

**Pope's Meadow  
Open Space Management Plan**



**for  
Thames Basin Heaths  
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 Council is legally obliged to make sure that no adverse effect on the integrity of the SPA will arise from new development. In response, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document to the Core Strategy (hereafter referred to as SPA SPD) has been produced replacing the Thames Basin Heaths Special Protection Area Technical Background Document. This identifies measures to avoid and mitigate adverse effects arising from new residential development within 5km of the SPA. The SPA SPD provides an integrated, holistic package of avoidance and mitigation measures, which enable the Council to conclude that there will be no adverse effect upon the integrity of the SPA. These include:

- No net increase in residential development within 400m of the SPA
- Provision or contributions towards the provision of Suitable Alternative Natural Greenspace (SANG)
- Contributions towards strategic access management and monitoring (SAMM)

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 Open Space Management Plan is one of a series of plans which solely deal with the implementation of one of the avoidance measures i.e. provision of SANG through the enhancement of existing 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 Habitats Regulations Appropriate Assessment Site Allocations Development Plan Document draft submission (HRA) and the SPA SPD, as set out in the remainder of this document.

### **1.2 Open Space Management Plans**

This report comprises an open space management plan which outlines the enhancements required for Pope's Meadow. This will also enable avoidance and mitigation measures to be closely linked to contributions from specific developments as detailed in the SPA SPD.

### **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. The first round of SANG sites were identified from visitors surveys carried out by Leisure-net in 2006. Pope's Meadow was identified from a second series of visitor surveys conducted in 2008.

Therefore, this report builds upon the information and research presented within the SPA SPD to provide more detailed works and costings on how Pope's Meadow could be brought up to a suitable standard to provide an alternative to the SPA.

#### **1.4 Pope's Meadow as an alternative to the SPA**

The Leisure-net visitor survey in 2008 concluded that Pope's Meadow is:

*“an excellent alternative area of open space, as it has a large catchment of visitors, many of whom travel by car for recreational purposes and dog walking. Many current users define it as not a busy area and this belief is borne out by the low visitor numbers collected. It is a semi-natural site with a range of habitats. The site could be enhanced to encourage additional visitors away from the SPA, as existing users go to these areas too.”*

Natural England visited the site and has agreed in a letter dated 23<sup>rd</sup> October 2012 that Pope's Meadow is suitable as a SANG.

The SANG assessment checklist is used in section 5 to demonstrate how Pope's Meadow is suitable as an alternative to the SPA and how enhancements will enable its use as such. As Pope's Meadow is designated as a Local Wildlife Site (LWS) special attention will be given to ensuring that the provision for increased visitor use will include opportunities to protect and enhance the ecological value of the site.

## **2 Site Management Statement**

### **2.1 Description**

#### **2.1.1 Location**

Pope's Meadow is located on St. Marks Road in the northwest of Bracknell Forest Borough, within the parish of Binfield south of the village.

OS grid reference: SU 843 699

Area: 5.2 hectares

#### **2.1.2 Adjacent land**

The site adjoins large residential gardens to the north and the grounds of Pope's Manor to the south. The east boundary is defined by St. Marks Road whilst the western side is bounded by Murrell Hill Lane.

#### **2.1.3 Access**

Main visitor access to the site is via the car park off St. Mark's Road. Pedestrian access points are also located on the eastern boundary north and south of the car park; two on the western boundary off Murrell Hill Lane and in the southeast corner along a permitted footpath parallel to St. Mark's Road (see site map).

#### **2.1.4 Topography**

The land falls gently and evenly from east to west, forming a generally west facing slope declining from about 85m to 70m.

#### **2.1.5 Geology & soils**

The higher areas of the site are of sandy Bagshot Beds whilst the lower areas are London Clay, and is prone to waterlogging during the winter months. The top soils are relatively thick in places, and deemed to be very nutrient rich producing vigorous meadow growth.

#### **2.1.6 Drainage & flooding**

Functional drainage ditches line Murrell Hill Lane and part of the western site boundary. The lower part of the site becomes waterlogged during normal winter conditions. Ditch maintenance (along Murrell Hill Lane) alleviates road flooding, and a soakaway pipe links the two ditches either side of the field gate on Murrell Hill Lane.

