



Lily Hill Park
Suitable Alternative Natural Greenspace Plan
for
Special Protection Area (SPA) Mitigation Works

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1 Introduction

1.1 The Thames Basin Heaths SPA

The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites designated to protect the habitat of the internationally important bird species of woodlark, nightjar and Dartford warbler.

Bracknell Forest Borough Council is legally obliged to make sure that no adverse effect on the integrity of the SPA will arise from new development. As a result, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) was approved in 2012. The SPA SPD identifies measures to avoid and mitigate adverse effects arising from proposed new residential development. The SPA SPD provides an integrated, holistic package of measures which includes both on-site and off-site measures to make the SPA less attractive in addition to making other areas of open space more attractive. A summary of the avoidance and mitigation measures, which will ensure that there will be no adverse effect upon the integrity of the SPA, can be found in section 3 of the document. These comprise:

- **Provision of Suitable Alternative Natural Greenspace (SANG)** to attract people away from the SPA and hence reduce pressure on it;
- **Access management and monitoring measures** on, and monitoring of, the SPA to reduce the effect of people who visit the SPA; and
- **Habitat management** on the SPA.

Natural England has agreed that the implementation of this package of measures will ensure that harm to the SPA is avoided. The reasoning behind each of the measures, and their contribution towards avoiding harm to the SPA, is explained within the SPA SPD. This Suitable Alternative Natural Greenspace Plan (SANG plan) will deal solely with the implementation of one of the specific measures; enhancing an existing area open space.

The package of avoidance and mitigation measures will be funded through the collection of financial contributions from new development. Therefore, a proportion of this contribution will fund the specific works to enhance identified areas of open space in line with the SPA SPD, as set out in the remainder of this document.

1.2 Suitable Alternative Natural Greenspace Plans

This document comprises a suitable alternative natural greenspace plan (SANG plan) which expands upon the enhancement works required within the SPA SPD. This will also enable avoidance and mitigation measures to be closely linked to Section 106 contributions from specific developments.

1.3 Identification of Suitable Alternative Natural Greenspace (SANG)

The SPA SPD went through an extensive process to identify areas of open space as suitable alternatives to the SPA. Appendix 4 and 5 of the SPA SPD provide a rationale for the identification of areas of open space and Appendix 6 makes an appraisal of the necessary quality enhancements.

This plan builds upon the information and research presented within the SPA SPD to provide more detailed works and costs on how this site could be brought up to a suitable standard to provide an alternative to the SPA.

1.4 Lily Hill Park as an alternative to the SPA

After considering the evidence, the SPA SPD concluded that:

“The potential for this site to provide an alternative area of open space to the SPA has been accepted via a project level Appropriate Assessment for Bracknell town centre redevelopment¹. It is a semi-natural park, which attracts visitors which also regularly visit the SPA. The site is generally deemed as not busy by visitors, therefore there is potential to increase capacity. Although this is acceptable on its own merits, when viewed alongside adjacent areas of Longhill Park and Clintons Hill this becomes a considerably sized area of alternative open space.”

In addition, works to Lily Hill Park are proposed within this mitigation plan. This comprises part of a signed, surfaced route of approximately 4km. Lily Hill Park also functions as a link site for the Longhill Park Group SANG.

Natural England has agreed that the proposed enhancement works at Lily Hill Park will avoid harm to the SPA. In an email on 8th December 2016, Natural England commented with regard to this plan that “these enhancements will add to the value of the site and will hopefully encourage further visitor access to the SANG and therefore reduce recreational pressure on the Thames Basin Heaths Special Protection Area”.

¹ Bracknell Forest Borough Council Habitats Regulations Appropriate Assessment: An Assessment of the Impacts of the Bracknell town centre re-development on the Thames Basin Heaths Special Protection Area (2006).

