



**Longhill Park Group**  
**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) deals 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 enhancements works required within the SPA SPD. This will also enable avoidance and mitigation measures to be closely linked to planning obligations 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 Longhill Park / Milman Close / Clinton's Hill / Beswick Gardens Copse as an alternative to the SPA**

After considering the evidence, the SPA SPD concluded that:

*"This [Longhill Park/ Milman Close / Beswick Gardens Copse] has good potential as an alternative to the SPA, indicated strongly by the existing visitors who use both this site and the SPA sites for recreation, indicating a similar experience. Visitors differ at this site, but the predominant user group is dog walkers who have travelled a relatively short distance by car to reach the site. It is not rated as a busy site and most visitors would continue to use these sites if numbers doubled. There is a poor path network and parking facilities therefore scope for improvement. This could be part of a larger area of impact avoidance open space proposed, along with adjacent sites."*

*"In general this site [Clinton's Hill] currently attracts visitors on foot using the site as a cut-through. It is deemed to be a quiet site where people may not always feel safe. The site is of the semi-natural nature required by Natural England's quality guidelines, however there is considerable scope for increasing the accessibility and attractiveness of this site to encourage additional visitors. This could be part of a larger area of impact avoidance open space proposed, along with adjacent sites."*

In addition, works to Lily Hill Park are proposed within this mitigation plan. This comprises part of a signed, surfaced route of approximately 4km through the six sites. However, as works at Lily Hill Park have recently been completed through a Heritage Lottery Funded landscape restoration project, mitigation work for this plan will only require signposting of the proposed route. Lily Hill Park's role as SPA mitigation will therefore predominantly be dealt with in a separate plan.

Natural England has agreed that the package of measures in the SPA Technical Background Document (which preceded the SPA SPD) will avoid harm to the SPA. In a letter dated 12 January 2007, following a site visit, they also agree that the group of sites comprising Longhill Park are appropriate areas of alternative open space. The letter states that *"in addition to improvements on each individual site, attention must be given to enabling use of the sites as part of various round walks that are secure enough for dogs to be off the lead the majority of the walk."*

## 2 Site Management Statement

Site area:

- Longhill Park (9.39ha)
- Milman Close (0.53ha)
- Clinton's Hill (4.0ha)
- Beswick Gardens Copse (0.54ha)

Link site:

- Bullbrook Drive (1.33ha)

### 2.1 Site Descriptions

#### 2.1.1 Location

Longhill Park is in the parish of Winkfield, situated on the eastern side of Bracknell Town between Long Hill Road and Harvest Ride. The site is located on reclaimed former landfill that has been enhanced to provide a naturalistic area for wildlife and public recreation.

OS Grid Ref.: SU 892 694.

Milman Close Woodland is a naturalistic woodland site adjacent to Longhill in the parish of Bracknell. OS Grid Ref.: SU 890 693.

Clintons Hill is situated to the north west of Lily Hill Park and lies in the parish of Bracknell. OS Grid Ref.: SU 884 694.

Beswick Gardens Copse is an urban woodland situated adjacent to the eastern boundary of Longhill Park. OS Grid Ref.: SU 899 695.

Bullbrook Drive is urban woodland situated on the parish border of Bracknell Town and Warfield to the north east of Clintons Hill. The majority of the site lies to the south of the parish border in Bracknell Town. OS Grid Ref.: SU 887 696.

#### 2.1.2 Adjacent Land

These sites are key green spaces on the north-eastern urban fringe of Bracknell.

A section of the Northern Distributor Road (Harvest Ride) adjoins the North East boundary of Longhill Park. The site is bordered by houses to the West and roads to the South East and North East. The verges on the Northern Distributor Road have been planted with wildflower mix and are left uncut as part of the Bracknell Forest Biodiversity Action Plan, allowing rare wildflowers, such as orchids, to flourish and provide food for a variety of insects which may lead to designation as roadside verge nature reserves. A badger tunnel leads under the road and deer/badger proof fencing is found along the highway boundary.

Milman Close Woodland is bordered by Bullbrook housing estate to the north with Lily Hill Park to the south on the other side of Lily Hill Road.