Drainage systems installed in the informal ball game area (which has very poor natural drainage) flow into the main pond where the level fluctuates seasonally without ever flooding or drying. The woodland pond does dry up and is a seasonal pond in most years.

#### **2.1.7 Landscape & views**

Mature oak parkland and an ancient copse provide attractive views from across the playing field grassland, whilst the sloping nature of the site allows open views across to the mixed farmland to the west, which also has mature hedgerows and small copses.

A hedgerow along St. Mark's Road, dominated by mature holly, provides a natural softening to the neighbouring urban landscape. The rural character of Murrell Hill

Lane benefits from the roadside hedges and views into the lower part of the parkland from the lane.

### **2.1.8 Wildlife and biodiversity**

This is an established parkland site which includes open grassland, a pond and a copse as well as several significant trees. Many of these trees are considered to be at least 400 years old, giving them veteran status. The site would have once formed part of the Windsor Royal Hunting Forest.

The meadow area is managed as a traditional hay meadow and is home to many wildflowers, insects and small mammals. The large trees of the parkland are mostly common or pedunculate oak, although there are also limes and conifers and a mixed native hedgerow.

The pond originally created as an ornamental feature within the grounds of Pope's Manor is essential for supporting a variety of wildlife including frogs, toads, damselflies and dragonflies.

The copse area mainly consists of holly, oak, hawthorn, and hazel which provides good shelter for birds such as chaffinch, blackbird, thrush, robin, dunnock, great tit and blue tit. In the summer the site is visited by migrants such as blackcap, chiff-chaff and willow warbler. The copse is also an important habitat for shade-loving plants such as wood sorrel and bluebells.

### **2.1.9 Archaeology & Heritage**

The site was originally part of the historic grounds of Pope's Manor, which totalled c.14 hectares. As mentioned above there are ornamental landscape features and veteran trees. The site is shown on John Rocque's (a surveyor and cartographer) map of 1761.

The following information was supplied by Babtie based on information contained on the Sites and Monuments Record:

*"No information is recorded on the Sites and Monument Record for this site, however it is close to Newbold College which is a Registered Park and Garden of Special Historic interest. The site appears to contain designed water features that could be related to Newbold College, however further documentary research and site visit would be required to establish the nature of these features. The Pope name, like others in Binfield parish probably refers to the poet Alexander Pope (1688-1749), who spent his childhood at Binfield."*

### **2.1.10 Recreational uses**

Visitors come to Pope's Meadow from both the local neighbourhood and from further afield. The main site uses are walking, dog walking, picnicking, lunch hour relaxation, rambling, children's play, orienteering and informal ball games. The site is used as a starting point for walkers heading towards the public footpaths and farmland to the west.

An orienteering course was put in place in 2007 to help attract new audiences; particularly use by schools.

Pope's Meadow was the first site in Berkshire to receive the prestigious Green Flag Award and has now won the award every year since 2001/02. The award scheme is the national quality standard for parks and green spaces in England and Wales.

#### **2.1.11 Recreational routes**

Paths within the site form a circular route of up to 0.74km. For those who are looking for more adventurous pursuits, the site is intersected by Bracknell Forest Ramblers Route, a 41.8km walking trail. This enters off Mark's Road and runs left alongside the fence, skirts around the pond and exits in its north-west corner.

#### **2.1.12 Interpretation & events**

The current site information provision for Pope's Meadow consists of:

- Two site signs at the car park entrance
- Small entrance signs at each pedestrian entrance
- General interpretation board and a noticeboard adjacent to the car park
- Webpage on the Bracknell Forest Council website at:  
[www.bracknell-forest.gov.uk/parksandcountryside](http://www.bracknell-forest.gov.uk/parksandcountryside)

The Parks and Countryside Service use the Pope's Meadow as a location in which to hold public events such as heritage walks and wildlife-related activities.