2 Site Management Statement

Site area: 22.74 hectares

2.1 Site Description

Lily Hill Park is one of the parks within the Borough with the coveted Green Flag Status. The park forms part of the estate originally belonging to Lily Hill House and consists of parkland, woodland, and formal gardens. This is identified in the Parks and Open Spaces Strategy (2002) as a site which is predominantly naturalistic, as opposed to amenity open space, and 60% of the site is covered with woody planting. In July 2001 the Heritage Lottery Fund awarded Bracknell Forest Borough Council a grant for £113,000 towards developing a detailed design and restoration plan. Restoration work included some interpretation, tree work and shrub management, reinstating the historic path system, central ditch and drainage.

2.1.1 Location

Lily Hill Park is in the parish of Bracknell, situated on the eastern side of Bracknell Town between London Road and Lily Hill Road (see map).

OS Grid Ref.: SU 885 692

2.1.2 Adjacent Land

This site is a key greenspace on the north-eastern urban fringe of Bracknell. The site is bordered by houses to the West and roads to the South East and North East. The Longhill Park group is adjacent to the northeast, access from Lily Hill is along Lily Hill Road into the woodland at Milman Close.

The Bracknell Tennis club and Bracknell Rugby Club have grounds next to the park. The Running Horse pub is located adjacent to the southwest of the site.

2.1.3 Access (pedestrians, cycles, cars, disabled)

Access to these sites is generally permissive, with limited or no physical restrictions once within the greenspace.

There is vehicular access into the site from Lily Hill Road into a main car park with 56 spaces and from Lily Hill Drive next to Bracknell Rugby Club with 62 spaces. There are eight pedestrian entrances at points along London Road, Lily Hill Drive and Lily Hill Road. A minor access is also available via a right of way from Arden Close.

2.1.4 Geology and Soils

The majority of the site comprises Bagshot Beds with the higher ground to the east of the Lodge being Bracklesham Deposit. London clay is found in the south west corner. Apart from the London clay, soils are sandy and free draining throughout the site, with some periodic springs in the central meadow area.

2.1.5 Topography

Lily Hill House is set at the top of a gentle slope which continues down towards the western meadow. The land also rises from 75m at the west end to 95m in the east within the woodland area that adjoins the neighbouring residential area.

2.1.6 Drainage and Flooding

There is no provision for surface drainage to the east of the site. A ditch runs the length of the driveway. Starch Copse is bounded by a ditch system and a stream runs from east to west, rising from a well to the south west of Lily Hill House and flowing under Lily Hill Road. Some land drains were installed for the rugby pitches.

2.1.7 Landscape and Views

The site comprises areas of open woodland interspersed with glades and meadows. Lily Hill House presents a focal point at the centre of the site with views across the western meadow. The site includes a historic carriageway running north to south that also provides views into the surrounding areas of the park.

2.1.8 Wildlife / Biodiversity

An ecological survey undertaken by Scott Wilson Consultancy Group (2002) has identified 5 elements in the park:

- Semi natural plantation broadleaf woodland (this is the predominant habitat)
- Scattered ruderals/bracken
- Semi-improved rural grassland
- Cultivated grassland
- Marshy grassland

The mix of tree cover and grass meadows creates a haven for a wide variety of other wildlife, including birds such as the bullfinch, jay, woodpecker, nuthatch, wren, dunnock and the spotted flycatcher. The meadows are rich in wildflowers, which provide colour throughout the summer months. Cowslips, ladies' smock, ragged robin and even the common spotted orchid.

The large number of mature trees provides opportunities for specialist invertebrates such as deadwood beetles, as well as offering holes and cracks for roosting bats and nesting birds such as woodpeckers.

2.1.9 Archaeology and Heritage

The House and Park were originally formed as a 19th century 'gentleman's residence'. William Vincent built Lily Hill House between 1849 and the early 1850's with the park developed in phases over the next 30 years. Many mature specimens of exotic pines and ornamental rhododendrons remain, however, the original design and 'feel' of the park had gradually been lost because of extensive natural birch regeneration.

In 2003 the Heritage Lottery Fund awarded Bracknell Forest Borough Council a grant to restore the site. Restoration work included tree work and shrub management, reinstating the historic path system, central ditch and drainage. Site furniture, including benches and tables, were also been installed, as well as interpretation boards to provide information about the site.