Clintons Hill is adjacent to the housing estate of Bullbrook and is bordered by Lily Hill Road to the south east, beyond which lies Lily Hill Park.

Bullbrook Drive is located within the housing estate of Bullbrook with Bullbrook Drive running parallel to the south west boundary 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 green spaces.

There is a vehicular access into Longhill Park from Long Hill Road into a main car park with 18 spaces. Four main pedestrian paths are accessible via: the junction of Long Hill Road/ Harvest Ride; the northern point of Harvest ride; the rear of Timeline Green; and to the rear of Milman Close.

Longhill Park is generally flat, and reasonably accessible for wheelchairs or people with walking difficulties. Cycling is permitted on the track along the south west edge of the site (old Warfield Park access track).

Milman Close Woodland is open to access by pedestrians.

Clintons Hill is open to access by pedestrians. There is also a vehicular access point into the site from a car park at the play area managed by Bracknell Town Council.

Bullbrook Drive is open to access by pedestrians. There are three main paths through the site that are designated as shared footpaths and cycleways, two of which are accessible via the Bullbrook housing estate from the north and one from Bullbrook Drive to the south.

### 2.1.4 Geology and Soils

These sites generally lie on underlying geology of Bagshot Sands, the edges of Lily Hill Park also lying over Windlesham formations to the east and London Clay to the west.

At Longhill Park, however, the extraction of sand and subsequent landfill with unpulverised refuse means that the soil is probably imported top soil; this site is clay capped.

Clintons Hill is comprised of a chalk outcrop and is unusual in an otherwise fairly flat, wooded landscape that is generally characterised by acidic soils and plants that thrive on ericaceous soils.

### 2.1.5 Topology

Longhill Park is very flat and lies approximately 100m above sea level, sloping down only on three sides of its boundary.

Milman Close Woodland and Bullbrook Drive are predominantly flat.

The land at Clintons Hill rises from 85 to 95m at its summit.

### 2.1.6 Drainage and Flooding

Longhill Park is clay-capped and so can be prone to seasonal water logging. The site includes a former pond which is now dry.

Milman Close Woodland, Clintons Hill, Bullbrook Drive and Beswick Gardens Copse have no known drainage features.

### 2.1.7 Landscape and Views

Longhill Park has an open vista from the main car park.

Milman Close Woodland, Clintons Hill and Bullbrook Drive are predominantly mixed woodland and so provide a more enclosed environment.

Beswick Gardens Copse is also a very enclosed area due to its overgrowth by *Rhododendron*.

#### 2.1.8 Wildlife / Biodiversity

Longhill Park supports a variety of wildlife. This includes insects, birds and wildflowers such as Birds Foot Trefoil, Knapweed and Lady's Smock which provide a habitat for the Small Copper, Common Blue and Orange Tip butterflies. As such, the main open area of Longhill Park is managed as a hay meadow to maintain and encourage a wide range of flora and fauna, whilst other areas include scrub, valuable old hedgerows and oak woodland at the western edge. The woodland provides a contrasting environment for flora and fauna and the *Rhododendron ponticum* is controlled within the woodland to prevent rapid colonisation, in order to maintain the species diversity. A wildlife survey in 1994, identified 111 species at Longhill Park including the Bullfinch, one of the Bracknell Forest Biodiversity Action Plan species.

Milman Close Woodland contains flora and fauna associated with woodland.

Clintons Hill has a varied fauna and flora associated with a mixed woodland and a history of Hazel coppice management is evident. The site was surveyed by BBONT in 1994 and 84 species were recorded including a Bracknell Forest BAP species, the Bullfinch. The site is also home to a small sett of badgers. After many years of neglect, some areas have become overgrown with *Rhododendron ponticum*, and undesirable self-seeded trees.

Bullbrook Drive contains flora and fauna associated with woodland.

#### 2.1.9 Archaeology and Heritage

Longhill Park, Milman Close Woodland, Bullbrook Drive and Beswick Gardens Copse have no known archaeological or heritage features.