## **2.2 Legal and Planning Framework**

### **2.2.1 Land ownership**

Pope's Meadow (5.2 ha) is owned by Bracknell Forest Council.

### **2.2.2 Fences & hedges**

Knee rails have been used to define the car parking area. Much of the boundary of the site is formed by mixed native hedgerows; the eastern boundary onto to St. Marks Road is defined by a thick holly hedge. However, in the southeast corner the original wire mesh fence bounding Pope's Manor is visible for a small stretch.

### **2.2.3 Site furniture**

The following features are located around the site:

- Height barrier at the car park entrance
- 2 Picnic benches
- 5 Combined litter and dog waste bins close to site entrances
- 8 seats located adjacent to the path around the parkland area
- Small play area adjacent to car park
- Field gates adjacent to pedestrian entrances on east and west boundaries

### **2.2.4 Byelaws**

Pope's Meadow is covered by a range of byelaws made under the Open Spaces Act 1906. These include the prohibition of certain vehicles, animals, fire, swimming and erection of any structures. Full details are held by the council.

### **2.2.5 Designations**

Pope's Meadow is designated a Local Wildlife Site (LWS) to reflect its importance for biodiversity at a county level.

There are 27 individual trees with Tree Preservation Orders (TPO) and 3 area TPOs

## **2.3 Resource Evaluation**

Pope's Meadow is of value for nature conservation as reflected by its designation. The open parkland character of the site provides an attractive atmosphere for visitors whilst including meadow and woodland habitats. The results of visitor surveys carried out by Leisure-net in 2008 provided the following information.

### **Visitor Usage**

- 51% of visitors use the sites for exercising their dogs, followed by 6% walking and 6% jogging.
- 59% of people used the sites for between 30 minutes and 1 hour indicating that most visitors only visit for a short time.
- 83% of visitors felt safe when visiting the sites
- 63% rated the sites as not busy and 83% would continue to use the sites if visitor numbers doubled.

## **Visitor Numbers**

Total visits per year – 21,000 (existing)

Annual visitors – 125 (using current visitor data)

Potential visitor capacity - 525 (rounded down)

## **Accessibility**

- 46% said that they normally drive to the park, a further 46% walked and 4% came by bicycle, 1% by bus and 3% by other means
- 49% travelled less than 1km with 43% travelling between 1-5km
- Average journey time for most visitors was less than 10 minutes

Section 13 of Appendix 4 of the SPA SPD explains the major features that attract SPA users to a site based on Natural England research. An assessment of the sites' 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.

## **2.4 Constraints and Issues**

- Sensitive visitor management will be required to protect habitats designated as LWS, TPO and veteran trees whilst meeting the SANG criteria.
- Dog fouling is a common issue at dog walking sites and will require action to educate users and improve behaviour.

## **2.5 Management Objectives**

The following summarises the policy priorities of most relevance 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.

### **2.5.1 Bracknell Forest Council medium term objectives**

3: Keep Bracknell Forest clean and green:

- maintain our open spaces to a high standard
- increase the amount of green space that is accessible to residents

### **2.5.2 Bracknell Forest Sustainable Community Strategy 2008-2014**

- Priority 1a – Opportunities for everyone
- Priority 2a – Sustainable development
- Priority 2b - Protecting the environment
- Priority 2c – Travelling around the Borough
- Priority 3b – Enjoying life
- Priority 3c – Being & feeling safer

### **2.5.3 Site-based Objectives**

Bracknell Forest Council has the following site objectives for Pope's Meadow:

- A. To provide a high quality recreation resource.
- B. To manage and enhance the biodiversity and landscape value of the site.

- C. To develop the site's strategic importance within the context of the developing BFBC Greenspace Strategy and the SPA SPD.