2.1.10 Recreational Uses

Lily Hill Park is popular with local people, being particularly suitable for dog walking and families. A variety of events are held on a monthly basis throughout the park to encourage

community engagement. These include tours of the park, nature walks (eg fungal forays, tree identification and mythology), events for children (eg minibeasting, Easter Treasure hunts) and adult education (eg photography, orienteering), along with larger scale events such as the annual Wassail, Paws in the Park and the Victorian Tea Party. Local schools and scout/brownie groups are also regularly involved with the park and frequently use Lily Hill Park for minibeasting, orienteering and fire circle bookings.

2.1.11 Recreational Routes

The park offers a wide range of routes of varying lengths through woodland and around meadows. The paths are formed of a range of surfaces from resin-bound paths to hoggins and unsurfaced routes. A wide range of routes are accessible to wheelchair users and buggies, and the historic carriageway allows cycling.

A public right of way exists along the historic carriageway running from London Road to Lily Hill Road.

Lily Hill Park is connected via a SANG walking route of 4km to Longhill Park, Clintons Hill, Bullbrook Drive and Millman Close Woodlands.

2.1.12 Interpretation and Events

The current site information provision for Lily Hill Park includes:

- Name and ownership signs at the car park entrances and all pedestrian entrances
- Brown highways sign from the Lily Hill Drive
- Three combined interpretation and noticeboards at main entrances
- A webpage on the BFBC website at www.bracknell-forest.gov.uk/parks
- A site leaflet

BFC Parks & Countryside Service events are held at the site and include talks and walks with local groups, schools and volunteers.

2.2 Legal and Planning Framework

2.2.1 Land ownership

Bracknell Development Corporation purchased the estate in 1955. The house and its immediate garden were subsequently sold, while the park was transferred to the ownership of Bracknell Forest Borough Council in 1983.

Lily Hill Lodge is owned by the council and leased to Parks & Countryside staff as accommodation.

Lily Hill House is privately owned and run as a meeting and conference facility.

An area of the park outside the SANG, is leased to Bracknell Rugby Football Club (see map) for the purpose of a clubhouse and the Rugby Club have agreements to use certain areas of the park at certain times for rugby.

Bracknell Lawn Tennis Club also lease an area of land adjacent to the park (see map).

2.2.2 Fences and Hedges

Most of the boundaries are defined by the surrounding road system. The restored metal estate fencing runs along the north and south boundaries. The eastern boundary has a sequence of close-boarded fencing and chestnut paling which is in private ownership.

2.2.3 Site Furniture

Stiles and Gates

A bespoke historic gate is located at Lily Hill Lodge and staggered gates are installed at most pedestrian entrances.

Seating and Litter Bins

Benches are located throughout Lily Hill Park at the car park and at strategic points along the footpaths. A long picnic bench is located along the edge of the eastern meadow. Litter bins for combined use with dog waste are located at both car parks and most pedestrian entrances.

Other furniture

The largest structure on the site is the summer house, a wooden framed pavilion with open sides located next to the orchard.

A collection of bespoke wood carvings create points of interest throughout the park, including a storytelling throne, green man and a roe deer.

2.2.4 Byelaws

Lily Hill Park is covered by Byelaws, as listed in the Parks & Countryside Service Normal Operating Plan.

2.2.5 Designations

The park is designated as Open Space of Public Value in the PPG17 study (Planning Policy Guidance 17) carried out in 2006.

Starch Copse is designated as ancient woodland.

2.3 Resource Evaluation

The Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document SPD provides a full assessment of the baseline data and an assessment of the site's potential to attract people from the SPA.

Annual visitor projection – 86,000.

An assessment of the site's capacity to attract visitors away from the SPA was made based upon existing visitor numbers and the SPA open space standards agreed with Natural England. These calculations are described in more detail Appendix 4 of the SPA SPD, specifically Table 12.

This demonstrates that Lily Hill Park has the capacity to attract 2,331 new residents away from the SPA once enhancements are carried out. It is assumed that enhancements will attract residents from within a catchment of 5km from the site.