Clinton's Hill was originally part of Warfield Park, and became a natural buffer between newly built housing developments after Bracknell was selected as a 'New Town' in the early 1950's. An old gravel pit, located near to the play area, forms a heritage feature. The site may have been part of the Lily Hill Park Estate, although there are no archaeological remains recorded at this site.

#### 2.1.10 Recreational Uses

Longhill Park has a network of paths suitable for walking and popular with local dog walkers. A new play area for younger children and teenagers and a teen-shelter were installed in June 2007. The site is also home to a large skate park.

Milman Close Woodland is used by walkers, particularly to access Lily Hill Park, Longhill Park and the surrounding housing estates.

Clintons Hill is popular with local children for informal play, in addition to local dog walkers. There is also a play area on the site which is managed by Bracknell Town Council.

Use of Beswick Gardens Copse is unknown but likely to be limited due to its highly overgrown nature.

Bullbrook Drive has a play area managed by Bracknell Town Council located in the southern part of the site, popular with local children. The site is also used for recreation by walkers to access Lily Hill, Longhill Park and the surrounding housing estates.

### 2.1.11 Recreational Routes

There is open access at Longhill Park and due to the site's close proximity to Lily Hill Park it has excellent potential to be used as part of a longer walk, although there currently are no publicised routes.

At present, there are no recreational routes within either Milman Close Woodland or Clintons Hill. Due to the sites close proximity to Lily Hill Park they are likely to be used as part of a longer walk, although there are currently are no publicised routes.

There are three paths designated as shared footpaths and cycleways running through Bullbrook Drive, although there currently are no publicised routes.

### 2.1.12 Interpretation and Events

The current site information provision for Longhill Park Group includes:

- Name and ownership signs at the two entrances.
- Signage from the road
- An interpretation board on site by the main car park.
- A noticeboard at the car park including regularly updated posters and information.
- A webpage on the BFBC website at [www.bracknell-forest.gov.uk/parks](http://www.bracknell-forest.gov.uk/parks)

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

There is currently no interpretation material for Milman Close Woodland, Clintons Hill or Beswick Gardens Copse and the sites have not been used for events.

## 2.2 Legal and Planning Framework

### 2.2.1 Land ownership

Longhill Park was formerly part of the 'Warfield Park Estate' owned by Lord Ormathwaite. In the 1930's the whole estate was divided into plots. The then Easthampstead Rural District Council (forerunner of the Bracknell Forest Borough Council [BFBC]) purchased approximately 35 hectares in Longhill Road. The land was cleared, pine timber sold and approved as a Refuse Tip. Due to its close proximity to the industrial estates of Bracknell New Town, vast amounts of material were dumped into the site and sand was extracted to make steep banks to contain the refuse. When the land stopped being used as a landfill site at the end of the 1960's, it was capped off with layers of subsoil and topsoil and the area was landscaped for recreational use with both a car park and play area installed. The woodland at the north east of the site by Harvest Ride is a recent acquisition from the owners of Warfield Park in the late 1990's. The site is now owned by Bracknell Forest Borough Council and managed by the Parks & Countryside Service.

There are 23 gas venting wells on the Longhill Park site which were constructed in January 1993. In addition there are 28 gas monitoring wells situated around the site. A monthly inspection regime is co-ordinated by engineers within the BFBC Streetcare section.

Milman Close, Clintons Hill and Bullbrook Drive are owned by BFBC and managed by the Parks & Countryside Service.

The play areas located within Clintons Hill and Bullbrook Drive are managed by Bracknell Town Council.

Beswick Gardens Copse is owned by BFBC but management responsibility for the site is currently unknown.

### 2.2.2 Fences and Hedges

There is a chain link fence erected around the extremities of Longhill Park, although ownership is unknown. A large hedge runs along the boundary of the old rubbish dump and new fences of BFBC responsibility were erected along the Northern Distributor Road boundary as part of a road scheme.

There are no fences or hedges within Milman Close Woodland, Clintons Hill, Bullbrook Drive or Beswick Gardens Copse.