## **2.6 Management Strategies**

These are based on the existing management plan for Pope's Meadow:

### **2.6.1 Site Maintenance**

- A1 To maintain and improve the nature conservation value and interest of the grassland areas.
- A2 To maintain and improve the age and species diversity of the woodland.
- A3 To control any invasive species
- A4 To manage the wetland areas
- A5 Maintain the character of the site by correct management

### **2.6.2 Visitor Management**

- B1 Aim to provide an area open to the public for informal recreation.
- B2 Ensure all access points are usable.
- B3 Ensure all paths are up to the standard set for this site
- B4 Ensure public safety
- B5 Provide related furniture on site where needed
- B6 Provide a site leaflet in conjunction with other BFC leaflets

### **2.6.3 Education**

- C1 Provide an educational resource for schools and colleges
- C2 Provide information and education relating to the sites for the general public

### 3 Site Proposals for SPA Mitigation

The measures within this plan were identified by using the Suitable Alternative Natural Greenspace (SANG) assessment checklist included in section 5 of this plan. 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 SANGs 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 sites. 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 sites' natural qualities.

The attached spreadsheet in section 6 lists these works and provides a breakdown of the costs of each element. A selection of the main works are also shown on the annotated site map. The proposals are intended to continue the informal nature of Pope's Meadow whilst providing easy access and information. The proposed works are as follows:

#### 3.1 Information and Interpretation

- **New combined site noticeboard and interpretive panel:** to be provided at the main site entrance with a range of routes marked. In particular, Pope's Meadow has an orienteering course and there will be a separate SANG trail with an emphasis on habitats and historical interest.
- **Carved feature boards** providing points of interest such as grassland, woodland and veteran trees. These would include interactive activities for children such as brass rubbings.
- **Fingerposts and waymarkers** marking routes into the site via St. Marks Road (see site map) and the location of the Rambler's route as it passes through. This will aim to draw more visitors into the site and encourage exploration of the countryside to the west via Public Rights of Way.
- **Audio-trail/Smart phone application** linked to the interpretation board guiding visitors around the trails and providing an in-depth experience to both new visitors and those already familiar with Pope's Meadow.

#### 3.2 Access

- **Detailed arboricultural assessments** will be required to assess the veteran trees identified within the ecological survey (Wenman, 2012). Specialist advice will be sought as to the appropriate management of these trees in relation to increased visitor pressure in order to retain these valuable features. This will be with a view to formalising an ancient tree policy.
- **Car parking** will be marked to maximise the number of spaces available.

- **Carved entrance features** to draw visitors towards the main entrances and provide added attractiveness to the site. In particular, a gateway feature in the vehicular entrance on the eastern boundary and elements of this theme will be transferred to other site features.
- **Existing pedestrian entrances: Vegetation and scrub** clearance around pedestrian entrances to improve visibility into the sites.
- **Paths:** A main circular route of 0.74km will be created and way-marked to enjoy all the main features of the site. The requirement for a 2.3km will be met by the full suite of strategic SANGs provided by the council. Further emphasis on longer walks will be made on information at the site to reference the Rambler's route (41km) and rights of way available.

### 3.3 Furniture

New site furniture will enhance visitors' use of the sites as well as providing a more welcoming and attractive appearance to the area.

- A **pond-dipping platform** will be created to allow some pond dipping activities whilst reducing the erosion on the west bank. In addition, some bank restoration will be carried out around the south side of the pond.

### 3.4 Habitat Management

Work will be carried out in order to enhance the nature conservation interest of the sites by creating a variety of vegetated areas and habitats for different species. Vegetation clearance and management will also increase the safety and security of the sites for users.

- **Wildflower enhancement** within the meadow areas will increase biodiversity and aesthetic value of this habitat.
- **Hedgelaying** along west and south boundaries to increase light and enhance the countryside character of the site. This will need to be supplemented by gap planting and temporary fencing.
- **Tree management** to ensure safety of users on principal and secondary paths to be advised by a specialist in relation to veteran trees. This will include removal of hardcore from around a veteran tree near to the car park and replacement with mulch if appropriate to improve soil condition for the health of the tree.
- **Invasive plant removal** such as laurel and rhododendron that reduce biodiversity value and limit some views within the sites. Some supplementary planting of native tree and shrubs may be required in newly cleared areas to enhance natural regeneration.

- **Fence screening** to hide the unattractive wire mesh fence along the boundary with Pope's Manor. This could take the form of ivy screening to provide a more natural boundary.
- **Wildlife features** such as bat boxes and bird boxes to be installed within different areas of the sites to improve opportunities for biodiversity.