2.4 Constraints and Issues

2.4.1 Lily Hill Park

- a) The varying level of existing visitor pressure needs to be carefully managed in order to provide additional capacity whilst protecting the semi-natural environment which makes the sites attractive.
- b) The popularity of the site with dog walkers means that dog fouling can be a concern.
- c) The site has several historic features and important trees that need to be treated sensitively in relation to implementing any enhancements.
- d) Encroachment of *Rhododendron ponticum* on the heritage rhododendron collection and native woodland.

2.5 Management Objectives

The following provide the overarching, existing management objectives for the site. These are in addition to the primary objective of this SANG plan, which is to enhance alternative greenspace to divert visitors from using the SPA.

Relevant BFBC Community Plan strategic themes:

- A clean, green, growing and sustainable place
- People live active and healthy lifestyles

Links to:

- Value for money
- A strong and resilient economy
- People have the life skills and education opportunities they need to thrive
- Strong, safe, supportive and self-reliant communities

Site-Based Objectives:

- A. To provide a high quality recreation resource.
- B. To manage and enhance biodiversity and landscape value
- C. To develop strategic importance; particularly within the context of the Parks and Open Spaces Strategy and the SPA SPD.

2.6 Management Strategies

2.6.1 Site Maintenance

- To undertake regular inspections and surveys.
- To maintain all paths, car parks, site furniture, interpretation and notice boards.
- To monitor and maintain the gas monitoring wells, to incorporate strimming around the wells to allow ease of inspection.
- Address anti-social behaviour including promoting awareness of dumping to residents in order to manage dumping problem.

2.6.2 Biodiversity

- To maintain and improve the nature conservation value and interest of the meadows, woodland and pond.
- To maintain areas of short grass in the meadow and woodland clearings.
- To control any invasive species, particularly *Rhododendron ponticum* within the woodland areas.

2.6.3 Visitor Management

- Maintain and improve the paths to enable access all year round.
- Improve points of access to the site, including all major and secondary entrances and links to the wider countryside and neighbouring sites.
- Provide new furniture, including bins and benches, at appropriate locations around the site.
- Provide both on- and off- site interpretation, including a leaflet, webpage, noticeboards and events.

2.7 Lily Hill Management Plan

Aims

- To ensure consensus between the users of the Park, Lily Hill House, partnership organisations and the local community
- To guide future managers of the Park and ensure continuity and high levels of management to a Green Flag Award Standard.
- To help managers react positively to change in the future
- To ensure the site is accurately described and understood
- To monitor and evaluate change on the site
- To allow comparison with other sites, including data collection and recording
- To cost, programme and schedule work
- To identify opportunities to bid for further funding and grant aid
- To identify a balance of provision within a catchment area
- To identify future requirements
- To encourage community involvement, interest and support

Objectives

- Maintain the historic structure and character of the Park
- Maintain the drive and historic footpaths
- Maintain historic views
- Continuity of the tree cover
- Restoration of the woodlands

- Maintain ornamental plantings in woodlands to the east of the House
- Maintain and enhance the eastern Meadow
- Maintain the ornamental character of Starch Copse
- Maximisation of the wildlife value within the historic context
- Development of a strong edge to the site and a sense of seclusion through the retention and development of perimeter plantings
- Development of an education and access strategy

3 Site Proposals for SPA Mitigation

The measures within this plan were identified by using the SANG checklist attached to this plan (section 5). This sets out criteria which are both essential and desirable in achieving the primary aim of providing alternative green space to divert visitors from using the SPA. The intention of these areas of Suitable Alternative Natural Greenspace (SANG) is to avoid and mitigate the impacts of recreation arising from new residential development, by preventing an increase in visitor pressure on the SPA.

As a result, the proposed works are in addition to existing management objectives and general upgrading of the site. The enhancements to these alternative areas of open space aim to replicate features which have been found to draw visitors to the SPA and improve access alongside enhancement of the site's natural qualities.