### 2.2.3 Site Furniture

#### Stiles and Gates

Pedestrian gates are located at the Harvest Ride / Long Hill Road junction and Harvest Ride access points to Longhill Park. A field gate from the main car park gives access to the site interior.

Milman Close Woodland is separated from Longhill by an old fence line, with gates along the former Old Warfield Park access track.

#### Seating and Litter Bins

Benches and litter bins are located throughout Longhill Park at the car park and at strategic points along the footpaths.

### 2.2.4 Byelaws

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

### 2.2.5 Designations

All sites are designated as Open Space of Public Value.

## 2.3 Resource Evaluation

Longhill Park provides an important site for recreation and nature conservation purposes in the parish of Winkfield. A popular area for dog walkers, the site also provides recreational areas, both informal and formal, for young people of all ages with a skate park and teen shelter in addition to play areas for both younger children and younger people.

Milman Close Woodland is an important open space and has considerable potential as a both landscape feature and an important link to other open spaces and countryside within the Bracknell Forest.

Clintons Hill is popular with local children for both formal and informal play. In addition to a recreational resource, the site also has considerable potential as a haven for wildlife with

varied fauna and flora and a habitat supporting one of the Bracknell Forest BAP species, Bullfinch.

Beswick Gardens Copse is a potentially valuable green space for local residents and link from local housing areas into Longhill Park and sites beyond.

Bullbrook Drive is a popular open space for both formal and informal play and an important link to other open spaces and countryside within the Bracknell Forest.

Great potential exists in improving all of the sites for a variety of uses, particularly with improvements to the path network and parking facilities. This is indicated strongly by the existing visitors who use both this site and the SPA sites for recreation. Visitors differ at the sites, but the predominant user group is dog walkers who travel a relatively short distance by car to reach the site. The sites are not rated as busy and most visitors would continue to use these sites if numbers doubled. Annual visitor projection – 26,000 (SPA SPD 2012).

The Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) provides a full assessment of the baseline data and an assessment of the site's potential to attract people from the SPA. 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 TBD, specifically Table 12.

This demonstrates that the Longhill Park group of sites have the capacity to attract 1,566 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 Longhill Park**

- a) The site is an old rubbish dump and therefore at risk from ground movement, water-logging and a build-up of methane gas.
- b) The popularity of the site with dog walkers means that dog fouling can be a concern.
- c) The main vehicular access into Longhill Park is off Long Hill Road which can present difficulties regarding vehicles exiting onto the highway.
- d) Encroachment of *Rhododendron ponticum*.
- e) Vandalism is evident, possibly linked to the high percentage of teenage use at the skate park.

### **2.4.2 Milman Close Woodland**

- f) The site is remnant woodland and due to its small size and poor access there is limited recreational value without linking to other sites.

### **2.4.3 Clintons Hill and Bullbrook Drive**

- g) The sites are bordered by housing and dumping of rubbish by residents into the site over back garden fences is evident.

### **2.4.4 Beswick Gardens Copse**

- h) The site suffers from a lack of management and as such is neglected and overgrown.

## 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 Open Space Management Plan, which is to enhance alternative green space to divert visitors from using the SPA.

Higher level objectives for all three sites:

Relevant BFBC Medium Term Objectives

- To improve art, culture, sport and recreation provision within the Borough.
- To create and maintain a quality environment.

Relevant BFBC Community Plan policies:

- Priority 2 - Protecting and enhancing the environment
- Priority 3 - Improving health and well-being

Links to:

- Priority 5 - A town fit for the 21st Century
- Priority 6 - Improving travel and transport
- Priority 7 - Promoting community safety
- Priority 8 - Improving community engagement

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 developing BFBC Parks & Countryside Strategy and SPA Avoidance and Mitigation Strategy (2007)

## 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 hay meadow.
- To maintain and improve the nature conservation value and interest of the woodland.
- 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.