## **3.5 Implementation**

### **3.5.1 Funding**

Funding for the proposed works as costed in section 6 will come from new residential development within the Borough which is likely to have an adverse effect on the SPA, as set out in the SPA SPD. This explains the contributions required from developments in order to avoid adverse impacts. A proportion of the total amount payable under legal agreement will go towards open space enhancement measures and ongoing management associated with these measures as detailed within this plan. These measures will ensure the sites are 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 (including habitat management)

The timing of works will relate to planning approvals and the payment of contributions.

### **3.5.3 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 an open space site 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 the S106 agreement will provide additional staffing and long term maintenance of the SANGs (see SPA SPD). In addition, resources will be provided 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 plan has been developed in consultation with Natural England. Work has been led by the Bracknell Forest Council Parks & Countryside Service including the Biodiversity Officer and Site Ranger.

### **3.7 Conclusion**

The measures within this plan were identified by using the SANG assessment checklist (see section 5) 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 sites.

The works will enhance Pope's Meadow promoting it as an open space that provides a range of conditions for visitors of all abilities. The sites will be promoted to local residents and new residents through targeted publicity as an attractive alternative to the Thames Basin Heaths SPA.

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

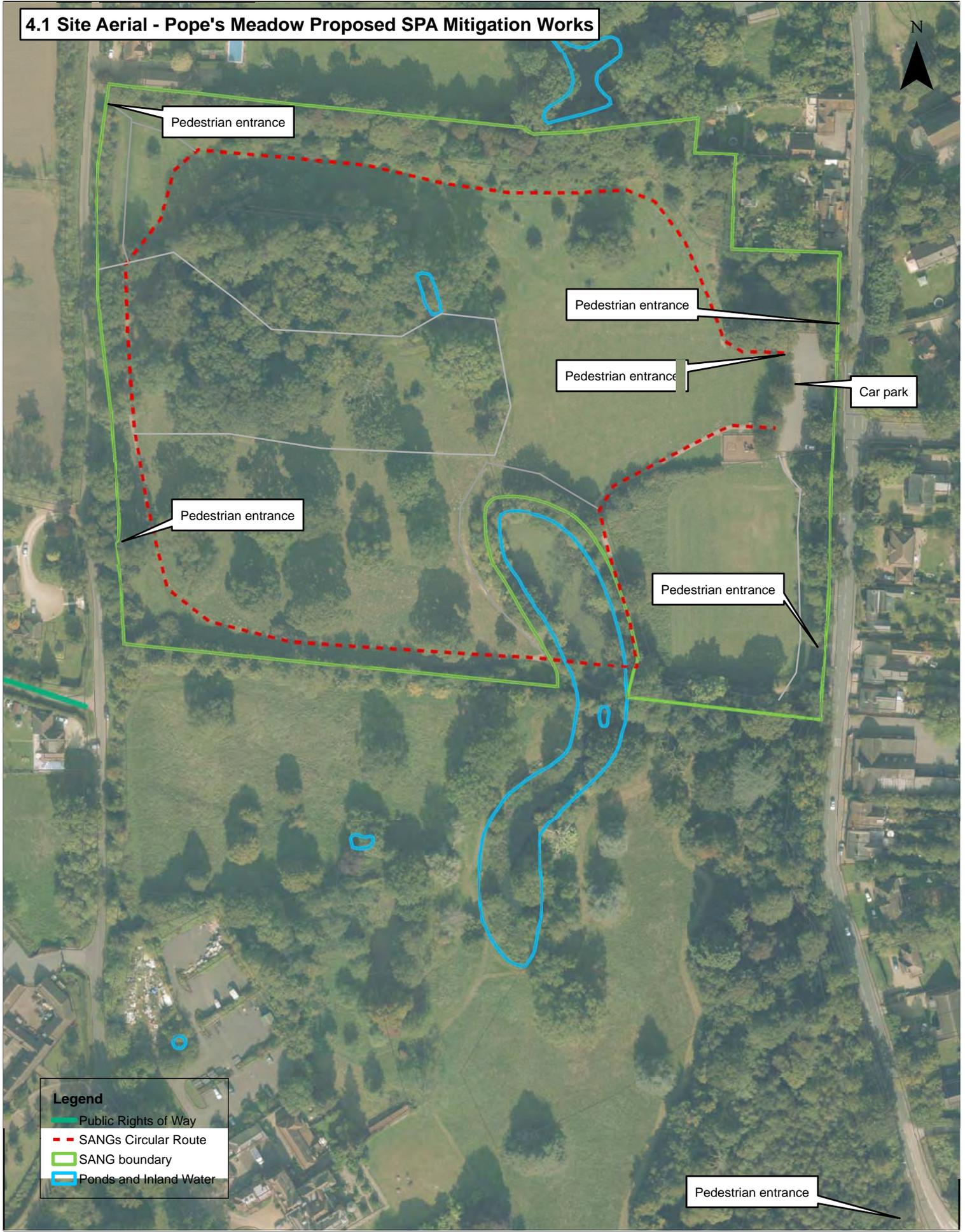
As a component of a wider package of measures the works detailed within this plan will avoid the adverse impacts of recreation arising from new residential development on the SPA and enable sustainable development within the Borough.