The attached spreadsheet lists these works and provides a breakdown of the costs of each element (section 6). The works are also shown on the annotated site map (section 4). The proposed works are as follows:

3.1 Information and Interpretation

- Upgraded site entrance signs at major site entrances to welcome visitors and aid users in finding the site and its formal access points.
- Updated site noticeboard and interpretive panels: these will provide information on the sites and their background as well as enabling people to see where they are and how they can move around the sites via the network of paths and links. Themed interpretation will also be provided for the community orchard, tree trail, old pub and historic rhododendron collection.
- SANG promotion: an updated webpage with potential to include an introductory video to attract more visitors. The existing site leaflet will be circulated further to target new residents through estate agents. The leaflet includes site and access information, background details for the different areas, nature conservation information as well as a map to help visitors find their way around individual sites and routes that link them together. The existence of a leaflet, distributed via the Borough Council offices, website, libraries and information points such as The Look Out Discovery Centre will also help inform potential visitors of the area as an alternative recreational resource to the SPA. The use of new technology through mobile phones will also be investigated to draw more visitors to the site by providing new ways of exploring the park, for example a new audio trail or augmented reality.

3.2 Access

- Improved paths: the main SANG route around the site will be surfaced using resin-bonded gravel or similar to create an accessible route with a natural character. The site includes a mixture of surfaced paths from resin-bonded surfaces to hoggins that provide a wide variety of routes.
- Car park improvements: the main car park knee rail will be removed to create a more open feel at the entrance to the park. Wheel stops will be installed to prevent vehicles from going beyond the edge of the parking area.

3.3 Furniture

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

- Wood sculptures: a number of bespoke wood carvings will be installed to create interesting features. In particular, an area of animal sculptures close to the story telling throne will encourage use of the park by families. A green man sculpture near the main car park will also draw people into the park.

3.4 Habitat Management

Habitat management work is proposed to increase the nature conservation interest of the sites by creating a variety of vegetated areas and habitats for different species. The welcoming nature and visitor experience of the site will also be enhanced by opening up views, whilst vegetation clearance and management will also increase the perceived safety and security of the site for users.

- Wildflower seeding in the meadows to enhance semi-natural feel of open grassland areas of site.
- Scrub and woodland management around the boundaries of the site to improve visibility from entrances and create a well maintained appearance.

3.5 Implementation & Monitoring

3.5.1 Funding

Funding for the proposed works will come from new residential development within the Borough which is likely to have an adverse effect on the SPA, as set out in Planning Obligations Supplementary Planning Document 2015 (also in Appendix 7 of the SPA SPD). This states that legal obligations under Section 106 of the Town and Country Planning Act will be entered into before a planning application is determined. A proportion of the total amount payable under this agreement will go towards SANG enhancement measures and on-going management of these measures as detailed in this SANG plan. These enhancement measures will ensure the site is suitable as an alternative to the SPA and will attract new residents away from the SPA.

3.5.2 Prioritising Works

Implementation of the proposed works will be prioritised in the following order (unless deemed inappropriate due to other site works going on at that time):

1. Site entrance and visual works
2. Path and access improvements
3. Information and interpretation provision
4. Other works

The timing of works will relate to planning approvals and the availability of Section 106 funding.

3.5.3 Maintenance

The SANG will be maintained in perpetuity, defined as 125 years in the SPA SPD. The SPA contribution which is allocated for in perpetuity maintenance will be applied as necessary in order to maintain the standard of the site and keep it functioning as a SANG. It will be necessary to alter annual expenditure of the in perpetuity maintenance fund to respond to the needs of the site at a particular time. Therefore expenditure may be higher in some years than others.

3.5.4 Monitoring

ODPM Circular 05/2005 on Planning Obligations requires that planning obligations are implemented or enforced in an efficient and transparent way, in order to ensure that contributions are spent on their intended purpose and that the associated development contributes to the sustainability of the area. This will require monitoring by local planning authorities through the use of standardised systems to ensure that information on the implementation of planning obligations is readily available to the local authority, developer and members of the public. Regular reports on the monitoring information will also be provided to Natural England.