### 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 developed by Natural England 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

- Roadside signs to guide visitors to site from nearby roads and junctions.
- Site entrance signs at major and secondary site entrances to welcome visitors and aid users in finding the site and its formal access points.
- 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. Regularly updated posters and leaflets will also be displayed on noticeboards in order to inform visitors of events and seasonal site information.
- Fingerposts at strategic points (primarily site entrances and path junctions) will enable visitors to navigate around the sites and from one to another, thereby maximising use of the green space and path network. These will form the signage for a suggested route around the sites (including Lily Hill Park), to be detailed in other site information provision.
- Site leaflet: a glossy, colour leaflet which will include 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. Marketing will also include targeting new residents; including providing information at locations such as estate agents.

#### 3.2 Access

- New paths: routes around the sites are currently on a predominantly informal basis and reflect desire lines rather than managed paths. The principal path network around the sites, as used by the suggested circular route, will therefore be sensitively surfaced to provide a useable all-weather network for site users and increase accessibility around the sites.
- Links between sites will also be improved, such as the path between Longhill Park and Milman Close. This currently steep slope will be improved with the creation of steps and an accessible alternative 'zig-zag' path across the slope also provided.

### 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.

- New seating will be provided at strategic points around the site, located to allow visitors to enjoy the visual amenity of the site and also where rest points may be required at the furthest points from site entrances. Picnic benches for users will also be provided.
- New bins are proposed for all sites, to be placed at strategic locations such as the main and secondary entrances. These will be combined litter and dog-waste bins in line with the BFBC Parks & Countryside service's policy of using combined bins.
- Works to site boundaries are proposed as follows:
  - New post and rail fencing to Longhill Park at Long Hill Road boundary.
  - Removal of boundary fences between Longhill Park and Milman Close to improve site linkages and views between sites.
  - Removal of fence between Longhill Park and Beswick Gardens Copse to improve site linkages.
  - New post and rail fencing to western boundary of Longhill Park adjacent to residential properties.

The installation of new fencing in these areas will significantly enhance the attractiveness and appeal of the sites and their welcome to visitors.

- Non-essential fencing and gates will be removed in order to enhance connectivity and views between sites.
- Where required, new accessible gates are proposed at all pedestrian access points to the site to replace existing stiles and gates and enhance access for all users.

### 3.4 Habitat Management

A range of habitat management works are proposed around the sites to increase the nature conservation interest of the sites by removing invasive species and 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 safety and security of the sites for users.

- Woodland and scrub management at Longhill Park Group:
  - Woodland adjacent to skate park and leading to Milman Close.
  - Copse to Harvest Ride boundary.
  - Scrub clearance along Harvest Ride boundary.
  - Clearance along north western boundary from Harvest Ride entrance.
- Vegetation clearance works around dry pond at Longhill Park.
- Wildflower seeding at Longhill Park to enhance semi-natural feel of open grassed areas of site.

- Scrub and woodland management works at Milman Close to open up views through to Longhill Park.
- Bracken control, understorey clearance, scrub management and tree works at Clintons Hill, Bullbrook Drive, Clintons Hill and Beswick Gardens Copse to improve habitats, open up views and enhance safety and security.

### **3.6 Implementation & Monitoring**

#### **3.6.1 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 section 5.12 of Planning Obligations Supplementary Planning Document 2015 (also in Appendix 7 of the SPA SPD). This states that legal obligations such as a section 106 agreement or Community Infrastructure Levy (CIL) will be entered into before a planning application is determined. A proportion of the total amount payable under this agreement will go towards open space enhancement measures and on-going management associated with these measures as detailed within this plan. These measures will ensure the site is suitable as an alternative to the SPA and will attract new residents away from the SPA.

#### **3.6.2 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.

#### **3.6.3 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.

#### **3.6.4 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 the spending of contributions on enhancements to open space link to specific developments within its catchment area. This will also ensure the capacity of the open space, 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 planning obligations 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.

### **3.7 Consultation**

This plan has been developed in consultation with the following bodies, who have been informed of the proposals and commented on them:

- Natural England
- Bracknell Forest Local Countryside Access Forum
- Bracknell Forest Biodiversity Forum

### **3.8 Conclusion**

The measures within this plan were identified by 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 the Longhill Park Group and provide a more attractive, welcoming, user-friendly and accessible site. New interpretative material will provide the means to raise awareness and encourage increases to visitor numbers. Targeted marketing will ensure that the site is well publicised.