## **4 Site Plan**

### **4.1 Site Plan – Pope's Meadow (aerial)**

### **4.2 Site Plan – Pope's Meadow Proposed SPA Mitigation Works**

# 4.1 Site Aerial - Pope's Meadow Proposed SPA Mitigation Works

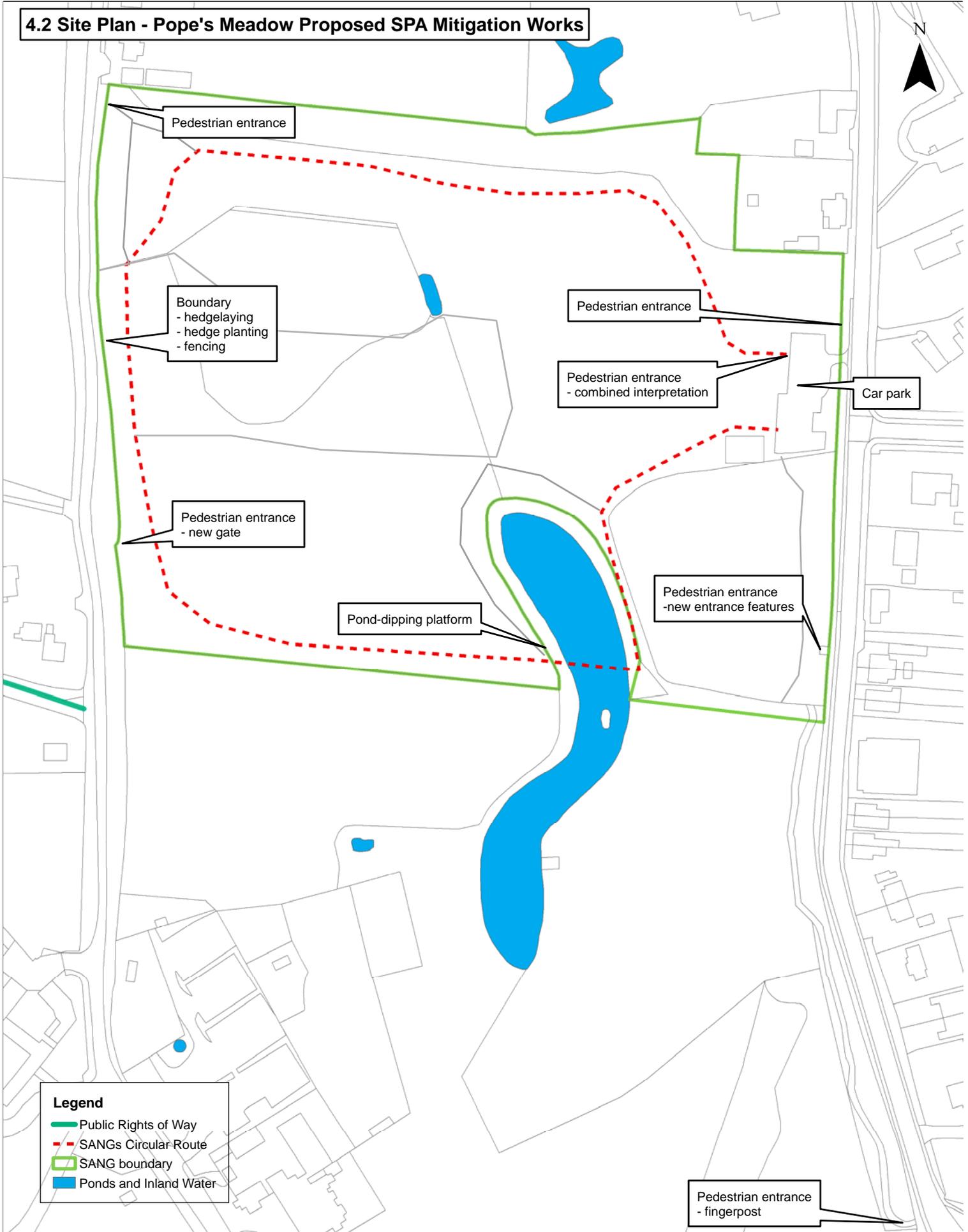


Please note this site plan shows only a selection of the proposed works, refer to section 3 Site Proposals for full details.

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## 4.2 Site Plan - Pope's Meadow Proposed SPA Mitigation Works



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

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## 5 SANG Criteria Checklist

It must be noted that the primary aim of enhancement is to encourage additional 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 SANG criteria in line with guidance from Natural England.

	<b>Criteria</b>	<b>Must/Should /Desirable</b>	<b>Current</b>	<b>Future</b>
1	Parking on all sites larger than 4ha (unless the site is intended for use within 400m only)	M	1 Formal car park Approx. 35 car spaces	Marked spaces to improve capacity with clear links into the site.
2	Circular walk of 2.3-2.5km	M	Provided within Bracknell Forest Council's suite of strategic SANGs	Provided within Bracknell Forest Council's suite of strategic SANGs.
3	Car parks easily and safely accessible by car and clearly sign posted	M	Site entrance signs and highway signs from St. Marks Road and at the Junction with London Road.	New combined interpretation to lead visitors to the main entrance from the car park.
4	Access points appropriate for particular visitor use the SANG is intended to cater for	M	One vehicular access and five pedestrian accesses including links to Public Rights of Way.	All entrance points to be upgraded to enhance attractiveness and accessibility where possible. Main circular route to be surfaced.
5	Safe access route on foot from nearest car park and/or footpath	M	Two safe access points from the car park to the site.	Improved links and signage from car park and pedestrian entrances into the site and linked routes.