To meet the requirements of the circular, monitoring will demonstrate how contributions will be spent on enhancements to SANG and link to specific developments within its catchment area. This will also ensure the capacity of the SANG, as calculated in the SPA SPD, is not exceeded and the enhancement works are effective in attracting new visitors from the SPA.

A proportion of the funding obtained through the S106 agreement will provide resources to ensure the full package of avoidance and mitigation measures are monitored to ensure their continued effectiveness. Details of the monitoring and review of the SPA SPD are outlined in Section 4.5 of the document.

3.6 Consultation

This SANG plan has been developed in consultation with Natural England, Lily Hill Park Steering Group and the Bracknell Forest Council Parks & Countryside team have been able to comment on the proposals in order to combine objectives and provide an inclusive plan.

3.7 Conclusion

The measures within this SANG plan were identified using the SANGS checklist (section 6) as being necessary to attract existing users from the SPA and encourage new residents to visit the enhanced area of open space in preference to the SPA. These works are in addition to existing management objectives and general upgrading of the site.

The works will significantly enhance Lily Hill Park and provide a more attractive, user-friendly and accessible site. New interpretative material will provide the means to raise awareness and encourage increased visitor numbers. Targeted marketing will ensure that the site is well publicised.

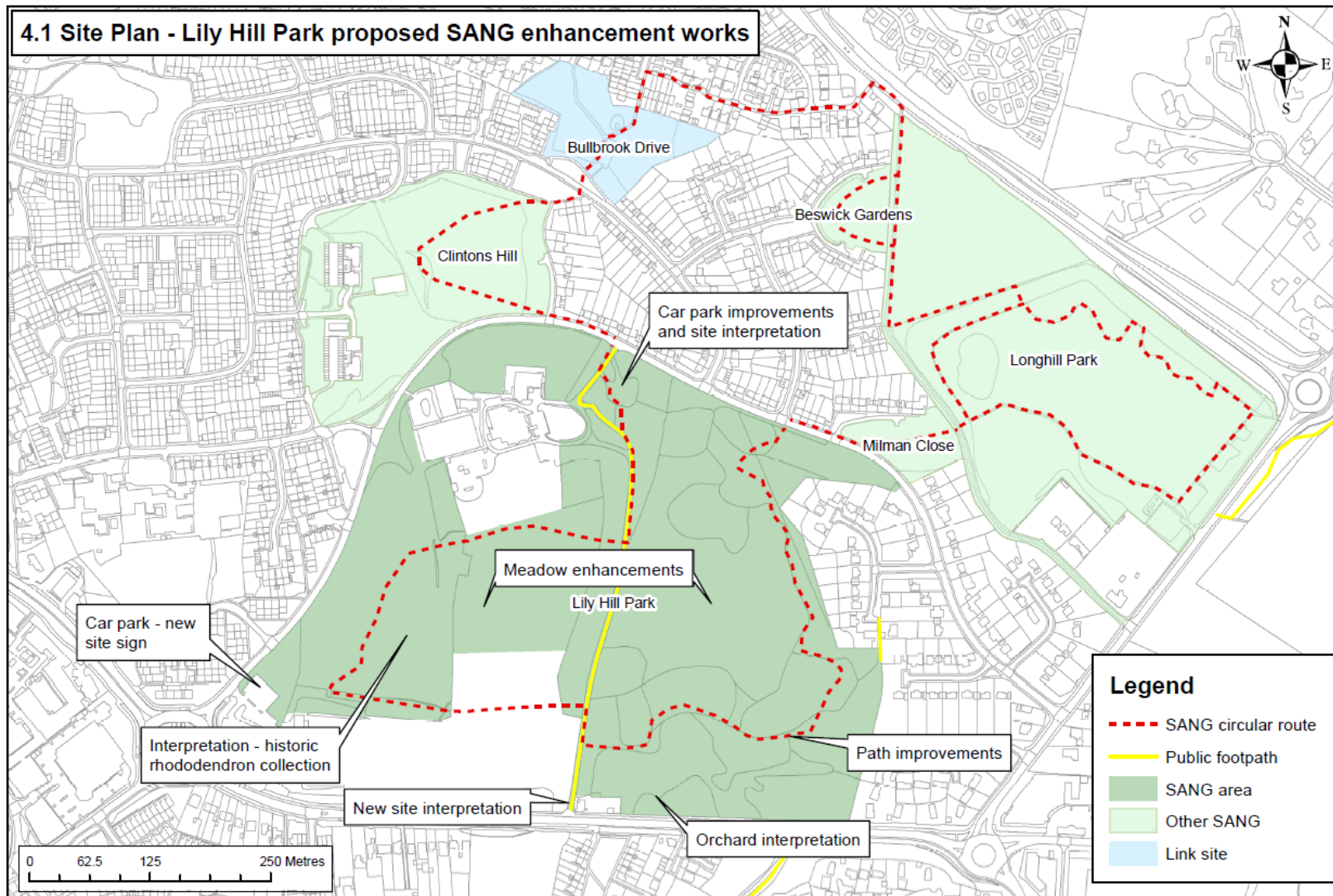
Alongside the SANG programme, day to day management is needed to sustain these improvements and ensure that any increased use of the site continues to be attractive to visitors.