Alongside the SANG programme, day to day management (item 2) is needed to sustain these improvements and ensure that any increased use of the site continues to be attractive to visitors.

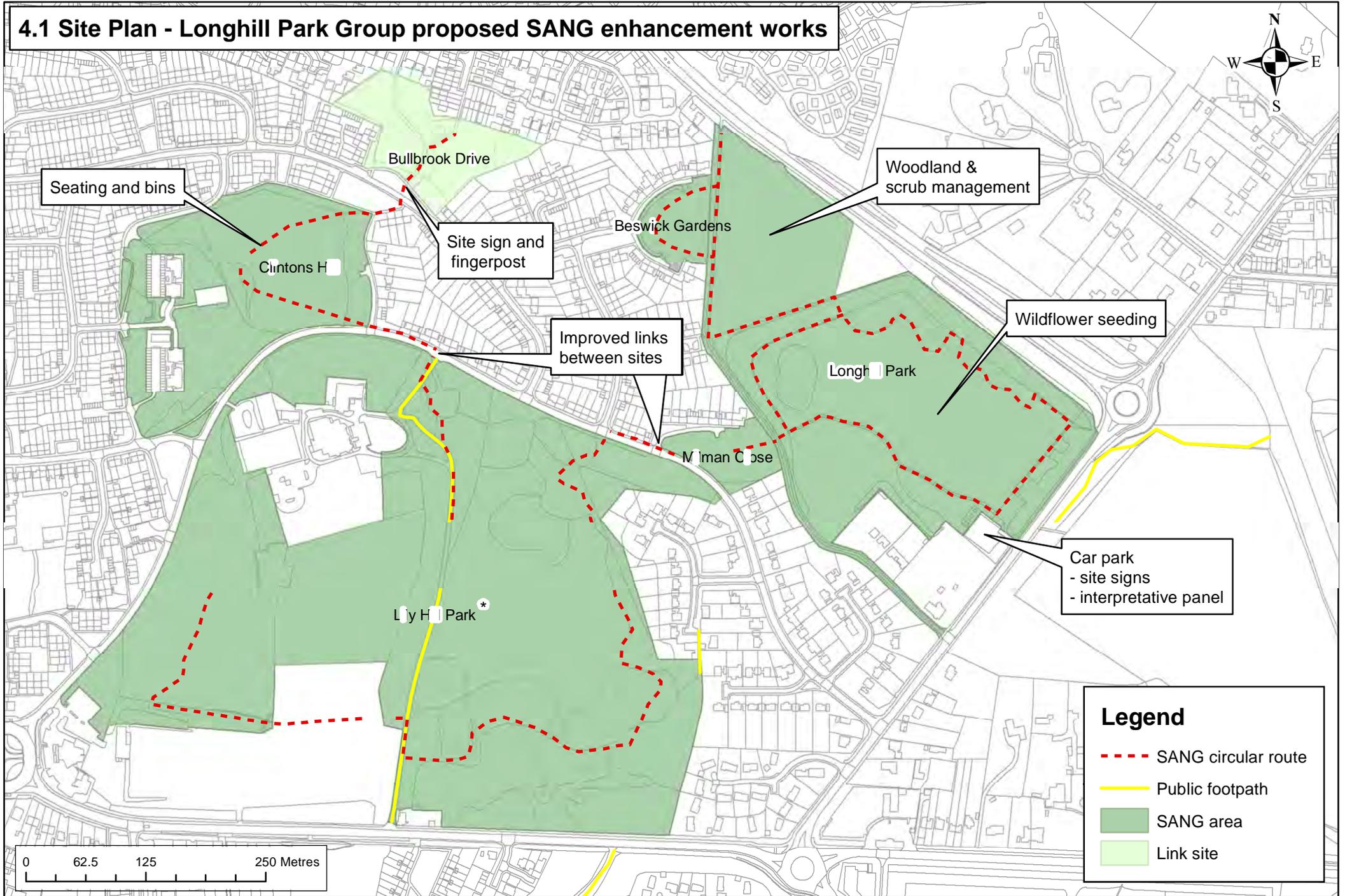
As a component of a wider package of measures the works detailed within this plan will avoid the adverse impacts of recreation arising from new residential development on the SPA and enable sustainable development within the Borough.

## **4 Site Plan**

### **4.1 Site Plan – Longhill Park Group proposed SANG enhancement works**

### **4.2 Site Plan – Longhill Park Group (aerial)**

# 4.1 Site Plan - Longhill Park Group proposed SANG enhancement works



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

\*SANG enhancement works for Lily Hill Park are covered in a separate plan.

## 4.2 Site Plan - Longhill Park Group



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

\*SANG enhancement works for Lily Hill Park are covered in a separate plan.

### Legend

- SANG circular route
- Public footpath
- SANG area
- Link site

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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.

|   | <b>Criteria</b>   | <b>Must,<br/>Should,<br/>Desirable</b> | <b>Current</b>   | <b>Future</b>   |
|---|---|--|--|---|
| 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                                      | Formal car parks for Longhill Park, Lily Hill Park and Clintons Hill.  | Improved links and signage from car parks to site, network of other sites and routes between.   |
| 2 | SANGS must be clearly signposted or advertised in some way.   | S                                      | Road sign & site entrance signs at Longhill Park and Lily Hill Park. Lily Hill Park leaflet. Site webpages for Longhill & Lily Hill. | New site entrance signs at all sites. Interpretive panels at car parks or other strategic locations. Directional fingerposts around sites and suggested circular route. Site leaflet(s). Site webpages. |
| 3 | Car parks must be easily and safely accessible by car and should be clearly signposted.   | S                                      | Road sign & site entrance signs.   | New site entrance signs.  |
| 4 | The accessibility of the site must include access points appropriate for the particular visitor use the SANGS intend to absorb.   | M                                      | Numerous pedestrian entrance points.   | All principal and secondary entrance points to be signed and upgraded to allow disabled access where applicable. All main paths to be surfaced.   |

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| 5  | The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s.   | M | Easy, clear access from Longhill and Lily Hill car parks into sites.                                     | Improved links and signage from car parks to site and routes around network of sites.  |
| 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 | Car parks adjacent to sites or links around site.  | Improved links and signage from car parks to site and routes around network of sites.  |
| 7  | All SANGS with car parks must have a circular walk which starts and finishes at the car park.   | M | Car parks located at Longhill Park and Lily Hill Park allowing choice of start points and route options. | Improved links and signage from car parks to site and routes around network of sites.  |
| 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 | Choice of routes around sites.   | Improved links and signage from car parks to site and routes around network of sites.<br>Proposed 4km circular route around sites. |
| 9  | SANGS must be designed so that they are perceived to be safe by the users.  | M | Open plan car parks and range of views across sites.   | Shrub clearance and woodland management works to enhance views across sites and safety and security for users.                     |
| 10 | SANGS should have tree and scrub cover along parts of the walking route.  | S | Large areas of tree and shrub cover around site.   | Many vegetated and woodland areas retained and improved for biodiversity value.  |
| 11 | Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.  | M | Mix of surfaced and unsurfaced paths.  | Path surfacing to be hoggin to retain natural feel. Other desire lines to be left unsurfaced.                                      |
| 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 | Minimal way-marking and site furniture.  | Benches, bins and signage to be added to enhance visitor experience but remain in-keeping with environment.                        |
| 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 | Basic interpretation panel at Longhill Park.   | New interpretive panels at car parks and key points on circular routes around sites, aided by directional fingerposts.             |

|    |  |   |   |  |
|----|--|---|---|--|
| 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 | Large areas with mix of open space, scrub and trees. Pond at Lily Hill Park.          | Many vegetated areas retained and improved for biodiversity value. Wildflower seeding at Longhill Park to enhance semi-natural feel. |
| 15 | All SANGS larger than 12Ha must aim to provide a variety of habitats for users to experience.  | M | Large areas with mix of open space, scrub and trees. Pond at Lily Hill Park.          | Variety of habitats retained and improved.   |
| 16 | Where possible it is desirable to choose sites with a gently undulating topography for SANGS.  | D | Undulating topography across sites.   | Opening up of views and links to enhance topography.   |
| 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 | Choice of open areas available including meadows at Longhill Park and Lily Hill Park. | Habitats retained and improved.  |
| 18 | Where possible it is desirable to have a focal point such as a view point, monument etc. within SANGS.   | D | Open meadows and hilltop points provide focuses.                                      | Shrub clearance and woodland management to enhance views across site.  |
| 19 | SANGS must be free from unpleasant intrusions (e.g. sewage treatment works, smells etc.).  | M | No unpleasant intrusions.   |  |
| 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 webpages for Longhill Park and Lily Hill Park. Lily Hill Park leaflet available. | New webpages for all sites. New site leaflet(s).   |

## 6 Costs

| Works  | Location   | Unit Cost    | Quantity   | Total Cost      |
|--|--|--------------|------------|-----------------|
| <b>Information &amp; Interpretation</b>            |  |              |            |                 |
| Site signs   |  |              |            |                 |
| - Main entrances                                   | Longhill Park - Long Hill Road                                 | 250          | 1          | £250            |
|  | Clintons Hill - Lily Hill Road                                 | 250          | 1          | £250            |
|  | Bullbrook Drive - Bullbrook Drive                              | 250          | 1          | £250            |
| - Secondary entrances                              | Longhill Park - Harvest Ride                                   | 150          | 2          | £300            |
|  | Milman Close   | 150          | 2          | £300            |
|  | Clintons Hill  | 150          | 3          | £450            |
|  | Bullbrook Drive  | 150          | 2          | £300            |
|  | Beswick Gardens Copse  | 150          | 2          | £300            |
| Site noticeboards with combined interpretive panel | Longhill Park, Clintons Hill, Bullbrook Drive                  | £2,500       | 3          | £7,500          |
| Interpretation panels                              | Longhill Park x2, Milman Close, Clintons Hill, Bullbrook Drive | £1,500       | 5          | £7,500          |
| Fingerposts  | Around network of sites  | £200         | 22         | £4,400          |
| Installation costs                                 | (as above)   | n/a          | n/a        | £15,000         |
| Site Leaflet                                       | n/a  | n/a          | 20,000     | £2,500          |
|  |  |              |            | <b>£39,300</b>  |
| <b>Access</b>                                      |  |              |            |                 |
|  |  |              | <b>(m)</b> |                 |
| Path surfacing                                     | All sites  | £30 / m      | 2500       | £75,000         |
| Boardwalk replacement & extension ***              | Longhill Park ***  | £30 / m      | 100        | £3,000          |
| Removal of unnecessary fencing                     | Longhill Park / Milman Close                                   | n/a          | n/a        | £1,500          |
|  |  |              |            | <b>£79,500</b>  |
| <b>Furniture</b>                                   |  |              |            |                 |
| Benches (incl. installation)                       | All sites  | £300         | 2          | £600            |
| Bins (incl. installation)                          | All sites  | £300         | 12         | £3,600          |
| Accessible gates (incl. installation)              | All sites  | £180         | 5          | £900            |
| Height barrier                                     | Longhill Park  | n/a          | n/a        | £225            |
|  |  |              |            | <b>£5,100</b>   |
| <b>Habitat Management ***</b>                      |  |              |            |                 |
| Fencing ***  | Long Hill Road   | £25 / m      | 70         | £1,750          |
|  | Milman Close   | £25 / m      | 60         | £1,500          |
|  | Longhill Park / Beswick Gardens Copse                          | £25 / m      | 180        | £4,500          |
| Scrub / woodland / vegetation management ***       | All sites  | £300 per day | 33         | £9,900          |
| Wildflower seeding ***                             | Longhill Park  | n/a          | n/a        | £6,800          |
| Tree management ***                                | All sites  | £300 per day | 5          | £1,500          |
|  |  |              |            | £25,950         |
| <b>TOTAL COST</b>                                  |  |              |            | <b>£149,850</b> |

\*\*\* seasonal work

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

## 7 Glossary

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