6	Circular walk which starts and finishes at the car park	M	A range of routes exist around the site.	New circular route starting and finishing at the car park. Links to long distance routes

				will be signposted.
7	Perceived as safe – no tree and scrub cover along part of walking routes	M	Open plan car park with good views into the site. Mixture of woodland and open grassland with areas of scrub and hedgerows.	Open plan car park with good views into the site. Scrub management and hedgelaying to maintain balance.
8	Paths easily used and well maintained but mostly unsurfaced	M	No surfaced paths.	Principal path to be surfaced with hoggins to retain natural character. Secondary paths unsurfaced.
9	Perceived as semi-natural with little intrusion of artificial structures	M	No way-marking, some site furniture.	Natural waymarkers and interpretation features to remain in-keeping with environment.
10	If larger than 12 ha then a range of habitats should be present	M	Contrasting areas from woodland to grassland and the pond provides a special point of interest.	Contrasting areas from woodland to grassland and the pond provides a special point of interest.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead	M	No internal fencing.	Boundary fencing improved. No internal fencing.
12	No unpleasant intrusions (e.g. sewage treatment smells etc)	M	No unpleasant intrusions.	No unpleasant intrusions.
13	Clearly sign posted or advertised in some way	S	Entrance signs throughout Site webpage Site leaflet online	New combined interpretative panel; directional fingerposts within the site.
14	Leaflets or website advertising their location to potential users (distributed to homes and made available at entrance points and car parks)	S	Site webpage and leaflet available to download online.	Site webpage and leaflet available to download online.

