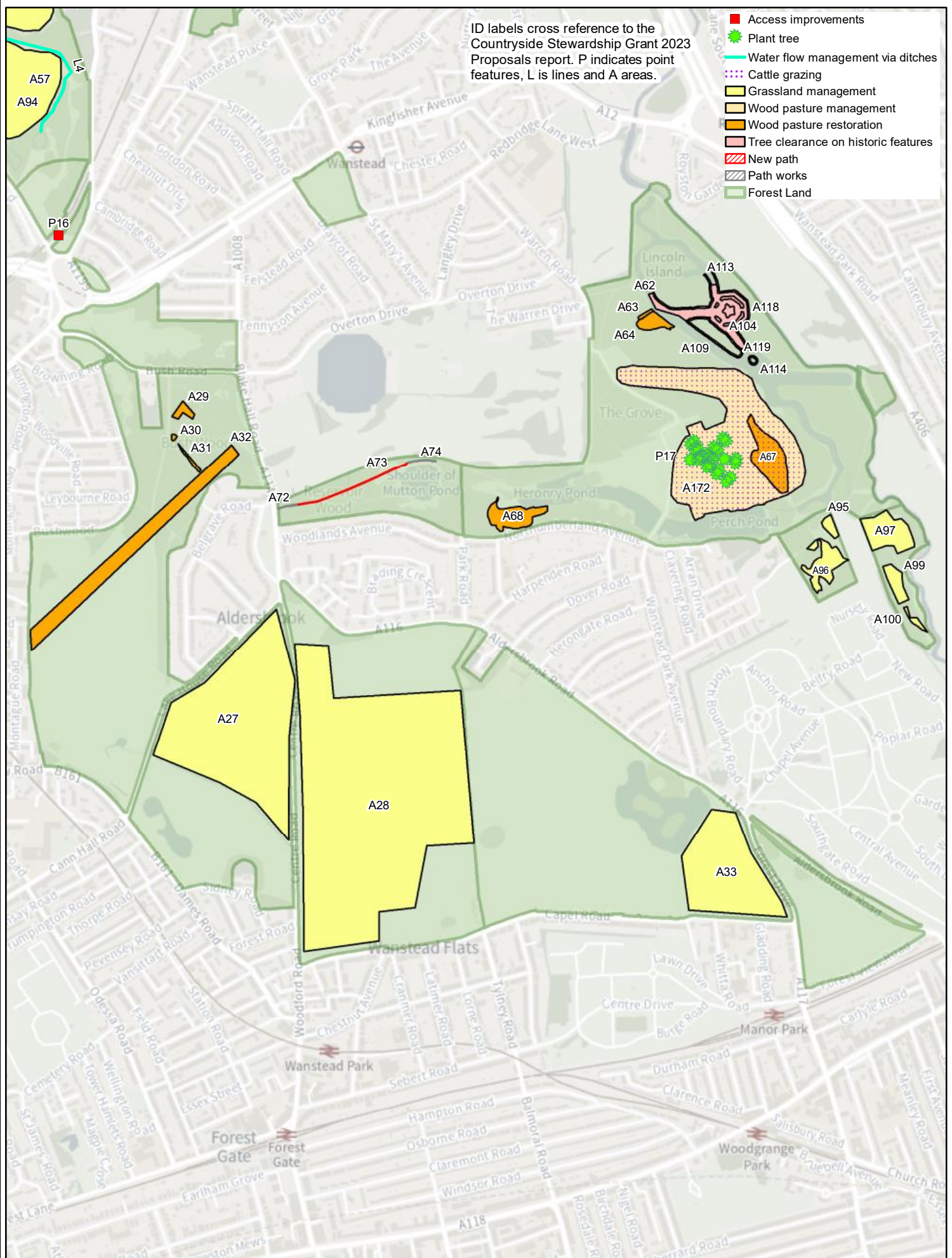
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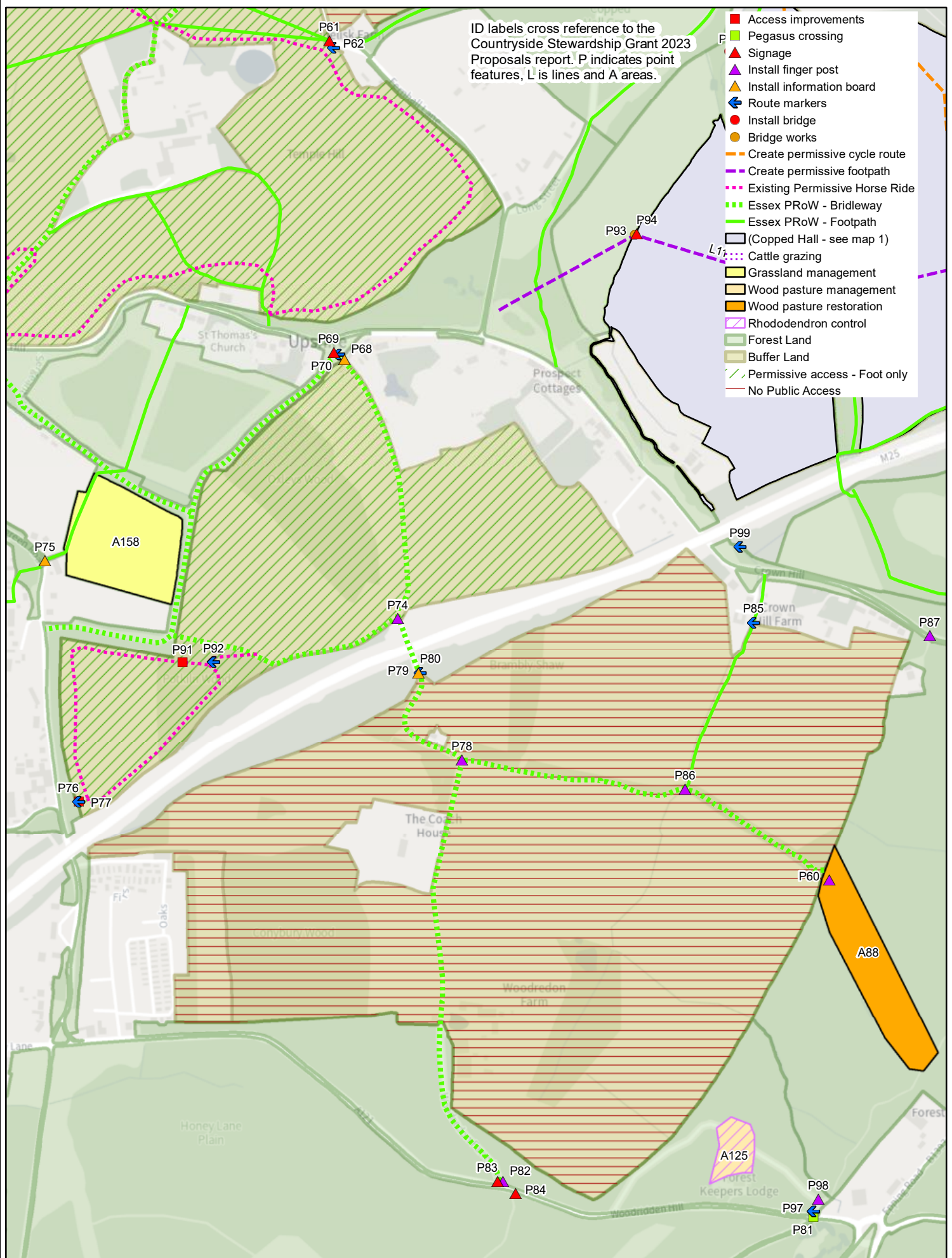
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Committee(s): Epping Forest Consultative Epping Forest & Commons	Dated: 15/06/2022 11/07/2022
Subject: Copped Hall Park proposals (SEF 18/22b)	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	11, 12
Does this proposal require extra revenue and/or capital spending?	Y – if capital grants are less than 100%
If so, how much?	£ - currently unknown
What is the source of Funding?	Currently unidentified
Has this Funding Source been agreed with the Chamberlain's Department?	N
Report of: Juliemma McLoughlin, Executive Director of Environment	EFCG - For Information
Report author: Sally Gadsdon, Environment Department	EF&CC – For Decision

Summary

The Epping Forest & Commons Committee of 12 July 2021 approved public scrutiny of the Copped Hall Parkland Management Plan (SEF 27/21b) presenting the outline plan for a potential whole site project, which was also brought to the Epping Forest Consultative Committee on the 16 June 2021 for consultation. This report gives more detailed and updated proposals. The proposed work includes parkland restoration, wood pasture creation, historic feature management, grassland management and creation, improvements for visitor access, new cattle infrastructure to improve park grasslands and the management of the habitats.

The major elements of the project are:

- The reversion of arable fields to new meadows and wood pasture
- The conservation of earthworks dating from the Tudor period in Rookery Wood by the removal of around 400 plantation poplar trees and the creation of a new woodland in part of the adjacent Long Mead field to compensate for this loss of woodland.
- Planting of new trees and installation of tree guards across the formal parkland within the views of the Copped Hall
- The thinning of the Trafalgar Wood which may revise its original design
- Removal of large trees along the driveway between the Crown Hill entrance and the M25 bridge to create a more open avenue towards Copped Hall
- Investigating a new woodland on Holly Hedge field that would retain a view to Copped Hall
- Site-wide visitor improvements notably new interpretation boards and sign posts and new permissive routes

These proposals will be revised following feedback and presented for general public consultation. The final proposals will be brought back before the

application submission. The aim is to fund this project through the City Corporation's Climate Action Strategy and an application to DEFRA's Countryside Stewardship scheme.

Recommendation(s)

Epping Forest Consultative Group are asked to:

- Note the report.
- Submit any comments on the proposals to sally.gadsdon@cityoflondon.gov.uk referencing map numbers in relation to specific proposals.

Epping Forest & Common Committee are asked to:

- Approve the preparation and consultation upon the revised Copped Hall Park Countryside Stewardship proposals, subject to further final approval of the application by your Committee.
- Submit any comments on the proposals to sally.gadsdon@cityoflondon.gov.uk referencing map numbers in relation to specific proposals.

Main Report

Background

1. The City Corporation acquired 295 hectares (ha) of Copped Hall Park in 1992 as Buffer Land, in order to protect to protect the boundaries of the Forest from development and to provide support for the Forest's wildlife.
2. Copped Hall Park and Gardens are listed as Grade II* on the Historic England Register of Parks and Gardens (RPG) of Special Historic Interest for England. Some 130ha lies within the 165ha RPG, with the remainder in other ownership, including the Historic House and gardens owned by the Copped Hall Trust. The Park also coincides with a Conservation Area designated in 1984 under the updated terms of the Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
3. This report updates the proposals presented to the Epping Forest & Commons Committee on 12 July 2021 seeking adoption for public scrutiny of the Copped Hall Parkland Management Plan (SEF 27/21b), which was jointly funded by Natural England, and Historic England.
4. The proposals are based on seeking funding through the government's Countryside Stewardship (CS) land management grant and the City Corporation's Climate Action Strategy (CAS) through the Carbon Removals project.

Current Position

5. The proposals presented in the report Copped Hall Parkland Management Plan (SEF 27/21b) (Appendix 1 of that report) have been updated following further proposal planning and information from the government's CS advisory agency Natural England. The updated proposals are presented in this report and continue to follow the Copped Hall Parkland Management Plan. The proposals are in a draft phase which include several potential proposals.
6. The CS grant has defined eligibility criteria for funding and some of the proposals may not be finally determined as eligible after discussion with the Rural Payments Agency (RPA). Other proposals may change over time. The final proposals will be presented to EF&CC for approval.
7. Copped Hall is also proposed to be included in the Natural Environment Division's Carbon Removals project as part of the CAS. This project's aim is to increase the capacity of habitats to sequester or absorb carbon from the atmosphere and has been running since April 2021. Following a feasibility study on the scope and likely increases in carbon sequestration capacity across the Natural Environment Division, there is currently a review balancing proposed investment levels and sequestration outcomes to confirm alignment with CAS project targets. As a result, the scale of the project and subsequent funding, and therefore the scale of the proposed works at Copped Hall, is subject to this review.
8. The funding is being sought for three types of work: habitat management, visitor access, and historic feature management.
9. Habitat management focuses on restoring planted elements of the historic parkland and creating new habitats. This was recommended in the Parkland Management Plan compiled by external specialists. The creation of new habitats will increase biodiversity and create new UK priority habitat which is vitally important for the global threat to biodiversity. It will also contribute to increasing the Natural Environment division's carbon sequestration capacity and significantly contribute to the City Corporation's Climate Action Strategy Net Zero targets for its direct operational emissions.
10. Increasing visitor access across the Buffer Lands will help to alleviate pressure on Epping Forest which aims to assist with the recovery of designated areas detrimentally affected by visitor pressure. This work is particularly associated with the areas designated as Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI). This ambition will be articulated as part of the forthcoming Sustainable Visitor Strategy (SVS).

Options

11. Agree to continuing work to progress the CS applications which will be subject to final approval by the EF&CC. This will allow funding opportunities under CS for works identified in site management plans to be fully assessed prior to

subsequent consultation with the EF&CC on whether to progress an application for funding. Preparing the application details costings and statutory permissions will require significant officer time to undertake. (Recommended)

12. To decline further application preparation being undertaken on CS funding for site management projects. This will free up officer time to allow work on other activity but would mean that a significant source of funding will not be available to progress well suited projects identified in site management plans (Not recommended)

Proposals

13. The proposals are shown in the map in Appendix 1 and given in more detail in Appendix 2.

14. The main changes and key points are:

- a. Tree planting across the formal parkland – Following the recommendation in the Copped Hall Parkland Management Plan (PMP) to draw on the location of trees in the earliest 20th century OS Map, a tree planting design has been created. This is considered by the external specialists to capture elements of each of the landscape design phases of Copped Hall.
- b. Tree guards – To protect young trees from deer and cattle there will be a mixture of tree guards used. Different guards will be used in the formal setting of the hall compared to away from it. See Appendix 3 for the types of guards that might be used. Trees may be left unguarded on Ridge Field as trees have been planted by the Copped Hall Trust without any significant deer damage.
- c. Natural regeneration – This method of increasing tree and scrub cover will also be used alongside tree planting. It will be controlled so that the open character of the historical landscape is maintained in the landscape around the Hall.
- d. Additional tree planting along the boundary with the M25 – This is not shown in the map. A thin belt of densely planted trees along sections of the southern sides of Deer Park West, Centre and East is being considered to screen the M25 and reduce the noise and visual impact of the motorway. This is not compatible with the CS funding for parkland restoration, so separate external funding may be sought.
- e. Fencing – There will be deer fencing in some areas to protect young trees from deer damage. The location of trees and fence lines will be finalised at a later stage of the project planning.
- f. Rookery Wood – There are a series of historic earthworks from water bodies dating from the Tudor period. The Copped Hall Parkland Plan deemed them of national importance. The proposal is to remove all the poplar plantation trees (around 400) from the area of the historic earthworks to prevent these trees falling in the future and damaging historic features. Tree and scrub growth will be prevented across the area thereafter. It is only in the late 20th century that there has been tree cover across the whole of Rookery Wood, before this time most of the area of the historic water bodies were open.

- g. Long Mead – The scale of tree removal at Rookery Wood falls within the remit of the Forestry Commission for felling consent. Compensatory mitigation actions would require a new woodland to be planted for the loss of woodland area. The southern half of Long Mead is suitable for this, having sufficient size and being adjacent to Rookery Wood. The woodland would be of mixed native tree and scrub species.
- h. Trafalgar Wood – This was created in 2005 to celebrate the Battle of Trafalgar (Epping Forest Work Programme Report 2005-2006) and the planting is in the form of a ship's wheel (Appendix 4). The PMP advised that this woodland was inappropriate in the context of historic designed parkland landscape. It recommended allowing it to evolve into a wood pasture area and only to last its natural lifetime with no renewal. A higher density of trees would be retained towards the M25 boundary. The trees are maturing, and the canopies are coalescing thereby losing the definition of the wheel. Thinning is required to keep trees in good health and it will be considered if this can be done in such a way as to keep a semblance of the wheel design but it may not be possible. It is proposed to remove the fence now the trees are sufficiently established and allow cattle and public access to this area.
- i. 18 Acre North – This is now proposed to remain as grassland rather than create wood pasture. A small number of field trees may be planted here.
- j. 18 Acre South – This is proposed to be created into an open wood pasture with scrub which retains the grassy ground flora. It is proposed that this would be created through a mixture of planted trees and natural regeneration. An open wood pasture would maximise biodiversity benefits compared to a densely planted woodland.
- k. Brays – In addition to the new grassland proposal on this field, a new hedge is proposed along the south side of the field along the road.
- l. Fitches Meadow – The original tree planting here has largely failed due to the fences being too low to prevent deer damage. The proposal is to remove the fences and allow the remaining trees to grow to maturity.
- m. Cludens NW – This area is proposed to be planted with willow to form a willow carr which will be managed by coppicing over time to keep it low and dense. This field has failed to develop into a grassland or wildflower/wild bird seed area in the past because of agricultural pests and the field's location. Willow is a species of much higher wildlife value than many other trees and this area sits naturally wet and is therefore more suitable for willow.
- n. Three Corner and Roundhills– The proposal is to allow wood pasture to develop solely through natural regeneration where scrub and trees colonise the site through natural factors. The density of trees and scrub would be allowed to be higher than in other areas of new woodland/wood pasture on Copped Hall, but the density would be managed to create a good quality habitat. Deer fencing is proposed to be put around the south half of the Roundhills and a new hedge is proposed along the south side of the field along the road.
- o. Raveners North – This is now proposed to remain as grassland rather than create wood pasture. A small number of signature field trees may be planted here.

- p. Copped Hall drive – Between the gates on Crown Hill and the bridge over the M25, large conifer trees are proposed to be felled to create a more open wide avenue to encourage a grassy margin and enhance the sense of arrival to the hall. The continuing threat of Ramorum Disease precludes the recreation of the drive's Rhododendron Avenue.
- q. Holly Hedge Field – A new woodland may be considered here. The design would retain a view from this field over to the Copped Hall.
- r. Signage and gates – Some proposed new visitor routes are shown in the map in Appendix 1. Further details of visitor access proposals are:
 - i. Creating a new waymarked trail design that uses existing paths or suitable habitats. This would manage visitor movements and limit disturbance to habitats and species.
 - ii. Creating new permissive routes for walkers, horse riders and cyclists, and restoring some overgrown permissive routes in particular to offer safer and more desirable routes where the public right of way is on the road.
 - iii. Waymarking and improvement of connectivity with other rights of way including replacement and additional fingerposts.
 - iv. Removing or replacing gates, fences and stiles across Copped Hall that are not visitor friendly, and where replacing, the items will be better designed, more accessible structures.
 - v. Removal of outdated and inappropriate signage.
 - vi. Some visitor interpretation boards at points mainly at the edge of the Copped Hall estate including on the Crown Hill entrance to Copped Hall.
 - vii. Signposts with waymarker roundel disks to aid visitor orientation to new and existing paths and routes.
 - viii. Habitat works and structures to link up between areas such as between the Selvage and Raveners.
 - ix. Signage and bins to improve visitor welcome at existing car parking facilities along Fernhall Lane.
 - x. Introduction of a permissive bridleway along the entrance road and across to Copped Hall Green to create an additional safe motorway crossing for cyclists and horse riders to allow a circular route away from the Forest.
- s. Cattle grazing plan – The successful use of the GPS collars from the NoFence™ company offers much more flexibility in grazing management. The aim is to walk the cattle between different fields over the grazing season with much less need for stock fencing, which will be situated primarily against neighbouring land to prevent cattle movement on to there. This will reduce costs and help to preserve the open landscape character of Copped Hall. To help improve the management of the site through grazing, new cattle handling corrals and more water troughs are proposed. Troughs spaced out across fields will encourage more even grazing.
- t. Ha-has – The two sections of sunken fence, known as a ha-ha, (Deer Park West and Behind the Hall Field) in the City Corporation's ownership require structural work to preserve these into the future. The City Surveyor's department have started work to scope out what is required by commissioning a specialist review. The southern separate section of ha-ha

- in Deer Park West requires more work and may not be possible in this phase of project. Trees along the top of the ha-has might have to be removed. CS funding will be sought to provide match funding if possible.
- u. WWII Pillboxes – The Parkland Plan recommended works to preserve these features; this will be reviewed and determined if this is compatible with increased visitor access in the future.
 - v. The Copped Hall Trust (CHT) has been involved in the compilation of the parkland Plan and further consultation with CHT will be undertake around projects which directly impact the context and setting of the House and Gardens.
15. Delivery of these proposals will be through a combination of staff, contractors, volunteers and the public. Recording change in the habitats and species is planned and it would be desirable to use volunteers and natural history societies as much as possible.
16. Comments on these proposals are sought. Comments are to be sent to sally.gadsdon@cityoflondon.gov.uk. Where relevant please quote the map numbers when referring to particular features.
17. Following this feedback, the proposals will continue to be developed:
- a. Through stakeholder engagement with the Copped Hall Trust, residents and stakeholder user groups.
 - b. Liaison with Epping Forest District Council around proposals within the Registered Park and Garden area.
 - c. In early autumn the proposals will be made available through a public consultation.
 - d. In early 2023 the final proposals will be brought back to this Committee and Consultative Group before the applications are submitted.
 - e. The application is processed by Natural England in discussion with Epping Forest officers over summer 2023 with its completion by August 2023.
 - f. A report in September 2023 will be presented to the Epping Forest & Commons Committee to request permission to accept the final agreement offer.

Key Data

18. Copped Hall is a Grade II* Registered Park and Garden. Historic England, the government's advisory agency on the historic environment, have indicated that without additional management of the estate it might be at risk of entering on to its Heritage at Risk register, see paragraph 34. The Countryside Stewardship scheme is a valuable funding stream and alongside funding from the Climate Action Strategy.
19. The current estimated annual income for habitat management from the proposals above would be around £95,000 for Buffer Lands. In addition, capital funding for one-off works and infrastructure would be funded at a high percentage between 60-100%. Further work will be done to estimate the cost of capital works, the percentage funding is at the discretion of Natural England.

20. The applications would be made in April 2023 for the grants to start in January 2024 and would run for 10 years, finishing in 2033.

Corporate & Strategic Implications

Strategic implications

21. City of London Corporate Plan 2018-2023: (2) People enjoy good health and well-being; (11) We have clean air, land and water and a thriving and sustainable natural environment; (12) We have clean air, land and water and a thriving and sustainable natural environment.
22. Copped Hall would be one of the main sites in the Carbon Removals project which is part of the City Corporation's Climate Action Strategy.
23. The proposed action supports the Natural Environment division's Vision of enriching people's lives by enhancing and providing access to ecologically diverse open spaces and outstanding heritage assets across London and beyond.
24. The proposed action meets the Natural Environment division's objective of 'Open spaces and historic sites are thriving and accessible'. It will also contribute to the Department's performance measures of income generation.
25. The grant would deliver work to contribute to the government's 25 Year Environment Plan targets.

Financial implications

26. Under City of London Corporation Financial Regulations 2.11(d) it is necessary for the Chief Officer to seek prior approval of new financial initiatives not currently included in the Epping Forest Local Risk budget.
27. The CS grant will bring in much needed 10 years of guaranteed income totalling around £950,000 for the continuation of the management of our important habitats, nationally important heritage sites and improvements required for visitor access.
28. The capital works are funded at 60-100% of actual costs. During the application process the percentage funding will be made known and a decision will be taken whether to retain any elements funded under 100%.
29. The proposals are also based on additional funding through the City Corporation's Climate Action Strategy (CAS). As stated in paragraph 5, CAS funding for the Carbon Removals project is under review to be completed in June 2022. A variety of actions can be scaled up or down based on their sequestration rates including conversion of arable land and a greater degree of tree planting.

30. Future reports will give more accurate estimates of the expected income and any financial implications for the Epping Forest Local Risk budget.
31. The government's new Environmental Land Management grant schemes should provide a continuity of funding after the end of these CS grants.

Resource implications

32. Significant resource will be required to develop the proposals into a grant application which will include further external stakeholder consultation. The preparation of the application and delivery of the grant will be undertaken in-house with some use of contractors. Some of the delivery will also be undertaken by volunteer groups in liaison with Epping Forest officers. In addition, the new Carbon Removals Project posts will be involved in the delivery of the proposals.

Legal implications

33. The grant offer forms a legally binding agreement between the City and the government's Rural Payment Agency.
34. A forestry Environmental Impact Assessment may be required for the felling of trees across Rookery Wood.
35. Any planning permission or other approvals required will need to be obtained before works commence.
36. Forestry Commission consent will be required for the felling of trees in Rookery Wood.

Risk implications

37. Prior to any decisions to proceed with any proposals of the visitor access elements of the proposed work an Equality Impact Assessment will be carried out, will be taken into account in developing final options and will be considered in deciding whether to proceed.
38. If no additional management is undertaken at Copped Hall Park, the RPG may be placed on Historic England's Heritage at Risk Register (HARR). The highest concerns of this Agency are the trees on the earthworks at Rookery Wood and the split ownership/land use of the site which acts against the integrity of the whole site as an historic parkland.

Climate implications

39. The management of the habitats supported by the CS grant would increase their resilience to environmental and biological changes brought about by climate change. The work complements the aims of the Climate Action Strategy of the City Corporation for both climate adaptation and biodiversity enhancement.

Security implications

40. None.

Charity Implications

41. Epping Forest is a registered charity (number 232990). Charity Law obliges Members to ensure that the decisions they take in relation to the Charity must be taken in the best interests of the Charity.
42. The following topics were raised by the Epping Forest Consultative Group in June 2022 and answered by Epping Forest Officers:
- a. From the West Essex Ramblers: A desire to retain the quiet character of Copped Hall and a concern about the visual impact of lots of new signs in relation to access improvement proposals. Answer: There will be some areas of permissive access but in the northern half of Copped Hall there will be permissive routes with the majority of this area non-accessible. The signs will be at key points, mostly at entrance points and key signposting locations.
 - b. From Verderer Chapman: A concern about the thinning of Trafalgar Wood. Answer: Not all the trees represent ships in the original design; without thinning the trees will become very poor in health.
 - c. From Verderer Chapman: There is a concern about the cost of future maintenance after the grant has ended. Answer: The current proposals will be worked up with more details including financial budgets which will be presented to Committee for approval.
 - d. From George L: A suggestion to link permissive access from the nearest point in Epping Forest through to Copped Hall and engaging with Epping Forest District Council over this. Answer: This is already being looking into.

Conclusion

43. Further details on the Copped Hall Park project proposals for habitat management and creation, visitor access improvements and historic landscape and feature management are presented here, and comments are requested from these committees. Historically, the Charity has lacked the resources to restore Buffer Land landscapes, this project offers the opportunity to deliver against multiple objectives; enhanced management of this Grade II* Registered Park and Garden will restore, manage and conserve landscape and historic features working towards reducing the risks that Historic England have identified for this site. The creation of new habitats will work towards improving biodiversity and climate change resilience of the local landscape and contribute to the City Corporation's Climate Action Strategy targets. Accommodating more visitors through careful management will help to reduce pressure on Epping Forest's specially designated conservation areas.

Appendices

- Appendix 1 – Copped Hall Proposals at May 2022 Maps
- Appendix 2 – Copped Hall Proposals at May 2022
- Appendix 3 – Examples of tree guards
- Appendix 4 – Trafalgar Wood original design

Background Papers

Copped Hall Parkland Management Plan (SEF 27/21b)

Epping Forest Work Programme Report 2005-2006

Sally Gadsdon

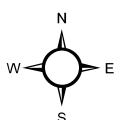
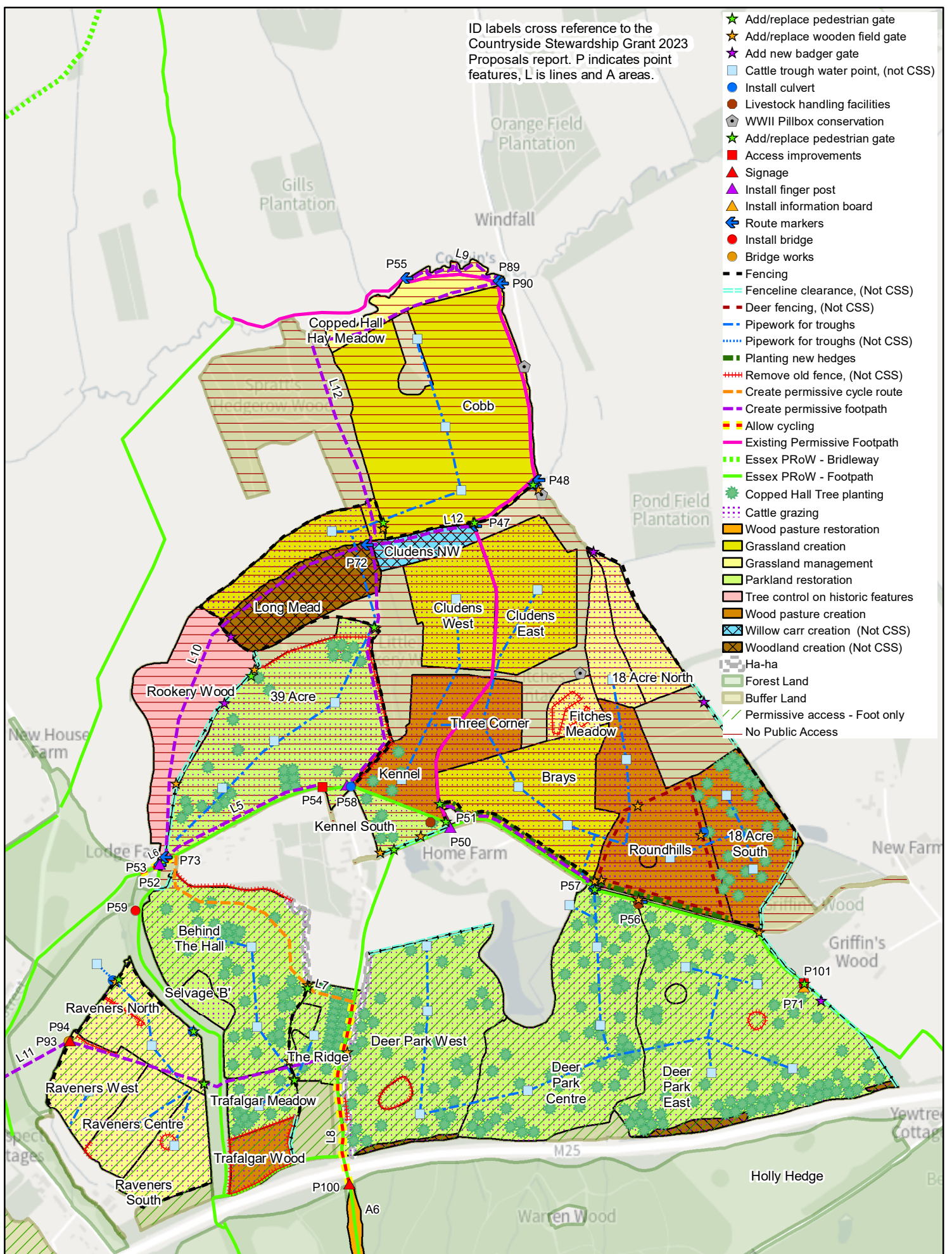
Environmental Stewardship Officer, Epping Forest, Environment Department

E: sally.gadsdon@cityoflondon.gov.uk

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ID labels cross reference to the Countryside Stewardship Grant 2023 Proposals report. P indicates point features, L is lines and A areas.

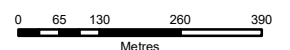
- ★ Add/replace pedestrian gate
- ★ Add/replace wooden field gate
- ★ Add new badger gate
- Cattle trough water point, (not CSS)
- Install culvert
- Livestock handling facilities
- WWII Pillbox conservation
- ★ Add/replace pedestrian gate
- Access improvements
- ▲ Signage
- ▲ Install finger post
- ▲ Install information board
- ➡ Route markers
- Install bridge
- Bridge works
- Fencing
- Fenceline clearance, (Not CSS)
- Deer fencing, (Not CSS)
- Pipework for troughs
- Pipework for troughs (Not CSS)
- Planting new hedges
- Remove old fence, (Not CSS)
- Create permissive cycle route
- Create permissive footpath
- Allow cycling
- Existing Permissive Footpath
- Essex PRoW - Bridleway
- Essex PRoW - Footpath
- Copped Hall Tree planting
- Cattle grazing
- Wood pasture restoration
- Grassland creation
- Grassland management
- Parkland restoration
- Tree control on historic features
- Wood pasture creation
- Willow carr creation (Not CSS)
- Woodland creation (Not CSS)
- Ha-ha
- Forest Land
- Buffer Land
- Permissive access - Foot only
- No Public Access



Copped Hall Proposals May 2022 Map 1 Page 63

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Committee(s): Epping Forest Consultative	Dated: 15 June 2022
Epping Forest & Commons	11 July 2022
Subject: Copped Hall Proposals (SEF 18/22)	Public
Appendices 2-4	
Report of: Juliemma McLoughlin, Executive Director of Environment	EF&CC - For Information
Report author: Sally Gadsdon, Environment Department	EF&CC – For Decision

Appendix 2 Copped Hall Proposals

Key to font:

Habitat Management

Historic Feature

Visitor Access

Location	Proposal	Number/ symbol/ Name on map
Copped Hall hay meadow	Continue to manage this hay meadow to maintain species diversity	Copped Hall Hay Meadow
Cobb Field	Revert arable field to meadow to be managed through grazing and hay making	Cobb
Long Mead	Northern half: create a meadow to be managed through grazing and hay making Southern half: create a new woodland as required as compensatory mitigation for the removal of woodland from Rookery Wood	Long Mead (brown) Long Mead (yellow)
Cludens NW	Creation of a willow carr	Cludens NW
Cludens West	Creation of grassland to be managed through grazing and hay making	Cludens West
Cludens East	Creation of grassland to be managed through grazing and hay making	Cludens East
Rookery Wood	Removal of around 400 poplar trees covering the Tudor and later earthworks to prevent damage to earthworks from tree windthrow. Thereafter continue to removal young tree and scrub growth. Investigate if the CSS can fund restoration of historic waterbody built features.	Rookery Wood
39 Acres	Restoration of some historic parkland tree planting Continuation of grazing	39 Acre
Kennel Field and Kennel South	Creation of grassland. Restoration of some historic parkland tree planting. New cattle corral.	Kennel & Kennel South
Three Corner	Creation of wood pasture through natural regeneration of trees and scrub.	Three Corner
18 Acre North	Continue to manage grassland through grazing and hay making. Plant a small number of trees (not shown).	18 Acre North

Fitches Meadow	Removal of old fencing, manage remaining trees to maturity and continue to manage grassland.	Fiches Meadow
Brays	Creation of grassland through grazing and hay making Creation of new hedge along the road.	Brays
Roundhills	Creation of wood pasture through natural regeneration of trees and scrub. The southern half of this area will be deer fenced to protect young trees.	Roundhills
18 Acre South	Creation of open wood pasture Introduce grazing after sufficient tree establishment.	18 Acre South
Behind the Hall	Restoration of some historic parkland tree planting Introduce grazing.	Behind the Hall
The Ridge	Restoration of some historic parkland tree planting including a double tree avenue Continue grazing.	The Ridge
Trafalgar Meadow	Restoration of some historic parkland tree planting Continue grazing	Trafalgar Meadow
Trafalgar Wood	Thin trees to promote tree development and creation into an area of wood pasture – retain original wheel design if possible Remove fencing. Introduce grazing.	Trafalgar Wood
Deer Park West	Restoration of some historic parkland tree planting and allow some development of scrub. Continue grazing. Explore whether a thick band of trees can be planted along the M25 to screen the visual and acoustic intrusion (not shown). Removal of fencing around roundel. See Ha-ha section below.	Deer Park West
Deer Park Centre	Restoration of some historic parkland tree planting and allow some development of scrub. Continue grazing. New cattle corral.	Deer Park Centre
Deer Park East	Restoration of some historic parkland tree planting and allow some development of scrub Continue grazing. Explore whether a thick band of trees can be planted along the M25 to screen the visual and acoustic intrusion (not shown). Removal of fencing around roundel.	Deer Park East
Ha-ha – east and west	Consolidate and repair structure of existing feature, at least in part.	Need a line adding
WWII Pillboxes	Explore if removal of vegetation around them and managing water ingress is appropriate.	Need points adding
Raveners – four fields	Continue to manage grassland for grazing and hay production Small number of tree planting in Raveners North (not shown). Removal of old fencing.	Raveners North, West, Centre, South
The Warren Plantation	Removal roadside large conifers to create open avenue.	A6
Holly Hedge Field	Explore whether to create a new woodland whilst retaining a viewpoint to Copped Hall (no design shown).	Holly Hedge
Site-wide – visitor access improvements	New interpretation boards, signposts, gates. Opening up existing routes and creating new routes. Creation of a new waymark trail design (see Appendix 1) ** Also in key see 'Pedestrian gate' 'Access improvements' 'Signage' 'Install finger post' 'Install information board' 'Route markers' 'Install bridge' 'Bridge works' 'Create permissive footpath' 'Create permissive cycle route' 'Allow cycling'	P47-8, P50-51 P53-59, P71-3 P89-90, P93-4, P100-1 L5-6, L8, L10-12 See in box to left**

Site-wide – cattle grazing infrastructure	New cattle troughs in most fields. Remove and clearance along old fence lines and installation of new fencing against neighbouring land or areas not suitable for cattle.	See key 'Cattle trough water point', 'Install culvert' 'Livestock handling facilities', 'Fencing' 'Pipework for troughs'
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Appendix 3 Tree guards

An indication to give an idea of the types of tree guards that could be used. Cost and visual impact will be taken into consideration in the final choice of tree guards. In addition, some areas would be more suitable to be within a deer fenced area. This will be confirmed at a later date.





Appendix 4 Loss of Trafalgar Wood Wheel Design Definition

Trafalgar Wood 2017



Detail from Google Earth showing planting layout of Trafalgar Plantation.
(Image dated March 2017)

Trafalgar Wood - 2022



Detail from Microsoft Bing maps

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Committee(s): Epping Forest and Commons – For Decision	Dated: 11/07/22
Subject: Epping Forest Consultative Committee Appointments – Request to use Co-option powers (SEF25/22)	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	4, 10, 11, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£0
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain’s Department?	n/a
Report of: Executive Director Environment	For Decision
Report author: Jo Hurst, Business Manager Epping Forest	

Summary

The Epping Forest Consultative Committee was founded in January 2018, and since then has met three times a year to discuss matters of Epping Forest management and policy.

According to the agreed Terms of Reference, membership of this Consultative Committee is reviewed to reflect refreshed expressions of interest every three years. The process was initiated in October 2020, and 38 applications were received for an available sixteen places, with your Committee approving a total of 17 appointments including 1 co-opted appointment.

This report is necessary to commend to your Committee a request by the Epping Forest Conservation Volunteers, the fourth recommended appointment for the three 2020 Friends/Voluntary Groups nominations, who are seeking co-option for the remaining 2 years of the current Consultation Group, to reflect the experience of the Volunteers remarkable work across the Forest.

Recommendation(s)

Epping Forest and Commons Committee Members are asked to:

- Approve the co-option of the Epping Forest Conservation Volunteers as the fourth Friends/Voluntary application for the remaining period within the Group’s three-year term.

Main Report

Background

1. The Epping Forest Consultative Committee met for the first time in January 2018, following an application process in Autumn 2017 involving membership organisations interested in the use and management of Epping Forest, with sixteen places available according to the agreed Terms of Reference.
2. Under the Terms of Reference membership is established for three years, after which the application and appointment process is begun anew. Invitations for Expressions of Interest in the next three years of the Consultative Committee were launched in October 2020.
3. By December 2020, 38 applications were received for consideration for sixteen available places at meetings in 2021-23, but this highlighted inconsistency in figures provided, most notably in the definition of the organisation's membership and types of organisation to be considered.
4. Revised Terms to Reference were considered by the Consultative Committee in February 2021 and agreed by the Epping Forest and Commons Committee in March 2021. They are attached for reference at Appendix 2.
5. Applicant organisations who had applied in Autumn 2020 were contacted to resubmit or confirm their applications as per these revised terms.

Current Position

6. Your Committee appointed a range of organisations drawn from the allocations to the available sixteen places drawn from:

Nature Conservation <i>Conservation groups in Forest, or with wider remit</i>	3
Friends/Voluntary <i>Formal working groups e.g., litter pickers groups, 'Friends of' etc.</i>	3
Heritage <i>Historical societies, rural preservation etc.</i>	2
Informal users <i>Schools, Youth groups, families' associations, local forums and interest bodies</i>	2
Recreation <i>Recreational user groups – e.g., walkers, riders, cyclists</i>	3
Sports <i>Formal organised sports on Forest e.g., Golf, Football, cricket running etc.</i>	3
	16

with your Committee approving a total of 17 appointments including 1 additional co-opted appointment.

7. Under Heritage. One applicant organisation, Historic England was nominated for the two available places. It was recommended that the remaining place in Heritage was offered to Epping Forest Conservation Volunteers, however, the nomination was awarded to another organisation.
8. The Chairman of the Epping Forest Conservation Volunteers (EFCV) has now formally requested the Epping Forest and Commons Committee reconsider the failure to appoint the EFCV, seeking acknowledgement that the Committee Report recommended co-option of the EFCV as a fourth Friends/Voluntary Group in recognition of the valuable work achieved across the Forest by the EFCV; contributions to the work of the Consultative Group and to reflect the EFCV's service during the first three years of the Consultative Committee.

Options for Epping Forest and Commons Committee

9. **Option 1** – Use the Committee's powers of co-option to appoint the Epping Forest Conservation Volunteers (EFCV) as the second co-opted group to the Epping Forest Consultative Group bringing the total of representing groups to a manageable eighteen. **This option is recommended.**
10. **Option 2** – Maintain that the original allocation remains correct and regretfully decline the Epping Forest Conservation Volunteers (EFCV) request for reconsideration. **This option is not recommended.**

Proposals

11. There are sixteen available places on the Consultative Committee, from the undermentioned themes of interest, with one additional co-option already having been exercised. On balance recognising the value of the EFCV's contribution and noting that non-attendance averages four organisations per meeting, the additional co-option could be managed within existing arrangements, without restricting contributions from other consultative group members.

Corporate & Strategic Implications

12. Strategic implications – The continued attendance at the Epping Forest Consultative Committee supports the Corporate Plan items 4, 10, 11 and 12.
13. Financial and resource implications – The resources required for room hire (post pandemic), light refreshments, the publication of agendas; reports and minutes are met locally from Epping Forest budgets.
14. Legal implications – The Epping Forest Consultative Committee is a consultative group, rather than a formal statutory committee, and its constitution is not subject to specific legislative provisions. The Epping Forest and Commons Committee is therefore able to vary its Terms of Reference and membership, as necessary.
15. Prior to exercising certain powers under the City of London Corporation (Open Spaces) Act 2018 the Corporation as Conservators must consult such persons or

bodies as it thinks appropriate, and the arrangements as set out in this report would generally satisfy that requirement.

16. Since the Consultative Committee was first established, it has been confirmed that later iterations of the Members' Code of Conduct do not apply to the membership of consultative groups, so the Terms of Reference have also been updated on this basis.
17. Risk implications – This is a revision of an existing Consultative Committee structure and is therefore 'business as usual' and considered low-risk. Implementation of the City of London Governance Review may require a further review of the status of this Committee.
18. Equalities implications –Equalities statements and policies have been incorporated into these revised terms.
19. Climate implications – The UK Government has binding targets to reduce greenhouse gas emissions and hence global warming by 2050, with the Consultative Committee acting as a key factor in the engagement and protection of the Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) at Epping Forest which is directly affected by climate warming.
20. Security implications – None
21. Charity implications – Epping Forest is a registered charity (number 232990). Charity Law obliges Members to ensure that the decisions they take in relation to the Charity must be taken in the best interests of the Charity.

Conclusion

22. Your Committee has acted responsibly in managing co-option powers and it is considered that the further co-option of one of the Forest's leading voluntary organisations represents a sensible and relevant interpretation of co-option powers.

Appendices

- Appendix 1 – Epping Forest Consultative Committee Applications and recommendations.
- Appendix 2 – Epping Forest Consultative Committee - Terms of Reference – Full Revised 2021

Background Papers

Epping Forest Consultative Committee Membership 2021-23 (SEF 02/21) Epping Forest & Commons Committee 18 01 2021

Epping Forest Consultative Committee Revised Terms of Reference March 2021

Jo Hurst

Business Manager Epping Forest
E: jo.hurst@cityoflondon.gov.uk

Appendix 1

Consultative Committee Applications Updated

Organisations are in order of theme and declared Membership numbers according to the Revised Terms of Reference March 2021.

Summary text is taken from organisations website 'about us' or 'vision statement' sections, where possible, or from the organisations stated constitutional aims.

Nature Conservation (three places) <i>Conservation groups in Forest, or with wider remit</i>		
London Wildlife Trust	9000 Members. Existing attendee London Wildlife Trust delivers a wide range of programmes, from restoring valuable wild habitats across the capital city, to supporting people from under-represented backgrounds to engage in nature.	Recommend: Appoint
Butterfly Conservation, Cambridgeshire & Essex	1415 Members. New application Butterfly Conservation is the world's largest research institute for butterflies and moths. operating 36 nature reserves and we are leading or involved in 73 landscape-scale projects to conserve habitats.	Recommend: Appoint
Wren Group	286 Members. Existing attendee Wren Wildlife and Conservation Group is a friendly circle of people of all ages and backgrounds, who have an interest in learning about and conserving wildlife. We focus on East London – mainly Wanstead Flats and Park and nearby parts of southern Epping Forest but also surrounding areas and neighbouring parts of Essex.	Recommend: Appoint
Theydon Bois and District Rural Preservation Society	No formal managed membership. No equalities statement. Existing attendee The Theydon Bois and District Rural Preservation Society was founded in 1943 to preserve the rural character of the countryside in and around Theydon Bois as an appropriate and natural complement to Epping Forest, the objectives of the society are: To resist all attempts of encroachment on the Green Belt. To preserve all public footpaths and right-of-way. To do such other things as may be incidental or conducive to the maintenance of local amenities	Recommend: Decline
Suntrap	Not a membership organisation. Since 1967 we've welcomed schools (from early years to A level) families and community groups to explore the natural environment under the guidance of our expert staff.	Recommend: Decline

Friends / Voluntary (three places) <i>Formal working groups e.g. litter pickers groups, 'Friends of' etc.</i>		
Highams Park Planning Group	1181 Members. Existing attendee Voluntary and liaison work centring around development and promotion of the Highams Park Plan.	Recommend: Appoint
Epping Forest Heritage Trust	1056 Members, Existing attendee Epping Forest Heritage Trust was established in April 12, 2018 from the merger of the Friends of Epping Forest (established in 1969) with the Epping Forest Centenary Trust (established in 1978), the Centenary of the Epping Forest Act 1878. Our charitable objects are: To preserve and promote the natural, historical and cultural heritage of Epping Forest and to promote environmental conservation, protection and improvement in Epping Forest; and To advance education by promoting greater knowledge, understanding and appreciation of Epping Forest.	Recommend: Appoint
Friends of Wanstead Parklands	300 Members. Existing attendee Our Mission is to raise public awareness of the history and ecology of Wanstead Park, fund improvements, and campaign for its preservation and enhancement.	Recommend: Appoint
EF Conservation Volunteers	95 Members. Existing attendee Active voluntary group carrying out regular conservation work in Epping Forest.	Recommend: Decision 1
Heritage (two places) <i>Historical societies, rural preservation etc.</i>		
Historic England	372000 Members. New application The official name of Historic England is the Historic Buildings and Monuments Commission for England. It was first established in 1984 and until 1 April 2015 was commonly known as English Heritage. At that point its common name changed to Historic England and a new charity, officially called the English Heritage Trust, took the name of English Heritage. We are the public body that helps people care for, enjoy and celebrate England's spectacular historic environment. We protect, champion and save the places that define who we are and where we've come from as a nation. We care passionately about the stories they tell, the ideas they represent and the people who live, work and play among them. Working with communities and specialists we share our passion, knowledge and skills to inspire interest, care and conservation, so everyone can keep enjoying and looking after the history that surrounds us all.	Recommend: Appoint

Informal (two places) <i>Schools, Youth groups, families associations, local forums and interest bodies</i>		
Loughton Residents Association	1136 Members, Existing attendee. Registered political party The Loughton Residents Association (LRA) is an independent group of people who want to make Loughton an even better place to live and work. LRA represents a wide range of ideas and concerns. We seek out the views of people in the community and ensure that their voices are heard. LRA makes great efforts to provide a public arena for the residents who care about Loughton.	Recommend: Decision 2
Bushwood Area Residents Association (BARA)	700 Members. Existing attendee BARA is the Bushwood Area Residents' Association. Based in Leytonstone, East London, E11, it was formed way back in 1979 and now has over 500 member households. BARA encourages community spirit, looks after the environment and supports local amenities for the benefit of all our members.	Recommend: Appoint
South Woodford Society	503 Members. New application The South Woodford Society was formed on 19th January 2015 and now consists of over 500 members working together to make South Woodford an even better place to live, work and visit. One of the aims of the Society is to create a Neighbourhood Plan for South Woodford. This is a document that will clearly state what we, as a community, want to see happen in South Woodford. This could include things such as more affordable housing, protecting our green spaces from development and even improving the variety of businesses on George Lane and our other shopping areas. In February 2020 we received official designation from Redbridge Local Council as the South Woodford Neighbourhood Forum.	Recommend: Decision 2
Bedford House Community Association	500 Members. Existing attendee Bedford House is one of the largest self-supporting, independent providers of adult education in Essex and our members come from a wide radius. Our programme of courses and events offers learning and development for adults in health, fitness and wellbeing, and art & craft, as well as in other leisure activities.	Recommend: Decline
Woodford Green Amenity Group	191 Members. New application The Woodford Green Amenity Group is a charity run by and for local people committed to preserving and promoting the amenity of Woodford Green.	Recommend: Decline
Forest Forum	83 Members. Existing attendee	Recommend: Decision 3

	For the promotion of and to further the use of Epping Forest by the Public under the terms of the current Epping Forest act, to keep its natural aspects and local connections preserved. To provide a network for the wider representation of people and groups and to further enable people to express their views and raise awareness of issues regarding the Forest and its surrounding areas. To promote and raise awareness issues deemed worthy by members to the wider public. To assist the aims and support other groups and causes in and around the Epping Forest area. To raise funds and support local causes to the Epping Forest Area.	
Forest Residents Association (FORA) (Leytonstone)	80 Members. New application FORA's key aims and objectives are: *To foster a community spirit and promote co-operation among members on matters of common interest *To protect the heritage and improve the natural and built environment in and around our area *To protect and improve the general amenities, welfare, and environmental and communal rights of all members	Recommend: Decline
Waltham Forest Open Water Swimmers	70 Members. New application. No equalities policy A community of wild swimmers who live in and around Walthamstow. This forum exists to help us coordinate swimming meets and generate pre-swimming motivation. We take inspiration from the Outdoor Swimming Society, who have a wealth of guidance and advice on their website	Recommend: Decline
3rd Theydon Bois (St. Mary's) Brownie Pack	24 Members. New application. Theydon Bois Brownie youth group, part of the Girl Guiding network	Recommend: Decline
The Diocese of Chelmsford	No formal membership. New application. Local representation of Church of England, including parishioners and heritage buildings.	Recommend: Decline
Epping Forest District Council, Lifewalks and Cycling For Health Groups, Theydon Bois Parish Council and Epping Town Council	Ineligible to apply under paragraph 19 of Terms of Reference but may instead be involved through Local Authority Liaison Meetings.	Recommend: Decline
Recreation (three places) <i>Recreational user groups – e.g. walkers, riders, cyclists</i>		

West Essex Ramblers	608 Members. New application Our groups help local people enjoy walking and protect the places we all love to walk. Most groups organise regular walks led by local experts	Recommend: Appoint
Epping Forest Riders Association	200 Members. Existing attendee EFRA works tirelessly on behalf of horse riders in Epping Forest. We lobby the City of London to keep all tracks, rides and bridleways in good condition and to get better provisions for horse riders.	Recommend: Appoint
Epping Forest Transport Action Group	40 Members. New application Application on basis of recreational cycling representation. EFTAG are campaigning for better transport in our local area, which improves our quality of life, protects the environment and supports an efficient economy. In particular, we are working towards: Bus coverage between all main towns in the district from early morning until late evening, with tickets for whole journeys, transferable between operators An integrated cycle network that offers safe space for cycling, including off-road routes connecting town centres, transport hubs, and schools/colleges All development being people-friendly, with speed limits of 20mph in all residential neighbourhoods The prioritising of bus, cycling and pedestrian infrastructure when considering planning applications.	Recommend: Appoint
Sports (three places) <i>Formal organised sports on Forest e.g. Golf, Football, cricket running etc.</i>		
Orion Harriers	800 Members, Existing attendee We are a friendly running club, established in 1911, suitable for all ages and all abilities, based in North Chingford, on the doorstep of Epping Forest. We have a membership of over 400 senior runners, comprising of women and men aged from 18 - 80, plus a vibrant junior section with 300+ members	Recommend: Appoint
Lee Valley Youth Cycling Club	300 Members. New application LVYCC caters for riders aged 6-16 years. We run a wide range of activities from serious training for champions through to riding for fun	Recommend: Decision 4
Royal Epping Forest Golf Club	150 Members. Existing attendee. A private club operating on a public 18-hole golf course (Chingford) in Epping Forest. The first golf club to be established in Essex and the only one to bear the Royal title.	Recommend: Appoint

Heales Cycle Club	<p>150 Members. New application</p> <p>Heales Cycles was established way back in 1936. For nearing 100 years we've been active locally, engaging with the local schools, businesses and residents. We are more than just a bike shop. We are a community.</p> <p>Being a part of the Heales Cycles community is a great way to get fit, make new friends and learn new skills.</p> <p>We also offer led-rides and you will often see us at local community events.</p>	Recommend: Decision 4
Roding Valley Triathlon Club	<p>70 Members. New application</p> <p>Roding Valley Tri Club is based in Essex with members covering Essex, Hertfordshire and London. We are a friendly club and encourage participation from complete beginners to GB Age Groupers. Our aim is to encourage and nurture members through high quality coaching, a supportive membership and plenty of fun.</p>	Recommend: Decline
Chigwell & Epping Forest Orienteering Club	<p>38 Members. New application</p> <p>We are a small and friendly orienteering club covering the M11 corridor: NE London and SW Essex. We welcome new members of any age and ability</p>	Recommend: Decline
East London Velo	<p>36 Members. New application</p> <p>About Us</p> <p>East London Velo is a small club of around 35 people and we're always up for meeting new racing team mates and people to ride with.</p> <p>We're proud of our involvement with the local race scene and that we race a lot of the local crits, road races, track, MTB and cross, as well as fun stuff further afield. We organise a crit series and a road race and the club is part of the Eastern Road Racing League. We're keen to welcome anyone looking to give racing – or a different club – a go.</p>	Recommend: Decision 4
Newham Cyclists	<p>130 Members. New application. Did not respond to request for further information.</p> <p>We are the Newham Cyclists. We look after cyclists' interests by organising and advertising regular rides and campaigning in cycling issues in the borough. We want to see cycle facilities at least as good as neighbouring boroughs and we believe that becoming a cycling borough will help make Newham an excellent place to live.</p>	Recommend: Decision 4
Chingford Golf Club	No membership details or constitution provided.	



Epping
Forest

Registered Charity

Epping Forest Consultative Committee – Terms of Reference

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Purpose of Committee

1. The Epping Forest Consultative Committee considers and discusses areas of current concern or debate at Epping Forest. It receives public reports prior to their consideration by Epping Forest and Commons Committee and provides advice or opinion on those matters.
2. Minutes of meetings and outcomes of the Consultative Committee's discussions are considered by the Epping Forest and Commons Committee in a public report to inform decision making. Likewise, most recent minutes of the Epping Forest and Commons Committee are to be reviewed by the Consultative Committee.
3. The EF Consultative Committee is not a formal decision-making body, but views will be noted in formal reports to the Epping Forest and Commons Committee.
4. Consultative Committee meetings are to be scheduled several weeks prior to alternate Epping Forest and Commons Committee meetings to consider papers and matters arising, with sufficient time scheduled for revisions to papers to be made for Epping Forest Committee, and minutes to be included in documentation.

Conduct, attendance and other principles

5. The City of London Members' Code of Conduct and associated documents should be taken as a guide to the principles of behaviour and conduct expected of Members of this Committee.
6. Should an attendee fail to attend 2 or more out of four consecutive meetings, their place may be forfeited. The Epping Forest and Commons Committee may choose to reallocate this space to an alternative interested organisation.
7. Although not a decision-making Committee, deliberations should be sufficiently well attended for advice to the Epping Forest and Commons Committee to be considered representative. For those reasons, minimum attendance of four representatives of locally interested organisations is required.
8. Consultative Committee Members are representatives of their organisation, affiliates and theme of interest, but conduct guidelines, and other legal and administrative requirements apply to individuals. Every effort will be made to accommodate attendance by nominated proxy in unavoidable circumstances, but such substitutions may not always be

possible and must not be considered routine.

Scheduling, location and public access

9. Meetings are scheduled at Loughton (as far as is possible), as the geographic centre of Epping Forest. Alternative venues may be considered by agreement, including wholly or partially 'virtually hosted' meetings using suitable internet communications technology.
10. Meetings are on a weekday evening, avoiding school and public holidays.
11. There will be a minimum of three meetings a year.
12. Should a change of frequency or location, including peripatetic meetings be preferred by this forum, that request must be made to the Epping Forest and Commons Committee.
13. Meetings will be held in public (numbers subject to venue capacity). Public questions are at the discretion of the Chairman.

Allocation of positions

14. The EF Consultative Committee has representation from Chairman, Deputy Chairman, Verderers and other members of the Epping Forest and Commons Committee where interested.
15. Meetings are Chaired by the Chairman of Epping Forest and Commons Committee or Deputy Chairman or other nominated official in their absence.
16. The Superintendent of Epping Forest and other City of London officers will attend as required.
17. The meetings are administered by a representative of City of London Town Clerks Department.
18. Attendants are nominated members of groups that hold a specified interest in Epping Forest, and that have a comparably large membership, and/or a broad geographically spread membership from across the Forest and with knowledge or interest in the themes of heritage; recreation/sport; conservation; general/informal use or voluntary and friends' groups.
19. Tenants, business partners or other organisations with commercial interest in Epping Forest (or wider City of London Open Spaces) are not invited to

attend as other routes exist for such input. Local authorities of all tiers also have access to direct liaison forums and are not invited to attend.

20. In the interests of impartiality and equality, political parties are not invited to attend.

21. Organisations with or sympathetic to extremist policies or views including supporting, assisting, planning or carrying out criminal activity motivated by a political or ideological viewpoint are prohibited

22. Groups nominating a representative must be formal, constituted organisations. This may include rule books, articles of association, standing orders or other formal agreement to which members sign-up to and adhere. This must include their own definitions of formal membership and their subscription terms, meetings and voting rights.

23. Groups must also ensure that their constitution (or equivalent) includes or makes reference to that groups Equality Statement or policy, which must be provided to the City of London on request.

24. Invitations to express interest and to nominate representatives are advertised through press release, social media, email and direct correspondence by City of London. Applications require details of how the nominating organisation meets the above criteria.

25. A balance of themes of interest is ideally met as follows:

Nature Conservation <i>Conservation groups in Forest, or with wider remit</i>	3
Friends/Voluntary <i>Formal working groups e.g. litter pickers groups, 'Friends of' etc.</i>	3
Heritage <i>Historical societies, rural preservation etc.</i>	2
Informal users <i>Schools, Youth groups, families associations, local forums and interest bodies</i>	2
Recreation <i>Recreational user groups – e.g. walkers, riders, cyclists</i>	3
Sports <i>Formal organised sports on Forest e.g. Golf, Football, cricket running etc.</i>	3
	16

26. Should more expressions of interest be received than can logistically be accommodated, selection will be made by members of the Epping Forest and Commons Committee by the following (not in order of importance):

- Size of membership

- Geographical area of interest (i.e. area of Forest covered)
 - Theme of interest
 - Record of attendance (once established)
27. Where membership numbers are declared by an applying organisation or group, these must be active members – i.e. those who have actively subscribed or joined providing full name and contact details; agree to a constitution or similar as aforementioned, including invitation to attend and vote at annual general meetings; and requirement to renew periodically (typically annually), most usually with an associated fee. Members must be counted as individuals subject to such terms, and not households or groups. 'Membership', for the purposes of this definition does not include customers paying for goods or services or 'passive' subscriptions or sign ups to mailing lists either electronic or hard copy, or followers or group members to social media broadcasts, chats and communications.
28. Epping Forest and Commons Committee may appoint further members or co-opt representatives (for example subject matter experts) to attend where it deems appropriate.
29. The Consultative Committee serves as established for three years (starting in 2018), after which the invitation and nomination process outlined above is repeated.

Requirements and responsibilities

30. Nominated representatives must meet criteria similar to those set out by the Electoral Commission for eligibility for local government election:
- At least 18 years old
 - Not employed by the City of London, or another organisation holding a commercial interest in Epping Forest or other CoL open spaces.
 - Have not been sentenced to a term of imprisonment of three months or more (including suspended sentences), without the option of a fine, during the five years before nominations close.
 - Not disqualified under the terms of the Representation of the People Act 1983 (which covers corrupt or illegal electoral practices and offences relating to donations).

31. Representatives must commit to representing the views of their organisation and members. Organisations that have applied but could not be accommodated will be advised to communicate with members representing their theme of interest either formally (e.g. affiliation) or informally and such communication is encouraged.
32. Representatives must share agenda and documentation internally within their organisation (subject to confidentiality) as well as minutes and outcomes of discussions.
33. Any representative or organisation found to contravene any of the terms herein may be excluded from the Consultative Committee permanently and without notice by order of the Chairman of the Epping Forest and Commons Committee.

Committee(s)	Dated:
Committee name: Epping Forest and Commons Committee	9 May 2022
Subject: Draft Management Plans and Public Consultation results – Farthing Downs, Riddlesdown, Kenley Common & Coulsdon Common	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	1, 2, 11, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Juliemma McLoughlin: Executive Director. Environment Dept.	For Decision
Report author: Assistant Director - The Commons – Natural Environment.	

Summary

New 10-year, draft management plans have been produced for the four Coulsdon Commons i.e. Farthing Downs, Riddlesdown, Kenley Common & Coulsdon Common, to guide the City Corporation's work on those sites. Extensive consultation has been undertaken with a wide range of stakeholders prior to the production of these final draft versions.

Natural England’s (NE) Environmental Stewardship Scheme (ESS) has until now, provided the majority of the funding for the conservation works associated with previous management plans. This source of grant funding expired in March 2021. In September 2021, a fresh grant application was submitted and approved by NE’s under the new ‘Countryside Stewardship Scheme’ (CSS).

This new grant will ensure that The Commons charities can continue essential conservation works for the duration of the proposed management plans. The cost of other works and services within these draft plans will be met from the local risk budget envelope agreed by Members as part of the City Corporation’s annual budget setting process

Recommendation(s)

Members are asked to:

- i. Approve the 4 final, draft management plans (Appendices 1 - 4) and associated consultation reports (Appendices 5 - 8) so that they can be submitted to Natural England for ratification and implementation as of 1st April 2022 (NB. to be backdated due to cancellation of March 2022 meeting of this committee and technical challenges in May)

Main Report

Background

1. The transfer of the four Coulsdon Commons Sites of Special Scientific Interest and National Nature Reserve to the City of London Corporation was completed in 1883.
2. Since their acquisition, The Commons team based at the Merlewood Estate Office has actively managed the provision of visitor and conservation services. Community engagement has been central to the successful management of these sites in more recent years. A summary list of achievements during the period of the last plans includes:

All four Commons

- i. In 2019 the four Coulsdon Commons became part of England's newest National Nature Reserve (NNR) known as the South London Downs NNR. This designation brought together 1030 acres of land managed by the City of London Corporation and the London Borough of Croydon to create a linked downland landscape rich in nature and opportunities to engage with the natural world.
- ii. In 2016 the team were the first to trial the new *NoFence®* technology, this has proven to be ground-breaking in the way we will (and do) manage these sites and ensure our grazing remains specific and targeted to meet our conservation objectives. This technology has subsequently been used at other open spaces such as Burnham Beeches and Epping Forest.

Kenley Common

- i. Kenley Revival Project - a National Heritage Lottery Fund (NHLF) project which set out to preserve and protect this significant reminder of Britain's wartime history as the most complete fighter airfield associated with the Battle of Britain and to reveal the significant contribution made by the people who shaped Kenley's history.
- ii. Chalk grassland restoration - the completion of the restoration of Whyteleafe Bank and Hilltop to chalk grassland from scrub and secondary woodland.
- iii. A doubling of the number of conservation volunteer hours, now exceeding 1,000 hours per year.
- iv. Recorded several new species including red kite, peregrine falcon, cave spider, southern marsh orchid and the purple emperor butterfly.
- v. Introduced private rental of vacant lodge to support the charities local risk budgets.

Coulsdon Common

- i. Chalk grassland restoration - through the clearing of over mature scrub, fencing and grazing.
- ii. Wood pasture restoration - this valuable and now rare habitat has been restored at the Grove.

- iii. Woodland management - new woodland rides created across the common to create wildlife corridors and link diverse habitats for the benefit of biodiversity.
- iv. Community involvement, access and recreation - volunteers now average 1200 hours per year. Our events and education offers have grown significantly and now include self-guided trails, bat walks, storytelling, school visits and ranger led talks at community events.

Riddlesdown

- i. Chalk grassland restoration - the creation of a continuous ribbon of chalk grassland which links the fragile habitats of Riddlesdown with the wider landscapes of partner sites. The clearance of over mature scrub in Farnet and the woodland edges of the Bull Pen have created a more traditional, species rich, open and diverse landscape.
- ii. Community involvement, access and recreation - a significant increase in the 'family friendly' events programme including self-guided trails, bat walks, forest school activities and ranger led educational visits. Volunteer numbers have more than doubled, achieving in excess of 1500 hours per year.
- iii. Heritage interpretation improved through the development of innovative signage and ranger led guided walks. Interpretation is updated monthly with historical points of interest linked to local stories.
- iv. Introduction of goats to help with the management of the steep chalk slopes in the quarry which were dominated by coarse vegetation and colonisation by silver birch and goat willow. This has allowed kidney vetch to thrive across the sunny slopes and in turn the myriad invertebrate populations it supports.
- v. Introduced car park charges to support the charities local risk budgets.

Farthing Downs

- i. Chalk grassland restoration - we have now achieved the vision of creating a chalk grassland mosaic across all of the site with a variety of age classes and structure favourable for invertebrates, birds and small mammals.
- ii. Ditch and bank restoration - protection of the site from illegal trespass achieved through the reinstatement of the historical site boundaries.
- iii. Speed limit reduction and no parking zone introduced along the length of Ditches Lane.
- iv. Reduction in the extent of amenity mowing in favour of more diverse grassland that is now managed through haymaking and grazing
- v. Renewed focus on events and community engagement where wildlife themed events have become popular. The volunteers contribute over 820 hours each year to the management of the site.
- vi. Introduced car park charges and business rental of vacant building to support the charities local risk budgets.

Previous Management Plans

- 3. The previous management plans for the four commons each ran for a 10-year period commencing 1st April 2011, expiring on 31st March 2021. The local Head Ranger and his team have produced four new draft management plans to set out the continuation of this work. **Appendices 1- 4.**

4. Each management plan aligns with the draft forms of the five Natural Environment Strategies i.e. Nature Recovery and Climate Resilience, Learning, Charitable Income, Visitor and Destination and Community Engagement.

Consultation.

5. Officers consulted extensively during the production of these plans. External audiences included local communities, Local Authorities, consultative groups and conservation specialists.
6. The Covid-19 pandemic excluded public gatherings to deliver consultation exercises so web based exercises were undertaken for each draft management plan using Survey Monkey. The feedback from these surveys was generally very supportive of the contents of the draft plans and the work of the local team. Other feedback reflected a desire for more facilities such as refreshments, better control of dogs by owners and removal of car park charges, although in every instance the number of comments was low.
7. Members approved the timetable for these draft plans in previous reports to this Committee of January and September 2020. The arrival of the Covid -19 pandemic prevented members from visiting the sites to assess the plans in earlier draft form albeit visits are now scheduled for the remainder of 2022.

Proposals

8. It is proposed that once approved by the Committee, the four management plans will be forwarded to NE for ratification.
9. The work programmes within the draft plans are already closely aligned to the Countryside Stewardship Grant and payments are flowing.

Options.

Option 1. Approve the draft management plans. **This is the recommended option.**

Option 2. Require amendments to either or all plans. **Not recommended**

Strategic Implications.

Option 1. Will allow the four plans to be forwarded to NE for ratification.

Option 2. If members require amendments to the draft plans and they are of a significant nature, the plans may require further external consultation and have consequences with regard to Countryside Stewardship payments.

Financial Implications.

10. Production costs of £10,000 for the draft management plans have been met from local risk budgets. Costs included consultation events, additional mapping/surveys and the publication of the final documents.
11. Conservation work over the previous 10-year period of the earlier management plans was supported by grant income from the Environmental Stewardship Scheme (ESS). That grant, and 'area payments' under the Rural Payment

Agency's Basic Payment Scheme (BPS), covered the majority of costs associated with the conservation management of the nationally important habitats. **Table 1.**

Table 1.

Annual Grant Income. 2011 - 2021	The Four Coulsdon Commons
Environmental Stewardship Scheme	£29,000
Basic Payment Scheme	£23,000

Table 2

Annual Grant Income. 2022 - 2027	The Four Coulsdon Commons plus West Wickham & Spring Park
Countryside Stewardship Scheme	£31,450
Basic Payment Scheme	2022: £19,320. 2023: £15,697. 2024: £12,075. 2025: £9,800. 2026: £6,600. 2027: £3,300

12. Countryside Stewardship grant funding for the four Commons and West Wickham Common and Spring Park commenced 1st January 2022. **Tables 1 & 2** demonstrate that income has remained stable since the cessation of ESS and introduction of CSS.
13. DEFRA are reducing BPS payments in a phased manner as shown in **Tables 2 and 3** and will cease altogether from 2027. This reduction will mean an aggregate net loss, including the reduction this year, of £19,699 the local risk budgets that support the conservation management of the sites by 2027. This loss has been balanced by additional income generated via the Charity Income Strategy including car park charges, property rentals and voluntary giving.

Table 3.

Payment Band	Scheme Year			
	2021	2022	2023	2024
Up to £30,000	5%	20%	35%	50%
£30,000 - £50,000	10%	25%	40%	50%
£50,000 - £150,000	20%	35%	55%	65%
More than £150,000	25%	40%	55%	70%

Resource Implications

14. Having been consulted on the production of this report the Human Resources Department has concluded that there are no likely adverse implications.

Equalities Implications

15. Your Assistant Director has assessed the need for an Equality Analysis for the draft management plans. The first step under such circumstances is to carry out a 'Test of Relevance' to determine any negative, positive or neutral impacts of the draft plan. In this instance, the test of relevance concluded 'no negative impacts' so no further assessment was required.

Climate implications

16. The draft management plans ensure a positive contribution to the City's aims of carbon neutrality for its scope 1 and scope 2 emissions by 2027.

Charity Implications

17. The four Coulsdon Commons are all part of the Coulsdon Commons charity number: 232989
18. Charity Law obliges Members to ensure that the decisions they take in relation to these Charities must be taken in the best interests of the Charities.

Conclusion

19. Four new management plans have been developed following extensive consultation exercises with conservation experts and the public.
20. Should Members approve the four draft management plans they must then be ratified by Natural England.
21. Grant applications under the Countryside Stewardship Scheme were developed in lock step with the development of these draft plans and were successful.
22. Funding of the conservation projects listed in the draft plans is under increasing pressure. Adjustments to ecological and recreational services during the period of these plans will be required if available resources decrease further.

Appendices (available to view through the following link:

<https://drive.google.com/drive/folders/1CdLkYerEIQk-MbHzE6pE03nhylx2A2y?usp=sharing>)

- Appendix 1. (Draft) Management Plan for Kenley Common 2022 – 2032.
- Appendix 2. (Draft) Management Plan for Farthing Downs 2022 – 2032.
- Appendix 3. (Draft) Management Plan for Coulsdon Common 2022 – 2032.
- Appendix 4. (Draft) Management Plan for Riddlesdown 2022 – 2032.
- Appendix 5. Kenley Common- Survey Monkey public consultation report 2022.
- Appendix 6. Farthing Downs -Survey Monkey public consultation report 2022.
- Appendix 7. Coulsdon Common- Survey Monkey public consultation report 2022.
- Appendix 8. Riddlesdown- Survey Monkey public consultation report 2022.

Background Papers:

January 2020 Timetable report

September 2020 Timetable report
Equalities Impact Assessment – Test of Relevance

Author

Andy Barnard. Assistant Director - The Commons – Environment Department
T: 020 7332 6676. E: andy.barnard@cityoflondon.gov.uk

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