As a component of a wider package of measures the works detailed within this plan will avoid the adverse impacts of recreation arising from new residential development on the SPA and enable sustainable development within the Borough.

4 Site Plan

4.1 Site Plan – Lily Hill Park proposed SANG enhancement works

4.2 Site Plan – Lily Hill Park (aerial)



Please note this site plan shows only a selection of proposed works, refer to section 3 Site Proposals for full details.

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5 Quality - SANGs Criteria Checklist

It must be noted that the primary aim of enhancement is to encourage further visitor access. Works should facilitate this by providing management for all weather access, stiles where necessary, site safety in terms of crossing between units and allowing dogs to run off the lead, plus interpretation, route marking, promotion etc. All enhancements must be undertaken prior to inhabitants moving into the dwellings to ensure that people do not develop a habit of visiting other sites, such as the SPA.

The following provides a list of relevant factors in considering a site's suitability to meet SANGS criteria based on Natural England guidance.

	Criteria	Must, Should, Desirable	Before	After
1	For all the sites larger than 4Ha there must be adequate parking for visitors. The amount of car parking space being determined by the anticipated use of the site and reflecting the visitor catchments of both SANGS and the SPA.	M	Two car parks with combined capacity of 116 spaces.	Improved site signage at the car parks and linking to the site.
2	SANGS must be clearly signposted or advertised in some way.	S	Site entrance signs at the main car park and pedestrian entrances. Site leaflet available.	New entrance sign from rugby car park and vegetation clearance around site boundaries. New tree trail leaflet and site leaflet included in 'Great circular walks...' range. Updated webpage.
3	Car parks must be easily and safely accessible by car and should be clearly signposted.	S	Brown highway sign on the main road and site entrance sign in the main car park.	Improved site entrance signs at both car parks.

	Criteria	Must, Should, Desirable	Before	After
4	The accessibility of the site must include access points appropriate for the particular visitor use the SANGS intend to absorb.	M	Two vehicular access points, well signed. Eight pedestrian entrances are signed with surfaced paths. A further four pedestrian entrances are available.	As before.
5	The SANGS must have a safe route of access on foot from the nearest car park and/or footpaths.	M	Safe choice of routes from the car parks and main entrance points.	As before.
6	It would be desirable for an owner to be able to take dogs from the car park to SANGS safely off the lead.	D	Links using surfaced paths and cleared areas from car parks to main footpaths.	As before.
7	All SANGS with car parks must have a circular walk which starts and finishes at the car park.	M	Both car parks linked to a network of well maintained paths allowing a choice of circular routes of varying lengths.	Both car parks will be linked to the main circular route by updated interpretation boards providing access to a range of circular routes around the site.
8	SANGS larger than 12Ha must be designed to supply a choice of routes, from 0.5Km to more than 3.5Km in length.	M	A network of well maintained paths allowing circular routes of up to 1.7km. An accessible route is also marked around the site.	Updated interpretation showing the SANG route within the park. Links to the Longhill Park Group SANG providing a longer circular route of 4km.

	Criteria	Must, Should, Desirable	Before	After
9	SANGS must be designed so that they are perceived to be safe by the users.	M	Open plan car park with views across, areas of woodland interspersed with glades and meadows increasing perceived safety.	Vegetation clearance around site boundaries will improve visibility at entrances. Increased visitor use will increase perceived safety.
10	SANGS should have tree and scrub cover along parts of the walking route.	S	Areas of woodland with scrub and interspersed with glades and meadows.	As before.
11	Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.	M	Well maintained network of paths using a mix of natural materials for most routes and maintaining a natural feel to the site.	Upgraded circular route with a stone covering to maintain natural feel.
12	SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.	M	Bespoke themed wood furniture and signs in keeping with the woodland environment enhance visitor experience.	As before.
13	It is desirable that access points make clear the layout of the SANGS, and the routes available to visitors, by means of interpretation panels or other means.	D	Three interpretation boards at main entrance points showing maps of the site.	New interpretation for the community orchard, tree trail and historic rhododendron collection.

	Criteria	Must, Should, Desirable	Before	After
14	It is desirable that SANGS provide the naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority, of sites is desirable.	D	Areas of woodland interspersed with glades, meadows and a pond.	Meadow enhancement to increase wildflower content for seasonal interest.
15	All SANGS larger than 12Ha must aim to provide a variety of habitats for users to experience.	M	Broadleaved and mixed woodland areas, wildflower meadows and wetland areas.	Habitat enhancements will improve their aesthetic and ecological value.
16	Where possible it is desirable to choose sites with a gently undulating topography for SANGS.	D	The highest point of the hill is 90m in the southeast corner of the site and the land slopes gently down towards the northwest.	As before.
17	Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely.	M	Access is unrestricted and space is available for exercising dogs.	As before.
18	Where possible it is desirable to have a focal point such as a view point, monument etc. within SANGS.	D	Lily Hill House provides the main focal point of the site supplemented by the meadows and pond.	As before.
19	SANGS must be free from unpleasant intrusions (e.g. sewage treatment works, smells etc.).	M	Surrounding roads are generally well screening by the woodland.	As before.

	Criteria	Must, Should, Desirable	Before	After
20	SANGS should have leaflets or/and websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and at entrance points and car parks.	S	Site webpage and site leaflet available.	<p>New interpretation for a tree trail, community orchard and historic rhododendron collection.</p> <p>Updated webpage and extended circulation of the site leaflet to target new residents.</p>

6 Costs

Works	Location	Unit Cost	Quantity	Total Cost
Information & Interpretation				
Upgraded site signs	Main entrances	£1,000	3	£3,000
Combined interpretation panel/noticeboards	Main entrances	£2,000	3	£6,000
Orchard interpretation	Orchard	allowance		£3,000
Historic rhododendron interpretation	Starch copse	allowance		£15,000
Tree trail interpretation	Various	allowance		£8,000
SANGS promotion (website, leaflets, audio trail)		allowance		£5,000
Heritage works - old pub				£10,000
				£50,000
Access				
Car park improvements (wheel stops, water tap and knee rail removal)	Main car park	allowance		£21,500
Path improvements - resin bonded surface or similar	Main circular route	£40 per sq m	2000	£84,100
Tree trail waymarkers		allowance		£3,000
				£108,600
Furniture				
Sculpture area & screen	Main drive	allowance		£10,000
Green man sculpture	Main car park	allowance		£3,850
				£13,850
Habitat Management				
Meadow enhancements	Meadows	allowance		£5,000
Boundary vegetation works	Site boundaries	allowance		£8,000
				£13,000
TOTAL COST				£185,450

N.B. All costs based on a combination of published catalogue prices, actual current costs & recent estimates in 2015.

7 Glossary

Core Strategy DPD	Document within the Local Development Framework which sets out strategic development proposals until 2026.
SANG	Suitable Alternative Natural Greenspace
SPA	Special Protection Area
SPA SPD	Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD). Available to download from www.bracknell-forest.gov.uk