15	Can dog owners take dogs from the car park to the SANG safely off the lead	D	Dog walkers are able to walk with dogs off lead directly from the car park.	Improved links, signage and interpretation from car park into site.
16	Gently undulating topography	D	Popes meadow has a gentle slope.	Popes meadow has a gentle slope.
17	Access points with signage outlining the layout of the SANG and routes available to visitors	D	One interpretation panel at car park showing routes.	New combined interpretative panel at car park, fingerposts and waymarkers around the site. Use of media such as audio trail to guide visitors.
18	Naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. Provision of open water is desirable	D	Popes meadow has a traditional parkland character and a variety of habitats of interest.	Enhanced habitat management to maintain the woodland, enhance grassland areas and improve access to the pond.
19	Focal point such as a view point or monument within the SANG	D	The pond provides a natural focal point.	The pond provides a natural focal point.

## 6. Costings - Popes Meadow proposed SPA mitigation works

**ESTIMATED**

Works	Location	Unit Cost	Quantity	Total Cost
<b>Information &amp; Interpretation</b>				
Site noticeboard with combined interpretive panel	At main entrances	£3,000	1	£3,000
Natural carved interpretation panels	Points on the circular route	£1,500	4	£6,000
Detailed arboricultural assessment	Throughout site, particularly veteran trees	allowance	allowance	£1,000
Orienteering markers and posts		£12	12	£144
Fingerposts	Marking long distance routes and entrances	£400	4	£1,600
Audio trail		allowance	allowance	£5,000
				<b>£16,744</b>
<b>Access</b>				
Car park space markings		0.5/m	140	£70
Car park footpath link	Link footpath access on north side	allowance	allowance	£2,000
Pedestrian entrance/path clearance	All sites	£350/day	5	£1,750
Self-closing gates	Western entrances	£600	2	£1,200
Path improvements	Circular route	£30/m	750	£22,500
	Woodland path	£30/m	135	£4,050
Pond edging		allowance	allowance	£5,000
Pond-dipping platform	Pond	allowance	allowance	£10,000
				<b>£46,570</b>
<b>Furniture</b>				
New gateway features	Eastern pedestrian entrance	allowance	allowance	£10,000
Fencing installation	East boundary and permissive path	£30/m	110	£3,300
Boundary screening	Pope's Manor boundary	£75/m	300	£22,500
				<b>£35,800</b>
<b>Habitat Management</b>				
Understorey/invasive plant control	Woodland, grassland	£350/day	5	£1,750
Hedgelaying	West and south boundaries	£350/day	5	£1,750
Hedges (whips with stakes and covers)	Boundaries	£3	150	£450
Wildflower seed/preparation/planting/aftercare	Grassland areas	0.6/m2	20000	£12,000
Wildlife features (bird boxes, bat boxes, etc)	All sites	allowance	allowance	£500
Veteran tree management		£350/day	10	£3,500
Installation costs				£6,500
				<b>£26,450</b>
<b>TOTAL COST</b>				<b>£125,564</b>

*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>LID</b>	Limiting the Impact of Development, a Supplementary Planning Document relating to planning obligations.
<b>LNR</b>	Local Nature Reserve
<b>LWS</b>	Local Wildlife Site
<b>SANG</b>	Suitable Alternative Natural Greenspace.
<b>SPA</b>	Special Protection Area. Designated under the EU Directive 79/409 on the Conservation of Wild Birds.
<b>SPA SPD</b>	SPA Technical Background Document to the Core Strategy.
<b>TPO</b>	Tree Protection Order

## 8 References

Bracknell Forest Borough Council (2007) Medium Term Objectives\*

Bracknell Forest Borough Council (2012) Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD).\*

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\*Documents available to download from [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk).