



**Waltham Forest Local Plan
Habitats Regulations Assessment**

**Strategy to Provide Suitable Alternative Natural
Greenspace**



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Executive Summary

This Suitable Alternative Natural Greenspace (SANG) strategy for the London Borough of Waltham Forest (LBWF) has been prepared in support of the Local Plan and the conclusions of its Habitats Regulations Assessment (HRA). The consultant team has been working closely with planning policy officers and engagement has been undertaken with Natural England and City of London representatives on potential SANG sites, the content of the strategy, and how the SANGs could be implemented alongside City of London future plans for Epping Forest.

This strategy will ensure that SANGs will be delivered alongside housing development in order to mitigate for increased recreational pressures on Epping Forest Special Area of Conservation (SAC) by providing alternative green space to divert residents from visiting the SAC. The strategy focuses on providing attractive alternative open spaces to Epping Forest SAC.

This strategy contains details of each proposed SANG site, including the following information:

- The site location;
- The existing use and indication of current visitor levels;
- A plan containing details of how each SANG will be enhanced to increase habitat value and visitor capacity in accordance with the Guidelines for the Creation of Suitable Accessible Natural Greenspace (Natural England, 2008). The plans are supported by a legend which identifies existing features and proposed enhancement features required for each site to provide a SANG function;
- Proposed capital and maintenance costs;
- Growth in the Borough that the SANG will mitigate for (north, central or south); and
- The funding mechanism for the creation and management of the SANG in-perpetuity.

The initial SANGs sites presented within this SANG strategy (together with consented developments) provide mitigation for the first 7 years of housing delivery within the 15 year plan period.

Ongoing work by LBWF has identified a further circa 100 other greenspaces within the Borough (some of which are larger than 2ha) to be considered as SANG sites, in order to deliver mitigation for years 8-15 of the plan period. Details of the additional sites will be provided to Natural England and the City of London Conservators of Epping Forest. The additional information demonstrates there is greenspace capacity within the borough to mitigate recreational effects on Epping Forest SAC throughout the plan period.



It is the intention of London Borough of Waltham Forest Council to develop a network of SANGs across the borough, establishing green and blue walking routes across the borough, which draw people away from the Epping Forest SAC area. These could also connect to publicly accessible greenspace beyond the Waltham Forest borough boundary.

In order to finalise this SANG strategy, letters of agreement in principle need to be obtained from third party landowners. Once the strategy is agreed with Natural England, it will be incorporated into a Mitigating the Impact of Development on SAC SPD. The SPD will form the basis on which developer contributions will be collected to fund SANGs implementation.

It is the intention of LBWF to review the SANGs strategy after 5 years given that there may be changes to public realm and the fact that there are other stakeholders involved in the other potential SANG sites. This will ensure that there are detailed SANGs in place for development over the plan period.

1 Introduction

ClearLead Consulting Ltd has been instructed to prepare a strategy to deliver Suitable Alternative Natural Greenspace (SANG) within the London Borough of Waltham Forest (LBWF) to mitigate for potential adverse effects of recreation pressure predicted to result from the Waltham Forest Local Plan Part 1 (LP1) on Epping Forest Special Area of Conservation (SAC). The potential adverse effect has been identified within the Habitats Regulations Assessment (HRA) Report of the Local Plan Part 1 (ClearLead Consulting Ltd, April 2021).

Part 1 (LP1) of the Waltham Forest Local Plan presents the development strategy, quanta of development, strategic policies and locations of development, development management policies and infrastructure delivery plan over the next 15 years. LP1 sets targets to deliver 27,000 additional homes and 52,000sqm of employment floorspace in Waltham Forest by 2035. Part 2 of the Local Plan (LP2) is the site allocations document. The HRAs of LP1 and LP2 have been undertaken in parallel and address similar potential effects in each, however, the LP2 HRA has addressed some matters in more locational detail as LP2 contains more locationally specific proposals (for example, potential urban effects). This SANGs strategy addresses recreational mitigation identified as needed in both HRAs. LP2 underwent Regulation 19 consultation between November 2021 and January 2022 and modifications are currently being considered at the time of writing.

This strategy provides a firm mechanism to meet the Habitats Regulations¹ requirements, demonstrating how potential adverse effects on Epping Forest SAC from recreational pressure will be mitigated.

The aim of the SANG strategy is to provide attractive alternative open spaces to Epping Forest SAC and in doing so reduce the visitor pressure on the habitats of the Epping Forest SAC. This will be achieved by improving the visitor experience within potential SANG sites, including the natural habitats on site, taking into account the availability of land and its potential for improvement.

Following advice obtained through discussions with Natural England on 4th March 2021, this strategy sets out the following information:

- The location of suitable SANG sites;
- The existing use of each SANG site and indication of current visitor levels on each site;

¹ The Conservation of Habitats and Species Regulations 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019)

- Details of how each SANG will be enhanced to increase habitat value and visitor capacity in accordance with the Guidelines for the Creation of Suitable Accessible Natural Greenspace (Natural England, 2008). This document sets out what each SANG site should have in order to make them attractive to visitors;
- Growth in the Borough that the SANG will mitigate for (such as which part of the borough north, central, south); and
- The funding mechanism for the creation and management of the SANG in-perpetuity.

The remainder of this strategy is structured as follows:

- **Chapter 2** provides more detail of the Local Plan Part 1 HRA and potential effects on Epping Forest SAC identified;
- **Chapter 3** presents the methodology and guidelines followed in preparing this strategy;
- **Chapter 4** presents the SANG site details including plans and estimated capital costs for each of the SANG sites identified within Waltham Forest;
- **Chapter 5** presents delivery and monitoring arrangements; and
- **Chapter 6** sets out next steps.

2 Local Plan Part 1 HRA and potential effects on Epping Forest SAC

2.1 Habitats Regulations Assessment

In the UK, the Habitats Directive (92/43/EEC) has been transposed into domestic legislation as the Habitats and Species Regulations 2017² which requires an assessment of any plans which are likely to have a significant effect on any protected European sites, i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar wetland sites. This is commonly referred to as a Habitats Regulations Assessment (HRA). This requirement includes strategic plans with an impact on land use.

The purpose of an HRA is to assess the significance of potential impacts of a plan on relevant European sites. The assessment should determine whether the plan would adversely affect the integrity of the site in terms of its nature conservation objectives. Where negative effects are identified, other options should be examined to avoid any potential for damaging effects.

Guidance has been produced in relation to undertaking HRA. The following guidance documents were followed in the HRA of the LBWF LP1:

- English Nature (2006) draft Guidance – The Assessment of Regional Spatial Strategies and Sub-regional strategies under the provisions of the Habitats Regulations;
- Scottish Natural Heritage (January 2015) Habitats Regulations Appraisal of Plans Guidance For Plan-Making Bodies In Scotland Version 3.0 originally prepared by David Tyldesley and Associates; and
- Department for Communities and Local Government (August 2006) Planning for the Protection of European Sites: Appropriate Assessment. Guidance for Regional Spatial Strategies and Local Development Documents. Draft.

If Likely Significant Effects (LSEs) on European sites are identified in the first stage of an HRA (HRA Task 1: Screening), measures must be put in place to avoid them. Further investigation may be necessary to understand how the plan might affect the integrity of European sites (HRA Task 2: Appropriate Assessment) and to develop effective avoidance and mitigation measures (or consider mitigation measures already proposed). Full mitigation details are not required within

² Updated by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019



a plan level HRA, as confirmed by a judgement³ at the Court of Appeal (No Adastral New Town) which ruled that mitigation measures do not need to be considered in as much detail as the available information permits, but instead only be sufficient *'to be satisfied as to the achievability of the mitigation in order to be satisfied that the proposed development would have no adverse effect'*.

2.2 The Likely Significant Effect Identified

Potential likely significant effects in relation to recreational pressures on the Epping Forest SAC were identified at the draft plan stage of Local Plan development. The Footprint Ecology – Epping Forest Visitor Survey 2019 of Epping Forest identifies the postcodes of surveyed visitors and shows that over a third (35%) of all interviewees that gave a full valid postcode were residents of Waltham Forest. Visitors to Epping Forest were shown to be predominantly from Waltham Forest, Epping Forest District and Redbridge with eight other districts stated as home to visitors of the Forest. The visitor surveys led to the establishment of a 'Recreational Zone of Influence' which the entire Waltham Forest Borough falls within. The Waltham Forest Local Plan would result in new homes within the Zone of Influence which is predicted to have an adverse effect on the integrity of the SAC due to increased recreational pressures.

Potential in combination recreational effects with growth in neighbouring areas were also identified in the HRA screening task at the draft plan stage.

Epping Forest District Council shares a boundary with Waltham Forest and contains parts of Epping Forest SAC. Epping Forest District Council is in the process of preparing a new Local Plan. The Epping Forest District Council Local Plan was found not to be sound by the Inspector during examination in 2019 and requires major modifications before it can be adopted. Epping Forest District Council has now prepared strategies to address the issues identified by the Inspector including a Green Infrastructure Strategy which was adopted as a material planning consideration in April 2021. These strategies are predicted to be sufficient for Epping Forest District Council to be satisfied that appropriate mitigation can be achieved.

2.3 How the Potential Effect was Assessed

The possible effects of recreational pressure are:

- Trampling and wear from cyclists leading to soil compaction/erosion and damage to veteran tree roosts;

³ <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Core-Strategy-and-DMP/No-Adastral-New-Town-Ltd-v-SCDC.pdf>

- Eutrophication from dog fouling;
- Grazing challenges due to interactions between visitors and livestock;
- Direct damage to veteran trees from climbing;
- Damage to tree saplings effecting recruitment of new trees;
- Harvesting; and
- Disturbance to invertebrates and other wildlife.

Epping Forest is London's largest open space which is managed by the City of London as the Conservators of Epping Forest. The Epping Forest SAC is designated for its extensive woodland, heathland and its population of stag beetles.

Epping Forest SAC is a popular destination due to its location on the outskirts of London. The forest received 4.2 million visits in 2014⁴ and the City of London Corporation has concerns that high levels of people visiting the most popular parts of the forest are resulting in damage to vegetation and erosion of soils. Also, Epping Forest is a key mountain biking destination as it is easily accessible by train. Off-road cyclists are creating new tracks as they ride through the woodland and widening existing tracks⁵ which is leading to fragmentation, degradation, soil erosion and loss of habitat continuity. Natural England's Site Improvement Plan⁶ lists 'public access/disturbance' as a priority issue that is currently impacting on the condition of the SAC.

Formal visitor surveys were undertaken in 2017 and 2019 by Footprint Ecology⁷⁸ to understand the visitor use of Epping Forest SAC. The surveys identified that 75% of visitors to Epping Forest SAC in 2017 came from within 6.176km of the forest whereas in 2019 this figure was 6.67km (and 6.36km excluding the holiday makers). The zone from which 75% of visitors originate from is considered by Natural England to be the 'Recreational Zone of Influence'⁹ and any proposed residential developments within this zone are therefore considered to have a recreational impact on the SAC. Natural England have confirmed that the Epping Forest SAC Recreational Zone of

⁴ Epping Forest Management Plan

(https://consult.cityoflondon.gov.uk/consult/ti/EF_Management_Plan_1/view?objectId=6711348)

⁵ www.trailforks.com/region/epping-forest/?activitytype=1&z=11.9&lat=51.67006&lon=0.04019

⁶ Natural England (December 2014). Site Improvement Plan: Epping Forest.

⁷ Liley, D., Panter, C., Weitowitz, D. & Saunders, G. (2018). Epping Forest Visitor Survey, 2017. Unpublished report by Footprint Ecology for the City of London Corporation as Conservators of Epping Forest.

⁸ Liley, D., (2019). Epping Forest Visitor Survey (2019). Unpublished report by Footprint Ecology for Epping Forest District Council.

⁹ Natural England Interim Advice Note (March 2019). Andrew Smith – Thames Team



Influence should currently be set at 6.2km¹⁰, subject to the results of future visitor surveys. For the purpose of this HRA, 6.2km is therefore considered to be the Recreational Zone of Influence; this distance encompasses all of the London Borough of Waltham Forest.

The visitor surveys found that the median distance that people travelled to the site (i.e. half the people interviewed) was 3.1km in 2017 and 2.6km in 2019. People living within this zone were more likely to visit the site more frequently. Natural England have confirmed that 3km is considered to be the Inner Recreational Zone of Influence.

2.4 Effects of the Local Plan on Epping Forest SAC

Due to the proximity of the Borough of Waltham Forest to the Epping Forest SAC, the Spatial Strategy Policies of the LP1 are likely to result in residential developments that fall wholly or partly within 3km of the SAC which is within the Inner Zone of Influence. These Spatial Strategy Policies could result in the addition of 27,000 homes, the vast majority of these are likely to occur within this inner zone. The population growth associated with these new homes would result in an increase in recreational pressures on the Epping Forest SAC. The SAC is already under pressure from existing high levels of recreational activity and therefore, without mitigation, the additional pressures are predicted to result in an adverse effect on the integrity of the SAC.

2.5 Mitigation Proposed to Address the Potential Adverse Effect

Natural England produced an interim advice note on the Emerging Strategic Mitigation Strategy for the Epping Forest SAC (NE, 6th March 2019) and updated their advice a letter dated 5 March 2021¹¹. The advice was that all residential development within 3km of the SAC and all development with 100 or more dwellings within 6.2km of the SAC should make a financial contribution to strategic measures as set out in the costed Strategic Access Management Measures (SAMM) provided by the Conservators of Epping Forest. The proposed SAMM, which have been agreed by its members, would include measures to manage recreational pressures by encouraging users to use designated routes/areas away from sensitive parts of the Forest and monitor visitor impacts on SAC features to guide visitor management. These costings have been laid out in terms of whole forest SAMM Mitigation Measures. A draft of the Governance Agreement being taken to Cabinet by the Local Authorities involved has an in-perpetuity figure of

¹⁰ Natural England Epping Forest SAC Zone of Influence (June 2020). Letter to Epping Forest District Council. Jamie Melvin – West Anglia Team

¹¹ Natural England Developments to the Strategic Approach relating to the Epping Forest SAC Mitigation Strategy (March 2021). Letter to the Epping Forest SAC Oversight Group. Aidan Lonergan.

£24,817,469.05. The Corporation of London considers these mitigation measures to be essential to the protection of Epping Forest SAC.

With regards to SANG, Natural England also advise that residential development with 100 or more dwellings within 6.2km of the Epping Forest SAC should provide additional mitigation to offset recreational impacts on the SAC. This advice has recently been superseded by Natural England's response to the Regulation 18 consultation on LP2 and in it's Hearing Statement for the Waltham Forest LP1 Examination¹² which suggests that contributions towards the provision of SANGs from developments of all sizes should be sought. A SANG strategy therefore needs to be developed which identifies a set of SANG sites with details of improvements and costs which can be contributed to by developers.

Natural England has set out a 'Toolbox Approach' to mitigation. The list of items that NE would find acceptable as part of the package of mitigation measures includes the following:

- 1) Traditional SANG, meeting the 8ha minimum standard, meeting the guidelines;
- 2) SANG networks, either not meeting the standard, or all of the traditional guidelines, but does provide a semi natural experience of a size greater than 2ha for the local populous;
- 3) Strategic SANG, as discussed above provided by a third party. Options to look at areas such as Olympic Park or Hackney Marshes;
- 4) SAMM+ Contribution, directly funding a significant project from the City of London's proposed complete solution. Reducing the overall requirement strategically, but dealing with a likely acute development issue, due to size of development or proximity to the SAC;
- 5) Offsite Public Rights of Way improvements away from the SAC. Provides an opportunity to improve accessibility to current green spaces in the London Boroughs from the new developments and beyond;
- 6) Bespoke Wardens provided to manage visitor engagement on SANGs [and] other green spaces in the Boroughs;
- 7) A new Education Centre / Facility focused on managing behaviours at the SAC;
- 8) Dog Training Areas on the site somewhere, small fenced areas where people could train their dogs, recall etc, without being on the SAC;
- 9) Contributions to other Green Infrastructure in the vicinity (improvements to accessibility or biodiversity on them), such as opening up areas of green, removing culverts on river sections, extra habitat planting or riverside walks;
- 10) Contribution to the City of London for something else outside of the SAMM project requirements;
- 11) Pet Covenants on developments to ban keeping of dogs;

¹² Natural England Hearing Statement (12th January 2022) Waltham Forest Local Plan (LP1) 'Shaping the Borough Examination' – Matters, Issues and Questions

- 12) Reduce access to the SAC from any particular development with physical barriers; and
- 13) Secure measures to provide garden waste provision on site, to protect garden refuse or fly tipping on the SAC, where gardens are part of the application.

This SANG Strategy provides a package of mitigation measures based on Natural England's 'Toolbox Approach' and responds to bullet points 2, 3 and 5 in the list above.

A framework for the SANG Strategy is provided in Table 2.1 below.

Details to be included within the Strategy	Description	Progress
A detailed plan of each SANG site within the borough showing the existing use of the proposed SANG, including information on the existing nature conservation interest of the site and any other constraints.	The proposed SANGs identified to date are on either new semi-natural open space or existing open space with access improvements.	8 potential SANG sites so far identified in this strategy as well as potential for a network of smaller 'SANG' across the Borough.
A costed schedule of proposed works to improve each site thereby increasing its capacity for recreation by enhancing the visitor experience.	Details of how each SANG will be enhanced to increase visitor capacity would be undertaken in accordance with the Guidelines for the Creation of Suitable Accessible Natural Greenspace (Natural England, 2008 or subsequent version). This document sets out what each SANGs should have in order to make them attractive to visitors and would guide the design of the SANG.	A master list of capital costs has been developed and approved by LBWF Parks Department and circulated to LVRPA contacts.
Details of the types and size of each SANGs and what experience they would provide.	The strategy aims to provide a range of types and sizes of SANG, offering a range of experiences, including larger SANG with café facilities (i.e. honey pot sites), dog training areas and possible bike parks.	Initial SANG sites presented within Section 4 of this draft strategy.
Details on proposed biodiversity enhancements within the SANGs.	There is an opportunity to tie this in with the Local Plan requirement for developments to result in Biodiversity Net Gain.	Habitat enhancements are included in Section 4 of this draft strategy

Table 2.1: Framework for the SANG Strategy		
Details to be included within the Strategy	Description	Progress
An indication of current visitor levels within the sites and, where appropriate, the degree of discounting applied to reflect this (particularly in areas of existing open space to be enhanced).	Level of visitor survey required to be confirmed following consultation with Natural England.	Included for the initial SANG sites in Sections 4 and 5 in this draft strategy.
A plan showing how each SANG will be linked to other SANGs or existing greenspace within the borough to provide a network of alternative sites.	This will focus on footpaths that do not link with the SAC.	In progress.
Details of the requirement for bespoke wardening to manage visitor engagement on SANGs and other green spaces in the borough.	NA	In progress.
The location and number of dwellings each SANG could provide avoidance/mitigation for.	The Local Plan (Part 2) HRA will set out the proportion of the SANG network assigned to each Site Allocation. Full details of which SANG area relates to which site allocations would be finalised during the Regulation 19 stage of the Local Plan (Part 2).	Table 5.1 sets out how many new dwellings can be mitigated by the initial SANG sites.
Assurance that sufficient SANG is provided in advance of occupancy of residential developments.	Further details to be provided on borough-wide capacity by Waltham Forest Borough Council. Further details on implementation will be provided within the associated SPD.	Further detail on the network of smaller sites will be provided to demonstrate sufficient capacity exists. The SPD will provide further detail to assure that sufficient SANG is provided in advance

Table 2.1: Framework for the SANG Strategy		
Details to be included within the Strategy	Description	Progress
		of occupancy of residential developments.
An indication of the funding mechanism for the creation and management of the SANG in-perpetuity and who would be responsible for the management of each SANG.	Full details to be provided within the associated SPD.	Provided in Section 5 of this strategy for the initial set of SANG sites.

Along with the SAMMS payments, the SANG Strategy provides mitigation for the potential effects identified in the Appropriate Assessment. It will ensure that SANGs will be delivered alongside housing development in order to mitigate for increased recreational pressures on Epping Forest SAC.

Once finalised, the SANG strategy will be published in a Mitigating the Impact of Development on SAC Supplementary Planning Document (SPD) which will ensure that SANG will be delivered alongside housing development in order to mitigate for increased recreational pressures on Epping Forest SAC. The SPD is scheduled to be finalised in August 2022.

3 Approach to Developing the Strategy

3.1 Methodology

SANG strategies were originally prepared to offset the effects of dog walkers on the ground nesting birds within the Thames Basins Heaths Special Protection Area (SPA) and the Dorset Heaths SPA. These strategies have also been effectively used to offset recreational pressures on Special Areas of Conservation. The application of SANG principles to offset recreational pressures effecting SACs has yet to be implemented within Greater London (refer to Section 5 for further details).

The methodology followed has been developed by the consultants in consultation with Natural England. The steps set out below have been completed in order to prepare this strategy.

- Step 1: Identify potential SANG sites within the borough or on the boundary of the borough in neighbouring areas.
- Step 2: Gather information about potential SANG sites. Use GIS to identify constraints such as flood risk and nature conservation designations. Undertake site visits to identify whether potential SANG sites meet the Natural England SANG checklist criteria and identify habitats on site.
- Step 3: Identify additionality needed to enhance a site to meet SANGS criteria, for example:
 - ▶ planting
 - ▶ circular walk
 - ▶ seating
 - ▶ interpretation boards
 - ▶ new access routes from nearby housing
- Step 4 : For any sites not in LBWF ownership, contact owners and obtain their agreement in principle to use the site as SANGs.
- Step 5: Calculate uplift – identify how many new residents a site could provide SANGs for.
- Step 6: prepare plans showing the additionality / enhancements to be added to each site, access points.
- Step 7: identify a list of indicative costs which developers will contribute towards creating the SANGs and maintaining them in perpetuity.

An initial 12 potential SANG sites were identified, as shown on Figure 5.1 of the HRA Report (April 2021). Following site visits in April 2021, attended by representatives of the ClearLead Consulting team, LBWF planning policy officers, Natural England and the City of London, along with further discussions, four of the 12 sites have been excluded from the strategy. Two sites are now already being designed for SANGs (Lloyd Park and Chestnut Fields) in order to deliver committed



development projects. The Peter May Sports Centre and Sewardstone Road (Rugby Club and Driving Range) have not been further developed at present because the areas with potential for improvement may be fairly small. However, these sites could contribute to a network of smaller greenspace sites and are therefore still be considered as such.

The landscape architect and the ecologist then returned to the remaining sites to identify habitats of nature conservation value within the site (where present) and to start to develop designs for the sites in order to enhance them.

Six additional SANG sites have also been identified which are currently being investigated for potential to be included within the strategy at a later date.

Some of the potential SANGs sites are owned by LBWF however a number are owned by the Lee Valley Regional Park Authority (LVRPA) and London Legacy Corporation. LBWF are liaising with these site owners to obtain agreement in principle for their sites to be included within the SANG strategy.

In addition to the initial 8 SANG sites, LBWF also has an aspiration to establish a network of smaller areas of natural greenspace throughout the Borough which would provide connections between larger areas of publicly accessible greenspace and SANGs throughout the Borough and also connect to publicly accessible greenspace beyond the Waltham Forest borough boundary. This responds to the advice from Natural England in their Interim Advice Letter (6 March 2019) and subsequently in a letter dated 5th March 2021¹³ that a SANG strategy should include improvements to the footpath network within the Borough to improve accessibility and permeability to recreational walkers (whilst avoiding connecting with Epping Forest SAC).

3.2 Consultation

Natural England and City of London Conservators of Epping Forest have been consulted as the strategy has been developed. Representatives of both organisations attended site visits in April 2021. During the site visit, Natural England were able to provide advice on suitability of sites for SANGs and enhancements which would be required to meet Natural England SANG criteria. Natural England has also advised on the structure of the strategy.

Discussions have been ongoing between LBWF departments led by Strategic Planning officers (Parks, Highways and Regeneration), with neighbouring authorities such as Epping Forest District Council, Redbridge and Enfield Councils, and with the London Legacy Development Corporation and Lee Valley Regional Park Authority.

¹³ Natural England Developments to the Strategic Approach relating to the Epping Forest SAC Mitigation Strategy (March 2021). Letter to the Epping Forest SAC Oversight Group. Aidan Lonergan.

4.1 Introduction

An overview of the borough showing the location of each of the proposed SANG sites is shown in Figure 4.1. This figure also shows SANG already agreed through development management for consented schemes.

Please note that site numbering is not currently sequential due to several initially identified sites having been discarded as being potential SANG sites, either due to their potential to meet Natural England SANG Guidance Criteria or because they are already being used to deliver SANG (e.g. Lloyd Park).

Information is provided in this section for each SANG site covering:

- The site location;
- The existing use and indication of current visitor levels;
- A plan containing details of how each SANG will be enhanced to increase habitat value and visitor capacity in accordance with the Guidelines for the Creation of Suitable Accessible Natural Greenspace (Natural England, 2008). The plans are supported by a legend which identifies existing features and proposed enhancement features required for each site to provide a SANG function;
- Proposed capital and maintenance costs;
- Growth in the Borough that the SANG will mitigate for (north, central or south); and
- The funding mechanism for the creation and management of the SANG in-perpetuity.

Constraints plans in Appendix A provide information on the current known constraints contained on GIS held by LBWF.

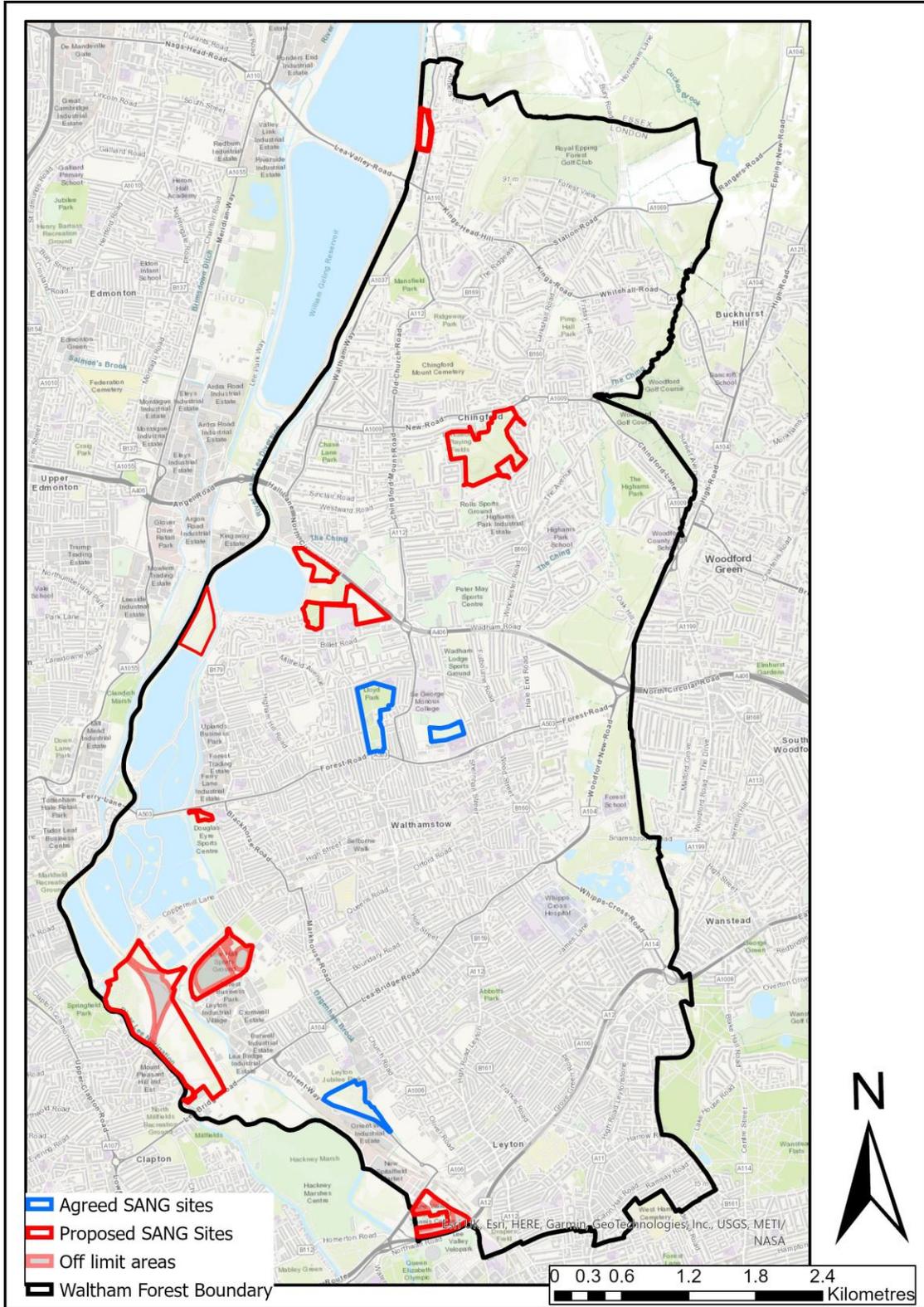


Figure 4.1: Location of Proposed and Agreed SANG Sites

4.2 Visitor Numbers

Each SANG site is already accessible to the public and experiences a certain level of use.

Visitor numbers are not currently monitored for parks within Waltham Forest and it has not been possible to undertake any visitor surveys due to Covid-19 restrictions. It has therefore been necessary to estimate visitor numbers using observations during site visits in April and June 2021.

The following table records the observations made about visitor use of the sites during site visits by ClearLead Consulting staff and associates on several dates during April and June 2021.

Table 4.1: Visitor Use Observations During Site Visits				
Site name	Date visited	Day of week	Weather conditions	Use observed
Site 2: Larks Wood	22 April and 2 June 2021	5pm to 7pm Wednesday and Thursday	Fine	5 people walking dogs on leads.
Site 4: Cheney Row Park and Folly Lane Triangle	22 April and 2 June 2021	10am to 1pm Wednesday and Thursday	Fine	20 people using the Cheney Row play park and immediate environs. 5 people using the remainder of the site.
Site 5: Tottenham Marshes (Wild Marsh East)	23 April and 2 June 2021	11.30am to 1pm Wednesday and Thursday	Sunny	10 people using the site at any one time, primarily walking around and through the site.
Site 8: Low Hall Sports Ground	22 April and	12 to 1pm Thursday	Fine	5 people using the majority of the site at any one time with a group of approx. 10 additional people having a meeting in the woodland clearing nature area in the east of the site
Site 9: Douglas Eyre Sports Centre	2 June 2021	2 to 3pm Wednesday	Dry and sunny	No people present on-site at the time of visit.

Site 10: Walthamstow / Leyton Marsh Nature Reserve Marshes	22 April and 2 June 2021	11am to 3pm Wednesday and Thursday	Dry, cloudy	Several dog walkers, dogs kept on leads, between 20 and 30 people using the site at any one time, including people sat on grass, several cyclists and walkers passing through site.
Site 11: Lee Valley Tennis Centre	22 April and 2 June 2021	9 to 11 am Wednesday and Thursday	Dry, cloudy	Several walkers and cyclists passing through the site or people arriving to use the leisure centre. Up to 10 people using the site at any one time.
Site 12: Sewardstone Paddocks	22 April and 2 June	5 to 6 pm Thursday, and 10 to 11am on Wednesday	Dry, cloudy	Maximum of two people on-site at any one time.

Where there is existing visitor use of a proposed SANG site, it is necessary to discount this and work out the SANG capacity which is available as mitigation for residential developments.

The visitor numbers in Table 4.1 has been used to estimate the number of people using the proposed SANG sites. It has been assumed that the number of people observed on-site during the site visits were typical of the '*people visits per hour*'. This is in line with information within the 2019 Visitor Survey of Epping Forest (Footprint Ecology, 2019) which states that visits to the forest were typically either 30 minutes to an hour (33% of interviewees) or 1-2 hours (43%).

No information was available for the sites on the frequency of visits by users. However, the 2019 visitor survey of Epping Forest contains details on the frequency of people's visits. This survey is considered relevant due to the close proximity of the proposed SANG sites to the forest. Information from this survey has been used in Table 4.2 to calculate open space use.

Table 4.2: Calculation of Open Space Use based on Epping Forest 2019 visitor data (Footprint Ecology, 2019)

Frequency of visit	% of people visiting	Frequency of visits per week - averaged	Number of people - from 660 interviewed	Visits per person per week	Number of visits per week - from 660 interviewed	Number of visits per year	Visits per person per year -from 660 interviewed
Daily	24.39	7.00	161.00	1.71	1127.00	58604.00	88.79
Most days (180+)	14.09	4.50	93.00	0.63	418.50	21762.00	32.97
1 to 3 per week	28.79	2.00	190.00	0.58	380.00	19760.00	29.94
2 to 3 per month	10.30	0.63	68.00	0.06	42.50	2210.00	3.35
Once per month	7.12	0.25	47.00	0.02	11.75	611.00	0.93
Less than once a month	9.09	0.17	60.00	0.02	10.00	520.00	0.79
First time	6.21	0.00	41.00	0.00	0.11	5.84	0.01
Total	100		660.00	3.01 visits per week by average visitor	1990	103,473	157 visits per year by average visitor

Table 4.2 shows that one person who regularly visits the forest, on average, visits 3.01 times per week and makes 157 visits per year. The figure of 157 annual visits per person is therefore used to establish the number of people in the locality who use each of the proposed SANG sites; this is calculated in Table 4.3 below.

In comparison, the visitor survey data for proposed SANG sites in Bracknell undertaken to inform the Bracknell Forest Council SPD¹⁴ found that one person, on average, visits their sites 3.22 times per week and makes 168 visits per year. Both these figures are in line with national benchmarks.

Capacity of a site to be used as SANG, based on existing public usage, typically follows the calculations proposed by in the Bracknell Forest Council SPD as agreed by Natural England. The overall carrying capacity of each site can be calculated with reference to the standard of at least 8ha/1000 population set out in the Thames Basin Heaths Delivery Framework. However, most of the potential SANGs have a level of existing visitor use. The actual mitigation capacity of each site is the difference between the overall carrying capacity (based upon the standard of at least 8ha/1000 population) and the current visitor use, as demonstrated in Table 4.3.

Proposed SANG Sites	A. Total visits per year (people visits per hour x 12 x 365) *	B. Equivalent no. of visitors p.a. (A / 157) (rounded)	C. Area of open space (ha)	D. Capacity to mitigate at 8ha/1,000 (C/8*1000)	E. Potential visitor capacity (D-B) (rounded down)	Residual area of SANG available	Percentage discount
Site 1: Larkswood	21,900	139.69	24.29	3036.25	2896.56	23.17	7
Site 4: Cheney Row	109,500	698.44	14.81	1851.25	1152.81	9.22	57
Site 5: Tottenham Marshes	43,800	279.38	8.87	1108.75	829.37	6.63	38

¹⁴ Thames Basin Heaths Special Protection Area Supplementary Planning Document' (Bracknell Forest Council, 2018)

Table 4.3: Calculations of Residual Areas of SANG Available							
Proposed SANG Sites	A. Total visits per year (people visits per hour x 12 x 365) *	B. Equivalent no. of visitors p.a. (A / 157) (rounded)	C. Area of open space (ha)	D. Capacity to mitigate at 8ha/1,000 (C/8*1000)	E. Potential visitor capacity (D-B) (rounded down)	Residual area of SANG available	Percentage discount
Site 8: Low Hall	65,700	419.07	7.64	955.00	535.93	4.29	32
Site 9: Douglas Eyre	0	0.00	0.95	118.75	118.75	0.95	0
Site 10: Walthamstow	131,400	838.13	49.43	6178.75	5340.62	42.72	20
Site 11: Lee Valley	43,800	421.15	8.57	1071.25	650.10	5.20	39
Site 12: Sewardstone Paddocks	8,760	55.88	3.13	391.25	335.37	2.68	22
Total areas			117.69			94.88ha	

Covid-19 Pandemic

There is uncertainty over whether the anecdotal effect of the Covid-19 pandemic on the recreational behaviour of Waltham Forest residents will continue. It could be expected that open spaces will have become more valued and more frequently used by residents since 2020. It is considered prudent to assume that estimates of present visitor use are a reasonable baseline.

Conclusions and Discounting

It is estimated that the proposed SANGs listed above have the capacity to provide 94.88ha of SANG. This is discussed further in Section 5 below.

4.3 Costs

The costs for the implementation of the SANGs proposals and their subsequent maintenance and management are based upon current costs at the time of writing. These costs will need to be reviewed periodically to cover increases in material and labour costs, and inflation.

Costs are based upon new works that are proposed for the SANG sites. It does not include costs associated with the existing maintenance and management of the existing sites.

Maintenance and replacement costs are based on a period of a minimum of 80 years (this being the appropriate period identified by Natural England).

A contingency of 10% has been included to cover unforeseen costs and any additional works that may be found to be necessary or appropriate upon more detailed site inspections and the subsequent detailed design and implementation of the works.

An allowance should be made for a proportion of staff costs to cover detailed design, implementation and management of the proposed works.

4.4 SANG Quality Checklist

Table 4.4 over the page provides details how the SANG sites within this strategy have been designed in accordance with the SANG quality checklist as set out in the Guidelines for the Creation of Suitable Accessible Natural Greenspace (Natural England, 2008). The strategy does not strictly adhere to all the checklist attributes in regards to carparking. Waltham Forest is a London borough with good levels of public transport, particularly in the south and central areas of the borough.

The catchment of the proposed SANG sites is identified for each site within the tables over the page. The catchment distances are based on the Natural England SANG Guidelines and are determined by whether the site has a car park which therefore indicates the site has a greater catchment area. Given the good levels of public transport in Waltham Forest Borough it should be noted that the catchment of these sites in reality may be different, particularly in the south, and given the encouragement of active modes of travel within the Local Plan and the discouragement of the use of cars. It is expected that users of SANG site will travel by foot, cycle and public transport to access them as well as by car, where parking is available.

Table 4.4 SANG Quality Checklist	
Attribute	Comment
Must / should have attributes	
For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it.	Car parking with circular walks would be available at Sites 4, 8, 10 and 11. All car parks would be signposted. The remaining sites do not have car parking, although car parking is often available nearby. The use of cars within Waltham Forest is being actively discouraged in favour of more sustainable travel. All the sites are well connected by public transport.
All SANG with car parks must have a circular walk which starts and finishes at the car park.	
Car parks must be easily and safely accessible by car and should be clearly sign posted.	
It should be possible to complete a circular walk of 2.3-2.5km around the SANG.	It is considered that car parking is not a must have feature of SANGs within Waltham Forest or Greater London. All sites contain 2.3km+ walks except Sites 5, 7, 9, 11 and 12 are below the 2.3km distance. However, all these sites except Site 12 occur immediately adjacent to existing open space and therefore link to 2.3km+ circular walks. Details of 2.3km+ circular walks for each site would be included on the site noticeboard, leaflets and council website.
The accessibility of the site must include access points appropriate for the particular visitor use the SANG is intended to cater for.	Appropriate pedestrian access points would be created for all the sites enabling access on to site.
The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s.	Access points are safe.
SANG must be designed so that they are perceived to be safe by users; they must not have tree and scrub covering parts of the walking routes.	All the SANG sites have been designed to ensure the sites would be perceived as safe. Small blocks of scrub/woodland are proposed on some of the sites but would not restrict visibility along footpaths. Site 2 Larkswood is a woodland site but has clearly visible access tracks throughout and has been included to offer an alternative to the Epping Forest SAC which is primarily woodland.
Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.	The majority of the paths are unsurfaced.
SANG 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.	The sites comprise semi-natural habitats.

Table 4.4 SANG Quality Checklist	
Attribute	Comment
All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.	Variety of habitats proposed within the sites.
Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.	Access within the SANG sites would be largely unrestricted. Site 11 includes a dog exercise area. The provision of additional fenced off areas for dog walking off the lead could compromise the semi-natural appearance of the other SANGs.
SANG must be free from unpleasant intrusions	Roads occur around several of the sites but are screened by woodland/hedgerows. Additional screening is proposed on some of the sites to increase containment from surrounding urban areas. At site 4, an allowance has been made for acoustic survey to determine whether additional acoustic mitigation is required for the A406 North Circular road adjacent to the site.
SANG should be clearly sign-posted or advertised in some way.	Appropriate sign posting is proposed.
SANG should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.	Leaflets and websites are proposed.

4.5 SANG Sites

The tables in this sub-section present the following information for each SANG site:

- Description of each SANG site;
- Information on how each site will be upgraded to increase its recreational value to encourage visitors to the sites;
- Plans showing the proposed enhancements to the site; and
- Estimated capital and maintenance costs for each site.

Site 2 Larks Wood

Table 4.5: Site 2 Larks Wood - SANG Information and management statement	
Description	<p>Larks Wood is a semi-natural broadleaved woodland which is a remnant of a much larger woodland that originally included Epping Forest. Larks Wood Playing Field is situated in the west of the site and a Local Green Space Area in the north. The site is bordered by Larks Wood Leisure Park to the north which includes a carpark.</p> <p>The site is linked to the following three additional Public Open Spaces: Chingford Memorial Park, Ainslie Wood and Playing Field, and Rolls Park Sports Ground. These sites comprise primarily amenity grassland with trees and woodland. There is potential to provide an improved network of greenspace in this area through improved linkages and wayfinding between the Larks Wood SANG site and the smaller sites.</p>
Designations and habitat information	<p>Part of the site is designated as a Site of Importance for Nature Conservation (SINC) due to its ancient woodland which contains pedunculate oak, horn beam and wild service trees. The Local Green Space Area comprises a mosaic of unimproved and semi-improved neutral grassland, scrub and recently established woodland. The Larks Wood Playing Field is dominated by amenity grassland.</p> <p>Ainslie Wood forms part of one of the nearby Public Open Spaces and is designated as a Local Nature Reserve and SINC for its semi-natural broadleaved woodland. None of the other nearby Public Open Spaces are designated for their nature conservation value.</p>
Size	24.29
Catchment	0.4km (parking available in adjacent Larks Wood Leisure Park is due to be redeveloped)

Table 4.5: Site 2 Larks Wood - SANG Information and management statement	
Landownership/management	The site is owned by the London Borough of Waltham Forest and managed by its Parks Department.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • To manage the wildflower grassland in the Local Green Space to maximise its botanical interest; and • Enhance the site for birds and mammals through installing wildlife features throughout the site. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Provide an area open to the public for informal recreation and enjoyment of the countryside; • Improve interpretation within the site; • Improve connections between the LGS and Larks Wood; • Improve access to the site and links to the wider area including other Public Open Spaces; and • Upgrade paths to allow reasonable access all year round.
Access, landscape and interpretation enhancements	<ul style="list-style-type: none"> • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site's wildlife importance. Regularly updated leaflets will also be displayed on noticeboards to inform visitors of site information; • Way-markers at strategic points (site entrances and path junctions) and on the principal paths around the site will enable visitors to navigate around the site with ease. They will also help link the site to the other nearby Public Open Space areas creating a large circular walk; • Site leaflet: a colour leaflet which will include site and access information, background details of the different areas, nature conservation information as well as a map to help visitors find their way around. The existence of a leaflet, distributed via the Borough Council offices, website and libraries will also help inform potential visitors of the site's presence and its use as an alternative recreational resource to the SAC; • A new woodland path in the southeast of the site and new connection with the Local Greenspace Area which will be enhanced by removing the old concrete panel fence along the boundary; • QR codes will be installed within the site to provide additional information on biodiversity and historic features of the site; and

Table 4.5: Site 2 Larks Wood - SANG Information and management statement	
	<ul style="list-style-type: none"> • New waste bins at the site entrance. The design would be chosen to be in keeping with the natural theme of the SANG.
Biodiversity enhancements	10 bird and 10 bat boxes to be installed on suitable trees within the woodland.



**Site 2
Larks Wood**

Date 16/02/22

DRAFT



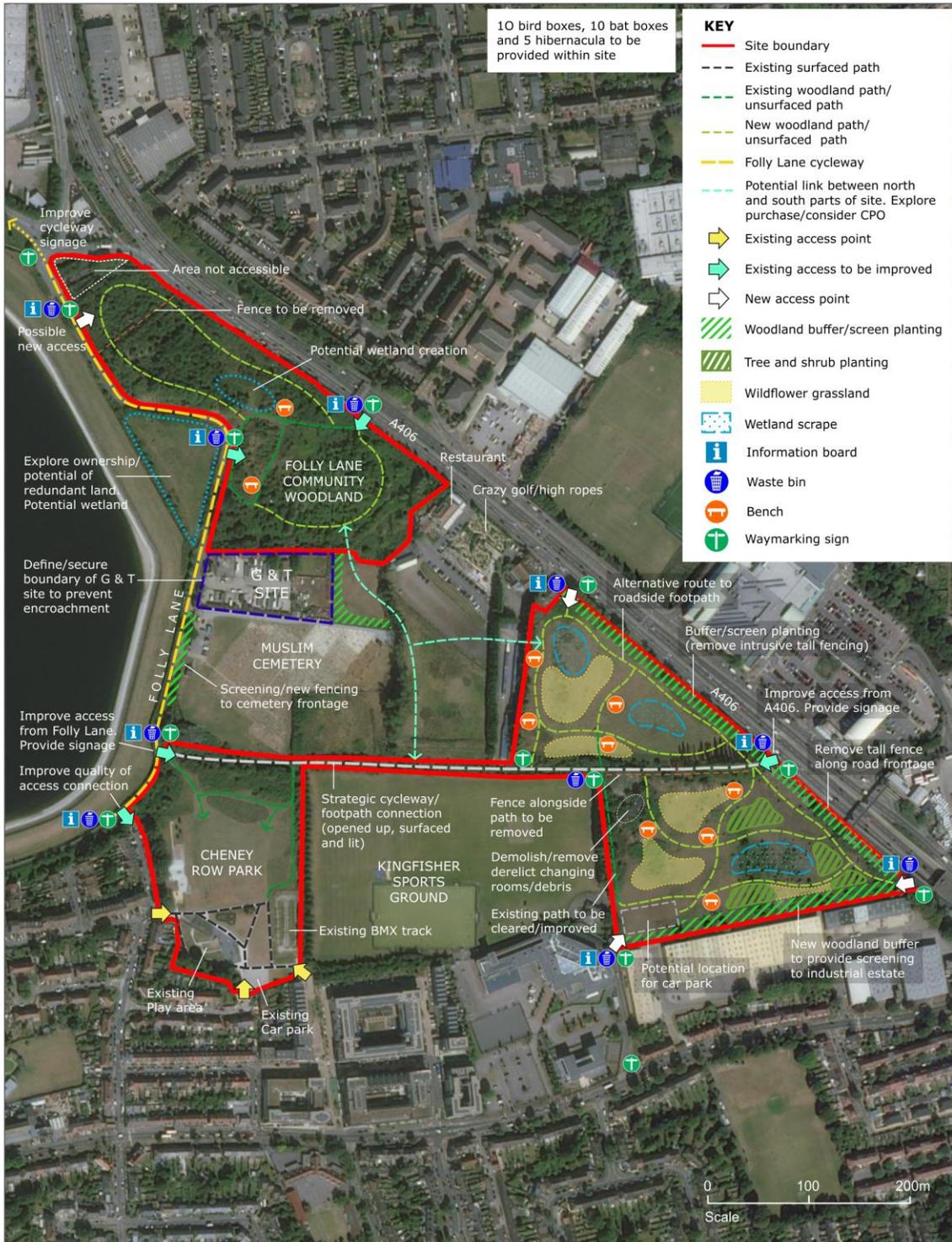
SITE 2 - LARKS WOOD						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install Hoggin path (1.5m wide; no edgings)	390	m	78.00	30,420.00		
Supply/install timber edgings	780	m	12.50	9,750.00		
Remove existing concrete fence		Item		5,000.00		
Supply/install site information board (with shelter)	3	no	3,550.00	10,650.00		
Replace existing sign board (with shelter)	1	no	3,550.00	3,550.00		
Supply/install information board	3	no	775.00	2,325.00		
Supply/install rustic timber bench	2	no	550.00	1,100.00		
Supply/install waymarker post (engraved timber)	9	no	180.00	1,620.00		
Supply/install QR post	2	no	180.00	360.00		
Supply/install dog waste/refuse bin	7	no	325.00	2,275.00		
Supply/install bat/bird boxes	20	no	30.00	600.00		
Contingency for new footpath connections on boundary		Item		2,500.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				72,150.00		
Implementation costs – Soft works						
Clear new woodland path connections into LGS	100	m	20.00	2,000.00		
Allowance for work to existing (unsurfaced) woodland paths (woodchip surface; log edgings; etc.)	2510	m	2.50	6,275.00		
Cut back scrub from unimproved grassland in		Item		1,100.00		
Total soft works implementation costs				9,375.00		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
None						
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (79 years)
Maintenance/replacement costs – hard landscape (years 1-80)						
Hoggin path (resurfacing)	390	m	78.00	10	3,042.00	240,318.00
Hoggin path (replace edgings)	780	m	12.50	10	975.00	77,025.00
Replace site information board (with shelter)	4	no	3,550.00	10	1,420.00	112,180.00
Replace information board	3	no	775.00	10	232.50	18,367.50
Replace rustic timber bench	2	no	550.00	10	110.00	8,690.00
Replace waymarker post (engraved timber)	9	no	180.00	10	162.00	12,798.00
Replace QR post	2	no	180.00	10	36.00	2,844.00
Replace dog waste/refuse bin	6	no	325.00	7	278.57	22,007.14
Replace bird/bat boxes	20	no	30.00	10	60.00	4,740.00
Inspect site furniture	26	no	2.50	Monthly	780.00	61,620.00
Empty bins	6	no	1.50	Weekly	468.00	36,972.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						613,361.64
Maintenance/replacement costs – soft landscape (years 1-80)						
Woodland paths (general maintenance)	2510	m	1.00	2	1,255.00	99,145.00
Cut unimproved grassland in LGS/remove arisings		Item		1	550.00	44,000.00
Total soft landscape maintenance/replacement costs						143,145.00
SUMMARY						
Total implementation costs						81,525.00
Total replacement/maintenance costs						756,506.64
Total costs						838,031.64
Contingency (10%)						83,803.16
Staff costs						TBC
TOTAL COST						£921,834.81

Site 4: Cheney Row Park and Folly Lane Triangle

Table 4.6: Site 4 Cheney Row Park and Folly Lane Triangle - SANG Information and management statement	
Description	<p>This site is located on the western edge of the borough and comprises two areas of existing open space separated by a Muslim Cemetery and privately owned land. The northern parcel is known as Folly Lane Community Woodland and the southern parcel includes Cheney Row Park along with two unmanaged grassland/scrub fields.</p> <p>The site is bordered by Banbury Reservoir to the west and by the A406 to the north and east. The Kingfisher Sports Ground and urban area border the site to the south.</p>
Designations and habitat information	<p>The site is not designated for its nature conservation value. The Folly Lane Community Woodland in the north of the site comprises a mosaic of woodland, scrub, and unmanaged grassland. Cheney Row Park in the south west of the site comprises primarily amenity grassland with play facilities. The two fields in the south east of the site comprise scrub and unmanaged grassland.</p>
Size	14.81ha
Catchment	2.5km (parking available within site at Cheney Row Park)
Landownership/management	London Borough of Waltham Forest managed by their Parks Department.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • To provide and manage new areas of wildflower grassland; • To enhance the wetter areas in the east of the site by creating scrapes with wildflower planting; • To enhance the site for invertebrates, birds and mammals through installing wildlife features throughout the site; and • Enhance areas of existing planting and provide new planting particularly to enhance containment from the A406 and the urban areas to the south. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Provide an area open to the public for informal recreation and enjoyment of open space; • Improve access to the two parts of the site and links to/from the wider area, particularly with improved waymarking and provision of information; • To provide and maintain site furniture and interpretation boards; • To provide and maintain new woodland and unsurfaced paths;

Table 4.6: Site 4 Cheney Row Park and Folly Lane Triangle - SANG Information and management statement

	<ul style="list-style-type: none"> • In association with the above, enhance the environment along Folly Lane to encourage use and personal safety and connections between the two parts of the site and links to the wider area; and • Upgrade the footpath that runs west/east through the southern part of the site, to improve accessibility, safety and connectivity. <p>The potential for providing connections across land currently in private ownership between the two parts of the site is to be explored.</p>
<p>Access, landscape and interpretation enhancements</p>	<ul style="list-style-type: none"> • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site’s wildlife importance. Regularly updated leaflets will also be displayed on noticeboards to inform visitors of site information; • New access points will be created to the west and east of the site; • Way-markers at strategic points to link the site to adjoining public rights of way. In addition, this site would link with long distance publicised paths thereby providing an even greater green space and path network; • New woodland/unsurfaced paths will be created within and around the site boundaries; • Rustic benches to be installed on-site to provide rest points; • Tree and shrub planting to provide separation with the road to the east, the urban areas to the south and Folly Lane to the west alongside the cemetery; • New waste bins throughout the site; • The design of furniture and choice of surfacing would be in keeping with the natural theme of the SANG; and • Acoustic monitoring to be undertaken to identify current noise levels within the site and undertake noise modelling to determine the effectiveness and potential provision of acoustic fencing alongside the A406 on the south eastern boundary of the site.
<p>Biodiversity enhancements</p>	<p>Wildflower seeding in the existing grassland and new wetland scrapes in the wetter area in the east of the site. 10 bird, 10 bat boxes and 5 hibernacula to be installed on-site. New native tree and shrub planting along the eastern, southern and western boundary. Bird and bat boxes to be installed on suitable trees.</p>



SITE 4 - CHENEY ROW PARK AND FOLLY LANE TRIANGLE				
Implementation costs - Hard works				
Item	Quantity	Unit	Rate (£)	Cost (£)
Clearance along west/east strategic footpath/cycle link		Item		5,000.00
Removal of obsolete fencing along parts of above route		Item		5,000.00
Supply/install tarmac path (1.5m wide) with edgings	610	m	100.00	61,000.00
Allowance for installation of lighting along west/east footpath		Item		15,000.00
Allowance for removal of taller part of obsolete ball stop fencing along A406		Item		7,500.00
Allowance for removal of former changing rooms and debris		Item		10,000.00
Allowance for improvements to access from Academy Way		Item		5,000.00
Create new car park (stone surface) off Academy Way	350	m ²	85.00	29,750.00
Supply/install height restriction to car park		Item		2,500.00
Timber post and rail fence around car park	70	m	20.00	1,400.00
Supply/install bicycle stands	10	no	150.00	1,500.00
Allowance for removal of fencing along north west part of Community Woodland	110	m ²	15.00	1,650.00
Allowance for general improvements to environment and fencing along Folly Lane		Item		20,000.00
Supply/install site information board (with shelter)	7	no	3,550.00	24,850.00
Supply/install information board	3	no	775.00	2,325.00
Supply/install rustic timber bench	10	no	550.00	5,500.00
Supply/install waymarker post (engraved timber)	12	no	180.00	2,160.00
Supply/install bat/bird boxes	20	no	30.00	600.00
Supply/install dog waste/refuse bin	10	no	325.00	3,250.00
Supply/install hibernacula	5	no	150.00	750.00
Production/printing of leaflet		Item		2,000.00
Total hard works implementation costs				206,735.00
Implementation costs – Soft works				
Allowance for general clearance prior to planting		Item		1,650.00
Clearance along existing footpaths in Community Woodland		Item		1,100.00
Clear routes of new Community Woodland paths		Item		1,650.00
Create wetland/scrapes		Item		3,000.00
Native tree/shrub planting	11025	m ²	3.75	41,343.75
Temporary protective fencing to planting areas	1300	m	15.00	19,500.00
Allowance for supply/plant native trees (Selected standards)	50	no	125.00	6,250.00
Prepare and overseed grassland with wildflowers	8670	m ²	3.50	30,345.00
Prepare/sow scrapes with wetland seed mix	4800	m ²	3.50	16,800.00
Total soft works implementation costs				121,638.75
Maintenance/replacement costs – soft landscape establishment period (years 1-5)				
Maintain native tree/shrub planting	11025	m ²	1.50	82,687.50
Remove temporary fencing	1300	m	1.00	1,300.00
Maintain tree planting	50	no	25.00	6,250.00
Total soft works establishment costs				90,237.50

	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Maintenance/replacement costs – hard landscape (years 1-80)						
Tarmac path (resurfacing)	610	m	80.00	10	4,880.00	390,400.00
Inspect/maintain lighting		Item	550.00	2/yr	1,100.00	88,000.00
Repair car park (stone)	350	m ²	2.00	1	700.00	55,300.00
Replace timber post and rail fence	70	m	20.00	10	140.00	11,060.00
Replace bicycle stands	10	no	150.00	15	100.00	7,900.00
Replace site information board (with shelter)	7	no	3,550.00	10	2,485.00	196,315.00
Replace information board	3	no	775.00	10	232.50	18,367.50
Replace rustic timber bench	10	no	550.00	10	550.00	43,450.00
Replace waymarker post (engraved timber)	12	no	180.00	10	216.00	17,064.00
Replace dog waste/refuse bin	10	no	325.00	7	464.29	37,142.86
Replace bird/bat boxes	20	no	30.00	10	60.00	4,740.00
Inspect site furniture	42	no	2.50	Monthly	1,260.00	100,800.00
Empty bins	10	no	1.50	Weekly	780.00	62,400.00
Printing leaflet		Item	200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						1,048,739.36
Maintenance/replacement costs – soft landscape (years 1-80)						
Woodland paths (general maintenance)	2580	m	1.00	2	1,290.00	101,910.00
Maintain trees (yrs 5-80)	50	no	1.00	1	50.00	3,750.00
Thinning/coppicing of new planting (yrs 5-80)	11025	m ²	0.30	7	472.50	35,437.50
Allowance for management of existing woodland		Item	1,100.00	1	1,100.00	88,000.00
Cut wildflower areas/remove arisings	8670	m ²	0.20	1	1,734.00	130,050.00
Mow grass paths	1610	m	0.10	8/yr	1,288.00	96,600.00
Total soft landscape maintenance/replacement costs						455,747.50
SUMMARY						
Total implementation costs						328,373.75
Total replacement/maintenance costs						1,504,486.86
Total costs						1,832,860.61
Contingency (10%)						183,286.06
Allowance for acoustic modelling to determine noise levels and potential mitigation measures						10,000.00
Staff costs						TBC
TOTAL COST						2,026,146.67

Site 5 Tottenham Marshes (Wild Marsh East)

Table 4.7: Site 5 Tottenham Marshes - SANG Information and management statement	
Description	<p>This site comprises an existing open space in the centre of the borough, with Lockwood Reservoir to the south, the River Lea to the west, Banbury Reservoir to the north and residential areas to the east.</p> <p>This site forms part of an existing network of sites within the Lee Valley but there is potential to improve the linkages between this site and other greenspaces in this area and over the borough boundary, in the London Borough of Enfield.</p>
Designations and habitat information	<p>The site is designated as a SINC for its habitat mosaic. The site comprises woodland/scrub mosaic in the east of the site. Semi-improved neutral grassland occurs in the north which gradually grades into tall ruderal vegetation in the less managed areas in the south.</p>
Size	8.87ha
Catchment	0.4km
Landownership/management	Owned by London Borough of Waltham Forest and the Lee Valley Regional Park Authority. Managed by the Lee Valley Regional Park Authority.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • Enhance the site for invertebrates, amphibians, reptiles, birds and mammals through installing wildlife features throughout the site. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Provide an area open to the public for informal recreation and enjoyment of the countryside; • Improve and maintain path through woodland. .
Access, landscape and interpretation enhancements	<ul style="list-style-type: none"> • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site's wildlife importance. Regularly updated leaflets will also be displayed on noticeboards in order to inform visitors of site information; • Way-markers at strategic points to link the site to adjoining public rights of way and long distance paths (such as developed as part of the network of SANGs across the borough) thereby providing an even greater green space and path network;

Table 4.7: Site 5 Tottenham Marshes - SANG Information and management statement

	<ul style="list-style-type: none"> • A new woodland path will be created through the woodland in the east of the site with QR posts to provide further information on the site; • Several benches to be installed on-site to provide rest points; • Circular regularly mown areas in the north and south of the site with picnic benches to provide sitting and picnic areas; and • New waste bins throughout the site. The design would be chosen to be in keeping with the natural theme of the SANG.
<p>Biodiversity enhancements</p>	<p>Bird and bat boxes to be installed on-site. Additional measures to be agreed in liaison with the LVPA.</p>



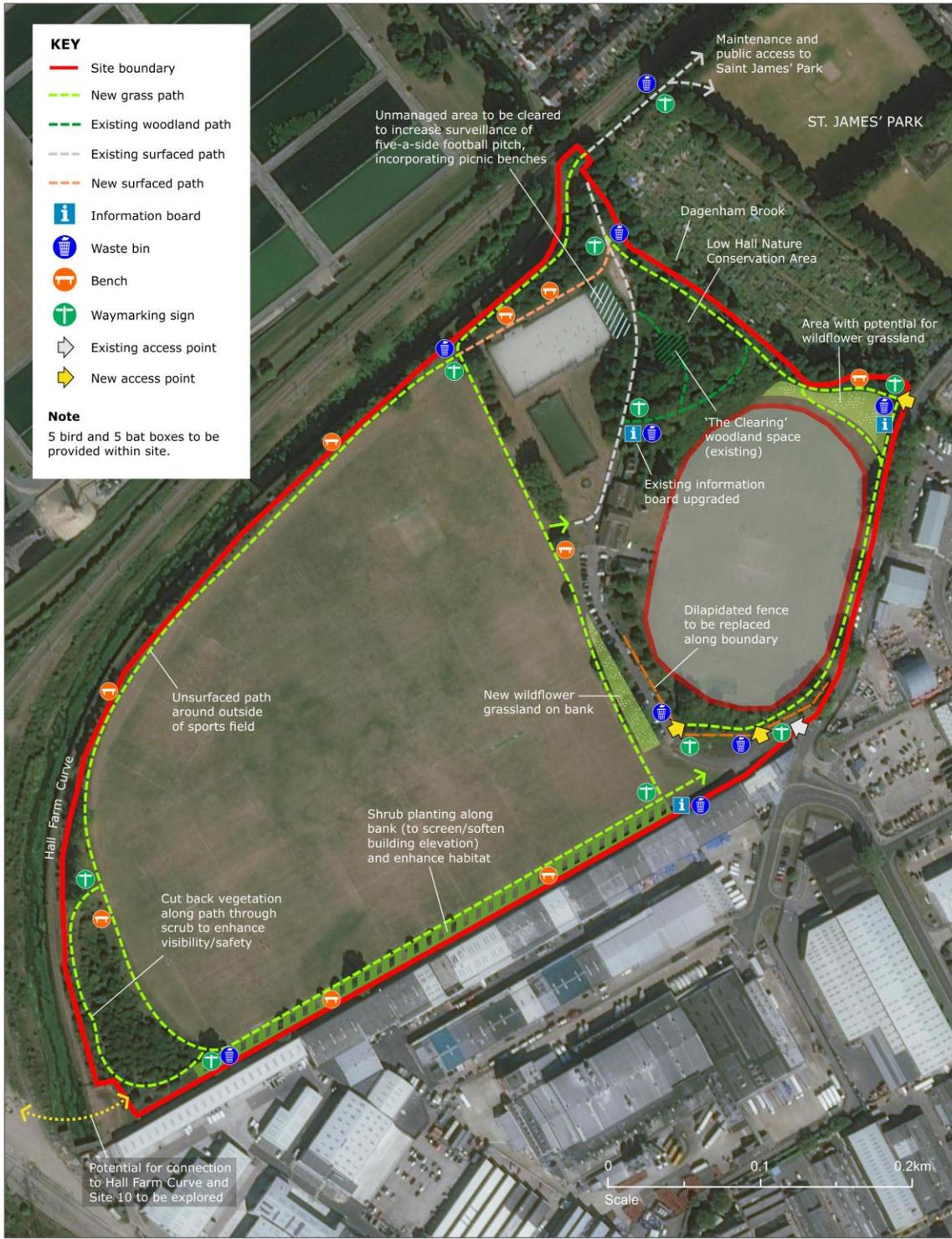
SITE 5 - TOTTENHAM MARSHES						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install site information board (with shelter)	2	no	3,550.00	7,100.00		
Replace existing sign board (with shelter)	1	no	3,550.00	3,550.00		
Supply/install information board	2	no	775.00	1,550.00		
Replace existing information board	1	no	775.00	775.00		
Supply/install rustic timber bench	14	no	550.00	7,700.00		
Supply/install QR post	3	no	180.00	540.00		
Supply/install dog waste/refuse bin	5	no	325.00	1,625.00		
Supply/install hibernacula	2	no	150.00	300.00		
Supply/install bat/bird boxes	6	no	30.00	180.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				25,320.00		
Implementation costs – Soft works						
Clear and define woodland path	310	m	20.00	6,200.00		
Cut and clear areas of tall grass to create picnic areas	4470	m ²	0.20	894.00		
Total soft works implementation costs				7,094.00		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
None						
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Maintenance/replacement costs – hard landscape (years 1-80)						
Replace site information board (with shelter)	3	no	3,550.00	10	1,065.00	84,135.00
Replace information board	3	no	775.00	10	232.50	18,367.50
Replace rustic timber bench	14	no	550.00	10	770.00	60,830.00
Replace QR post	3	no	180.00	10	54.00	4,266.00
Replace dog waste/refuse bin	5	no	325.00	7	232.14	18,339.29
Replace bird/bat boxes	6	no	30.00	10	18.00	1,422.00
Replace hibernacula	2	no	150.00	10	30.00	2,370.00
Inspect site furniture	26	no	2.50	Monthly	780.00	61,620.00
Empty bins	5	no	1.50	Weekly	390.00	30,810.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						297,959.79
Maintenance/replacement costs – soft landscape (years 1-80)						
Woodland path (general maintenance)	310	m	1.00	2/yr	620.00	48,980.00
Cut picnic areas	4470	m ²	0.03	8/yr	1,072.80	84,751.20
Mow grass paths	240	m	0.03	8/yr	57.60	4,550.40
Total soft landscape maintenance/replacement costs						138,281.60
SUMMARY						
Total implementation costs						32,414.00
Total replacement/maintenance costs						436,241.39
Total costs						468,655.39
Contingency (10%)						46,865.54
Staff costs						TBC
TOTAL COST						515,520.92

Site 8 Low Hall Sports Ground

Table 4.8: Site 8 Low Hall Sports ground - SANG Information and management statement	
Description	<p>This site comprises an existing open space in the centre of the borough. The site is bordered by St James' Park open space area to the east, industrial estate to the south and a railway to the west and north.</p> <p>The site is currently linked via a walking route to nearby St James Park and there is potential to link the site with the Walthamstow/Leyton Marsh to the west in the future. There is further potential to link this site with another greenspace to the south which is to be investigated as another potential SANG site near to the Low Hall Depot. There is therefore potential to provide an improved network of greenspace in this area through improved linkages and wayfinding between greenspaces.</p>
Designations and habitat information	<p>The site is not designated for its nature conservation value. The site comprises primarily of amenity grassland (sport's ground and cricket pitch) with native scrub along the northern and south western boundaries. A small semi-natural broadleaved woodland area occurs in the north east of the site.</p>
Size	7.64ha (excluding all sports pitches)
Catchment	2.5km (parking available within site)
Landownership/management	London Borough of Waltham Forest managed by their Parks Department.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • To provide and manage new areas of wildflower grassland; • Enhance the site for birds and mammals through installing wildlife features throughout the site; • Enhance areas of existing planting and provide new planting particularly to enhance containment from the industrial site to the south. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Provide an area open to the public for informal recreation and enjoyment of open space; • Improve access to the site and links to the wider area; • To provide and maintain site furniture and interpretation boards; • To provide and maintain new grass and surfaced paths; and • Improve visibility/surveillance adjoining 5-a-side football pitch.

Table 4.8: Site 8 Low Hall Sports ground - SANG Information and management statement

<p>Access, landscape and interpretation enhancements</p>	<ul style="list-style-type: none"> • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site's wildlife importance. Regularly updated leaflets will also be displayed on noticeboards in order to inform visitors of site information; • New access points will be created near the existing cricket pitch; • Way-markers at strategic points to link the site to adjoining public rights of way and the St James's Park green space to the north east. This would enable a larger circular walk to be provided around the SANG and around St James Park. In addition, this site would link with long distance publicised paths thereby providing an even greater green space and path network; • New surfaced path and grass/woodland paths will be created around the site boundary; • Rustic benches to be installed on-site to provide rest points; • Tree planting to provide separation with industrial development to the south; and • New waste bins throughout the site. The design would be chosen to be in keeping with the natural theme of the SANG.
<p>Biodiversity enhancements</p>	<p>Wildflower seeding in the area of amenity grassland on the bank in the centre of the site and the area to the east of the cricket ground. New native shrub planting along the southern boundary. Bird and bat boxes to be installed on suitable trees.</p>



SITE 8 - LOW HALL SPORTS GROUND						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install tarmac path (1.5m wide; no edgings)	125	m	80.00	10,000.00		
Remove section of existing metal fence for new access		Item		100.00		
Remove existing wooden fence		Item		1,100.00		
Supply/install new metal fence to match existing	180	m	80.00	14,400.00		
Supply/install rustic timber bench	9	no	550.00	4,950.00		
Supply/install information board	3	no	775.00	2,325.00		
Supply/install waymarker post (engraved timber)	10	no	180.00	1,800.00		
Clear area east of 5-a-side pitch; remove hard surfacing, topsoil and seed		Item		2,000.00		
Supply/install dog waste/refuse bin	9	no	325.00	2,925.00		
Supply/install bat/bird boxes	10	no	30.00	300.00		
Supply/install picnic benches (recycled plastic)	5	no	600.00	3,000.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				44,900.00		
Implementation costs – Soft works						
Native shrub planting	3575	m ²	3.75	13,406.25		
Prepare and seed wildflower grassland areas	1220	m ²	3.50	4,270.00		
Prepare and seed wildflower grassland area on bank	1000	m ²	4.50	4,500.00		
Allowance for clearance of debris along south side of cricket pitch		Item		550.00		
Allowance for clearance along woodland paths		Item		1,100.00		
Allowance for work to existing (unsurfaced) woodland paths (woodchip surface; log edgings; etc.)	725	m	2.50	1,812.50		
Temporary protective fencing to planting area	325	m	15.00	4,875.00		
Total soft works implementation costs				30,513.75		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
Maintain native shrub planting	3575	m ²	1.50	26,812.50		
Remove temporary fencing	325	m	1.00	325.00		
Total soft works establishment costs				27,137.50		
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Maintenance/replacement costs – hard landscape (years 1-80)						
Tarmac path (resurfacing)	125	m	80.00	15	666.67	52,666.67
Replace metal fence	180	m	110.00	15	1,320.00	104,280.00
Replace information board	3	no	775.00	10	232.50	18,367.50
Replace rustic timber bench	9	no	550.00	10	495.00	39,105.00
Replace waymarker post (engraved timber)	10	no	180.00	10	180.00	14,220.00
Replace picnic benches (recycled plastic)	5	no	600.00	10	300.00	23,700.00
Replace dog waste/refuse bin	9	no	325.00	7	417.86	33,010.71
Replace bird/bat boxes	10	no	30.00	10	30.00	2,370.00
Inspect site furniture	22	no	2.50	Monthly	660.00	52,140.00
Empty bins	9	no	1.50	Weekly	702.00	55,458.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						411,117.88
Maintenance/replacement costs – soft landscape (years 1-80)						
Woodland paths (general maintenance)	725	m	1.00	2/yr	1,450.00	116,000.00
Cut wildflower areas/remove arisings	2220	m ²	0.20	1	444.00	35,520.00
Mow grass paths (other grass path part of existing mowing regime)	400	m	0.10	8/yr	320.00	25,600.00
Thinning/coppicing of new planting (yrs 5-80)	3575	m ²	0.30	7	153.21	11,491.07
Total soft landscape maintenance/replacement costs						188,611.07
SUMMARY						
Total implementation costs						75,413.75
Total replacement/maintenance costs						599,728.95
Total costs						675,142.70
Contingency (10%)						67,514.27
Staff costs						TBC
Total cost						742,656.97

Site 9 Douglas Eyre Sports Centre

Table 4.9: Site 9 Douglas Eyre Sports Centre - SANG Information and management statement	
Description	This site comprises an existing open space in the centre of the borough. The site is bordered by Walthamstow Reservoirs/Wetlands to the west, with residential areas to the south and east, and a railway to the north beyond which lies new residential development. Willowfield School lies directly to the northeast. The site is close to Blackhorse Road station.
Designations and habitat information	The site is not designated for its nature conservation value. The site comprises species-poor grassland (unmanaged at the time of the visit) and a disused tennis court which is now covered partially in scrub. Native scrub also occurs along the northern boundary.
Size	0.95ha although adjoins the far larger Douglas Eyre Playing Fields which is also public open space.
Catchment	0.4
Landownership/management	London Playing Fields Association managed by London Borough of Waltham Forest
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • To improve and manage the existing species-poor grassland, incorporating wildflowers; • Enhance the site for invertebrates s through installing wildlife features within the site; and • Provide new planting particularly to the north. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Improve the area for formal and informal recreation; • Improve access to the site and links to the wider area, particularly to the north via the railway underpass; • To provide and maintain site furniture and interpretation boards; • To provide and maintain new grass and surfaced paths; and • Replace the former tennis courts and provide and maintain the new bicycle pump track.
Access, landscape and	<ul style="list-style-type: none"> • Change the neglected appearance of the site and bring it under management. Remove the derelict changing rooms.

Table 4.9: Site 9 Douglas Eyre Sports Centre - SANG Information and management statement

<p>interpretation enhancements</p>	<ul style="list-style-type: none"> • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site’s wildlife importance. Regularly updated leaflets will also be displayed on noticeboards in order to inform visitors of site information; • Information boards will also provide a plan showing how the site would link to adjoining public rights of way and long distance publicised paths thereby providing an even greater green space and path network. A new potential access point to be created under the railway to the north of the site; • New surfaced paths and grass paths will be created within and around the site boundary; • Benches to be installed on-site; • Tree and shrub planting along the northern boundary (area south of railway subject to removal/relocation of ball stop fence); and • New waste bins throughout the site. The design would be chosen to be in keeping with the natural theme of the SANG.
<p>Biodiversity enhancements</p>	<p>Existing species-poor semi-improved grassland to be managed and reseeded with appropriate wildflower mix to enhance the botanical interest of the site. Additional native trees and shrubs planted within the site. ‘Bee banks’ to be created in the north of the site.</p>



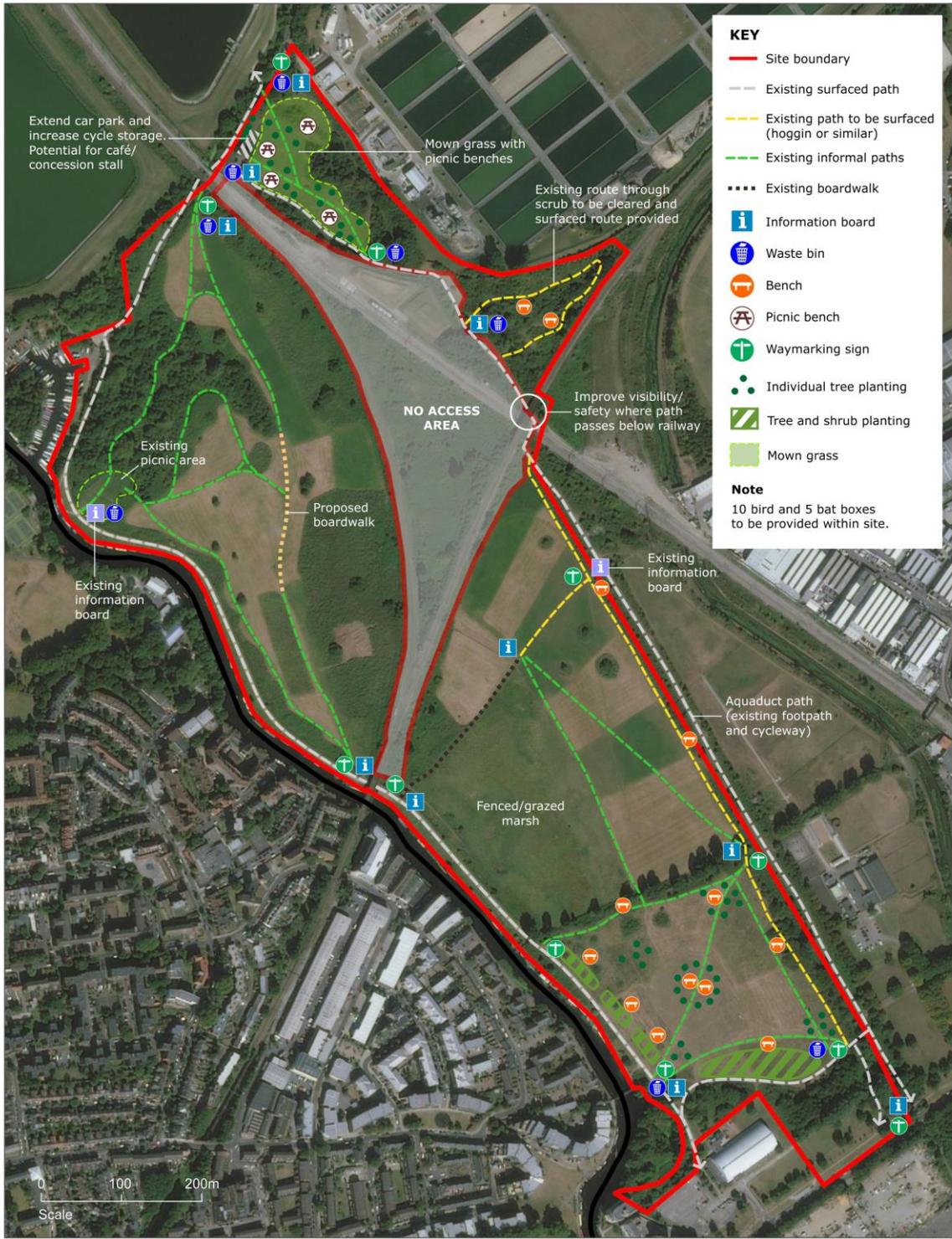
SITE 9 - DOUGLAS EYRE SPORTS CENTRE						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install Hoggin path (1.5m wide; no edgings)	170	m	78.00	13,260.00		
Supply/install timber edgings	340	m	12.50	4,250.00		
Explore/create underpass below railway		Item		25,000.00		
Remove existing metal fence and replace (if required) along railway boundary		Item		12,500.00		
Demolish former changing rooms/remove		Item		5,000.00		
Clear former tennis court		Item		5,000.00		
Install/form pump track		Item		7,500.00		
Supply/install fence to pump track	180	m	37.50	6,750.00		
Supply/install information board	3	no	775.00	2,325.00		
Supply/install rustic timber bench	3	no	550.00	1,650.00		
Reinstate area of former changing rooms (topsoil and seed)		Item		1,000.00		
Supply/install dog waste/refuse bin	3	no	325.00	975.00		
Create bee bank	2	no	200.00	400.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				87,610.00		
Implementation costs – Soft works						
Allowance for general clearance prior to planting		Item		1,100.00		
Native tree/shrub planting	2125	m ²	3.75	7,968.75		
Supply/plant native trees (Selected standards)	35	no	125.00	4,375.00		
Temporary protective fencing to planting area	375	m	15.00	5,625.00		
Prepare and overseed grassland with wildflowers	3515	m ²	3.50	12,302.50		
Total soft works implementation costs				31,371.25		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
Maintain native tree/shrub planting	2125	m ²	1.50	15,937.50		
Maintain tree planting	35	no	25.00	4,375.00		
Remove temporary fencing	375	m	1.00	375.00		
Total soft works establishment costs				20,687.50		
Maintenance/replacement costs – hard landscape (years 1-80)						
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Hoggin path (resurfacing)	170	m	80.00	10	1,360.00	107,440.00
Replace metal fence to pump track	180	m	37.50	15	450.00	35,550.00
Inspection/maintenance of pump track	1	no	350.00	1/mth	4,200.00	331,800.00
Replace relocated fence (if necessary)	180	m	100.00	15	1,200.00	94,800.00
Replace information board	3	no	775.00	10	232.50	18,367.50
Replace rustic timber bench	3	no	550.00	10	165.00	13,035.00
Replace dog waste/refuse bin	3	no	325.00	7	139.29	11,003.57
Inspect site furniture	9	no	2.50	Monthly	270.00	21,330.00
Empty bins	3	no	1.50	Weekly	234.00	18,486.00
Replace bee bank	2	no	200.00	10	40.00	3,160.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						670,772.07
Maintenance/replacement costs – soft landscape (years 1-80)						
Maintain trees (yrs 5-80)	35	no	1.00	1	35.00	2,625.00
Cut wildflower areas/remove arisings	3515	m ²	0.20	1	703.00	55,537.00
Mow grass paths	405	m	0.10	8/yr	324.00	25,920.00
Thinning/coppicing of new planting (yrs 5-80)	2125	m ²	0.30	7	91.07	7,285.71
Total soft landscape maintenance/replacement costs						91,367.71
SUMMARY						
Total implementation costs						118,981.25
Total replacement/maintenance costs						762,139.79
Total costs						881,121.04
Contingency (10%)						88,112.10
Staff costs						TBC
TOTAL COST						969,233.14

Site 10 Walthamstow/Leyton Marsh Nature Reserve

Table 4.10: Site 10 Walthamstow/Leyton Marsh Nature Reserve- SANG Information and management statement	
Description	This site comprises an existing open space which spans both the south and centre of the borough. The site is bordered by the Warwick Reservoirs to the north, Low Hall Sports Ground (proposed SANG Site 8) and grassland fields to the east, and the River Lea and residential areas to the south west. The River Lee Navigation forms the western boundary of the site.
Designations and habitat information	Leyton Marsh SINC occurs in the far south of the site and is designated for its unimproved neutral grassland. Coppermill Fields SINC is located in the far north east of the site and is designated for its habitat mosaic. The remainder of the site is designated as Walthamstow Marshes Site of Special Scientific Interest (SSSI) and is designated for its floodplain grassland.
Size	49.43ha
Catchment	2.5km. Existing small car park, with extension proposed
Landownership/management	Largely owned and managed by the Lee Valley Regional Park Authority. An area owned by Network Rail has been excluded from the proposed SANGs site. Another area to the east of this site is owned by Network Rail and another parcel is owned by Thames Water.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> To maintain and enhance the nature conservation of the site including the designated features of the sites. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> Enhance the area for informal recreation and enjoyment of open space; Improve access to the site and links to the wider area; To provide and maintain site furniture and interpretation boards; and Upgrade paths to allow reasonable access all year round.
Access, landscape and interpretation enhancements	<ul style="list-style-type: none"> Extend car park and increase cycle storage in the far north; Potential café/concession stall within the carpark to encourage visitors to the site; Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site's wildlife importance. Regularly updated

Table 4.10: Site 10 Walthamstow/Leyton Marsh Nature Reserve- SANG Information and management statement

	<p>leaflets will also be displayed on noticeboards in order to inform visitors of site information;</p> <ul style="list-style-type: none"> • Way-markers at strategic points to link the site to adjoining public rights of way and publicised long distance paths thereby providing an even greater green space and path network; • Upgrade paths with hoggin, or similar, to encourage visitors to stick to the paths and thereby reducing trampling away from the paths; • A new mown path will be created through the scrubby woodland in the north east of the site to provide further information on the site; • New boardwalk across boggy area in SSSI to reduce erosion/trampling. • Improve visibility/safety where path passes below railway; • Several benches to be installed in more heavily used southern part of the site to provide rest points; • Mown areas in the northeast with picnic benches to provide sitting and picnic areas; • New native tree and shrub planting in the south of the site to provide a range of habitats adjacent to pathways, and provide element of screening of the development beyond; and • New waste bins throughout the site. The design would be chosen to be in keeping with the natural theme of the SANG.
<p>Biodiversity enhancements</p>	<p>Native tree and shrub planting 10 bird and 5 bat boxes to be installed on-site. Additional measures to be agreed in liaison with the LVPA.</p>



SITE 10 - WALTHAMSTOW/LEYTON MARSH NATURE RESERVE						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install Hoggin path (1.5m wide; no edgings)	1350	m	78.00	105,300.00		
Supply/install timber edgings	2700	m	12.50	33,750.00		
Allowance for improvements to railway underpass		Item		10,000.00		
Extend car parking area (stone surface)	850	m ²	85.00	72,250.00		
Timber post and rail fence around car park extension	110	m	20.00	2,200.00		
Supply/install bicycle stands	10	no	150.00	1,500.00		
Supply/install boardwalk (1m wide)	200	m	115.00	23,000.00		
Supply/install site information board (with shelter)	3	no	3,550.00	10,650.00		
Supply/install information board	7	no	775.00	5,425.00		
Supply/install rustic timber bench	13	no	550.00	7,150.00		
Supply/install waymarker post (engraved timber)	11	no	180.00	1,980.00		
Supply/install bat/bird boxes	10	no	30.00	300.00		
Supply/install dog waste/refuse bin	8	no	325.00	2,600.00		
Supply/install picnic benches (large)	4	no	700.00	2,800.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				280,905.00		
Implementation costs – Soft works						
Allowance for clearance to path loop north of railway underpass		Item		1,100.00		
Native tree/shrub planting	7765	m ²	3.75	29,118.75		
Temporary protective fencing to planting areas	780	m	15.00	11,700.00		
Supply/plant native trees (Selected standards)	50	no	125.00	6,250.00		
Total soft works implementation costs				48,168.75		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
Maintain native tree/shrub planting	7765	m ²	1.50	58,237.50		
Remove temporary fencing	780	m	1.00	780.00		
Maintain tree planting	50	no	25.00	6,250.00		
Total soft works establishment costs				65,267.50		
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Maintenance/replacement costs – hard landscape (years 1-80)						
Hoggin path (resurfacing)	1350	m	80.00	10	10,800.00	864,000.00
Hoggin path (replace edgings)	1800	m	12.50	10	2,250.00	180,000.00
Repair car park (stone)	850	m ²	2.00	1	1,700.00	136,000.00
Replace timber post and rail fence	110	m	20.00	10	220.00	17,600.00
Replace bicycle stands	10	no	150.00	15	100.00	8,000.00
Replace board walk	200	m	37.50	10	750.00	60,000.00
Replace site information board (with shelter)	3	no	3,550.00	10	1,065.00	85,200.00
Replace information board	7	no	775.00	10	542.50	43,400.00
Replace rustic timber bench	13	no	550.00	10	715.00	57,200.00
Replace waymarker post (engraved timber)	11	no	180.00	10	198.00	15,840.00
Replace dog waste/refuse bin	8	no	325.00	7	371.43	29,714.29
Replace bird/bat boxes	10	no	30.00	10	30.00	2,370.00
Inspect site furniture	46	no	2.50	Monthly	1,380.00	110,400.00
Empty bins	8	no	1.50	Weekly	624.00	49,920.00
Replace picnic benches (large)	4	no	700.00	10	280.00	22,400.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						1,697,844.29
Maintenance/replacement costs – soft landscape (years 1-80)						
Maintain trees (yrs 5-80)	50	no	1.00	1	50.00	3,750.00
Thinning/coppicing of new planting (yrs 5-80)	7765	m ²	0.30	7	332.79	24,958.93
Total soft landscape maintenance/replacement costs						28,708.93
SUMMARY						
Total implementation costs						329,073.75
Total replacement/maintenance costs						1,726,553.21
Total costs						2,055,626.96
Contingency (10%)						205,562.70
Staff costs						TBA
TOTAL COST						2,261,189.66

Site 11 Lee Valley Tennis Centre

Table 4.11: Site 11 Lee Valley Tennis Centre- SANG Information and management statement	
Description	This site comprises an existing open space in the south of the borough. The site surrounds the Lee Valley Tennis Centre and is bordered by roads and railways. The wider area contains several new proposed allocation sites, including New Spitalfields Market. There is an existing link from this site to the Queen Elizabeth Olympic Park to the south. There is potential to improve this site to create a higher quality network of greenspace in this area.
Designations and habitat information	The site is not designated for its nature conservation value. The site comprises a car park, ephemeral/short perennial vegetation, shrubs and existing walkways/cycle track. A maintenance building/compound is also located within the site.
Size	8.57ha
Catchment	2.5km car parking present on-site
Landownership/ management	Owned by London Legacy Development Corporation and due to be transferred to London Borough of Waltham Forest in 2025.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • To maintain areas of ephemeral/short perennial vegetation; • Enhance the site for invertebrates and birds through installing wildlife features throughout the site; and • Enhance areas of existing planting and provide new planting particularly to enhance containment from the road to the west. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Enhance the area for formal and informal recreation; • Improve access to the site and links to the wider area; • To provide and maintain site furniture and interpretation boards; and • Extend and maintain paths through the site.
Access, landscape and interpretation enhancements	<ul style="list-style-type: none"> • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where they are and how they can move around the site via the various paths. Further boards will explain the site's wildlife importance. Regularly updated leaflets will also be displayed on noticeboards in order to inform visitors of site information;

Table 4.11: Site 11 Lee Valley Tennis Centre- SANG Information and management statement

	<ul style="list-style-type: none"> • Interpretation boards at strategic points to link the site to adjoining public rights of way and publicised long distance paths thereby providing an even greater green space and path network; • New surfaced path with coloured tarmac (to match existing) to provide alternative 'off-road' route to the roadside path; • New bicycle pump track to improve the range of facilities; • Relocation of maintenance compound to part of existing car park, and creation of fenced dog exercise area; • New native shrub planting in the north west of the site; and • Picnic area in the centre of the site with areas of long and short grassland. • New waste bins throughout the site. The design would be chosen to be in keeping with the natural theme of the SANG.
<p>Biodiversity enhancements</p>	<p>Native tree and shrub planting. Bird boxes and bee banks for invertebrates.</p>



SITE 11 - LEE VALLEY TENNIS CENTRE						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install coloured (to match others) tarmac path (1.5m wide)	305	m	100.00	30,500.00		
Relocate maintenance compound		Item		75,000.00		
Clear area for pump track		Item		3,000.00		
Install/form pump track		Item		7,500.00		
Supply/install fence to pump track	300	m	37.50	11,250.00		
Supply/install site information board (with shelter)	2	no	3,550.00	7,100.00		
Supply/install information board	2	no	775.00	1,550.00		
Supply/install picnic benches (large)	5	no	700.00	3,500.00		
Supply/install dog waste/refuse bin	4	no	325.00	1,300.00		
Supply/install fence to dog exercise area	300	m	32.50	9,750.00		
Supply/install bird boxes	5	no	30.00	150.00		
Create bee bank	2	no	200.00	400.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				153,000.00		
Implementation costs – Soft works						
Allowance for general clearance prior to planting		Item		1,650.00		
Native tree/shrub planting	6655	m ²	3.75	24,956.25		
Temporary protective fencing to planting areas	825	m	15.00	12,375.00		
Supply/plant native trees (Feathered) with mass planting areas	150	no	50.00	7,500.00		
Supply/plant native trees (Selected standards)	11	no	125.00	1,375.00		
Supply/plant native trees (Extra Heavy standards)	35	no	175.00	6,125.00		
Total soft works implementation costs				53,981.25		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
Maintain native tree/shrub planting	6655	m ²	1.50	49,912.50		
Remove temporary fencing	825	m	1.00	825.00		
Maintain tree planting	46	no	25.00	5,750.00		
Total soft works establishment costs				56,487.50		
Maintenance/replacement costs – hard landscape (years 1-80)						
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Coloured tarmac path (resurfacing)	305	m	100.00	15	2,033.33	160,633.33
Replace metal fence to pump track	300	m	37.50	15	750.00	59,250.00
Inspection/maintenance of pump track	1	no	350.00	1/mth	4,200.00	331,800.00
Replace site information board (with shelter)	2	no	3,550.00	10	710.00	56,090.00
Replace information board	2	no	775.00	10	155.00	12,245.00
Replace picnic benches (large)	5	no	700.00	10	350.00	27,650.00
Replace dog waste/refuse bin	4	no	325.00	7	185.71	14,671.43
Replace fence to dog exercise area	300	m	32.50	15	650.00	51,350.00
Inspect site furniture	13	no	2.50	Monthly	390.00	30,810.00
Empty bins	4	no	1.50	Weekly	312.00	24,648.00
Replace bird boxes	5	no	30.00	10	15.00	1,185.00
Replace bee bank	2	no	200.00	10	40.00	3,160.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						789,292.76
Maintenance/replacement costs – soft landscape (years 1-80)						
Maintain trees (yrs 5-80)	196	no	1.00	1	196.00	14,700.00
Cut wildflower areas/remove arisings (existing areas allowed to develop)	8250	m ²	0.20	1	1,650.00	132,000.00
Mow grass paths	750	m	0.10	8/yr	600.00	48,000.00
Thinning/coppicing of new planting (yrs 5-80)	6655	m ²	0.30	7	285.21	21,391.07
Total soft landscape maintenance/replacement costs						216,091.07
SUMMARY						
Total implementation costs						206,981.25
Total replacement/maintenance costs						1,005,383.83
Total costs						1,212,365.08
Contingency (10%)						121,236.51
Staff costs						TBC
TOTAL COST						1,333,601.59

Site 12 Sewardstone Paddocks

Table 4.12: Site 12 Sewardstone Paddocks: SANG Information and management statement	
Description	This site comprises an existing open space field in the northern edge of the borough, with King George's Reservoir to the west and Sewardstone Road to the east.
Designations and habitat information	The site is not designated for its nature conservation value. The site is dominated by semi-improved neutral grassland which contains a diverse selection of native species. The grassland appears to be infrequently managed resulting in encroaching scrub particularly in the east of the site.
Size	3.13ha
Catchment	0.4km
Landownership / management	London Borough of Waltham Forest managed by their Parks Department.
Management Objectives	<p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • To maintain and enhance the nature conservation of the site; • To manage the grassland to retain its botanical interest; • To control invasive species within the site; • To enhance the wetter areas of the site in the far north and south by creating scrapes with wildflower planting; • Enhance the site for invertebrates, amphibians, reptiles, birds and mammals through installing wildlife features throughout the site; and • Enhance areas of existing planting and provide new planting particularly to enhance containment from the road and green infrastructure along the eastern site boundary. <p><u>Visitor management</u></p> <ul style="list-style-type: none"> • Enhance the area for informal recreation and enjoyment of open space; • Improve access to the site and links to the wider area; • Provide and maintain site furniture and interpretation boards; and • Maintain paths across the site to allow reasonable access all year round.
Access, landscape and interpretation enhancements	<ul style="list-style-type: none"> • Renewed site entrance signs at the site entrances to welcome visitors and aid users in finding the site and its formal access points; • Creation of new site access in north east corner; • Site noticeboard and interpretive panels: these will provide information on the site and its background, to introduce the site and enable people to see where

Table 4.12: Site 12 Sewardstone Paddocks: SANG Information and management statement

	<p>they are and how they can move around the site via the various paths. Further boards will explain the site's wildlife importance. Regularly updated leaflets will also be displayed on noticeboards in order to inform visitors of site information;</p> <ul style="list-style-type: none"> • Information boards at strategic points (primarily site entrances and path junctions) and on the principal paths around the site will enable visitors to navigate around the site with ease. They will also help link the site to adjoining public rights of way and long distance paths thereby providing an even greater green space and path network; • A new mown path will be created around the periphery of the site to provide a circular walk past the enhanced biodiversity features (see biodiversity enhancements below); • Bench to be provided in the west of the site where rest points may be required; and • New waste bins at the site entrance. The design would be chosen to be in keeping with the natural theme of the SANG.
<p>Biodiversity enhancements</p>	<p>Wetland scrapes seeded with wildflowers to be created in the waterlogged areas in the far north and south of the site. Additional blocks of native tree and scrub planting to provide structural diversity. Hibernacula suitable for reptiles and amphibians to be installed in the south of the site and bird boxes to be included within shrubs to improve the biodiversity value of the site. The areas of Japanese knotweed currently on-site will be eradicated.</p>



SITE 12 - SEWARDSTONE PADDOCKS						
Implementation costs - Hard works						
Item	Quantity	Unit	Rate (£)	Cost (£)		
Supply/install information board	5	no	775.00	3,875.00		
Supply/install rustic timber bench	2	no	550.00	1,100.00		
Supply/install dog waste/refuse bin	3	no	325.00	975.00		
Supply/install hibernacula	2	no	150.00	300.00		
Supply/install bird boxes	5	no	30.00	150.00		
Production/printing of leaflet		Item		2,000.00		
Total hard works implementation costs				8,400.00		
Implementation costs – Soft works						
Create scrapes		Item		1,000.00		
Allowance for general clearance prior to planting		Item		1,100.00		
Clear existing watercourse		Item		1,100.00		
Native tree/shrub planting	2825	m ²	3.75	10,593.75		
Temporary protective fencing to planting areas	475	m	15.00	7,125.00		
Supply/plant native trees (Selected standards)	30	no	125.00	3,750.00		
Prepare/sow scrapes with wetland seed mix	800	m ²	3.50	2,800.00		
Eradicate Japanese knotweed		Item		2,500.00		
Total soft works implementation costs				29,968.75		
Maintenance/replacement costs – soft landscape establishment period (years 1-5)						
Maintain native tree/shrub planting	2125	m ²	1.50	15,937.50		
Remove temporary fencing	475	m	1.00	475.00		
Maintain tree planting	35	no	25.00	4,375.00		
Total soft works establishment costs				20,787.50		
	Quantity	Unit	Rate (£)	Frequency (yrs/mths/wks)	Cost (pa)	Total Cost (80 years)
Maintenance/replacement costs – hard landscape (years 1-80)						
Replace information board	5	no	775.00	10	387.50	30,612.50
Replace rustic timber bench	2	no	550.00	10	110.00	8,690.00
Replace dog waste/refuse bin	3	no	325.00	7	139.29	11,003.57
Inspect site furniture	10	no	2.50	Monthly	300.00	23,700.00
Empty bins	3	no	1.50	Weekly	234.00	18,486.00
Replace bird boxes	5	no	30.00	10	15.00	1,185.00
Replace hibernacula	2	no	150.00	10	30.00	2,370.00
Printing leaflet			200.00	1	200.00	15,800.00
Total hard landscape maintenance/replacement costs						111,847.07
Maintenance/replacement costs – soft landscape (years 1-80)						
Maintain trees (yrs 5-80)	35	no	1.00	1	35.00	2,625.00
Mow grass paths	830	m	0.10	8/yr	664.00	53,120.00
Thinning/coppicing of new planting (yrs 5-80)	2125	m ²	0.30	7	91.07	6,830.36
Clear rubbish/encroaching vegetation along watercourse		Item		1	275.00	21,725.00
Total soft landscape maintenance/replacement costs						84,300.36
SUMMARY						
Total implementation costs						38,368.75
Total replacement/maintenance costs						196,147.43
Total costs						234,516.18
Contingency (10%)						23,451.62
Staff costs						TBC
TOTAL COST						257,967.80

5 Delivery and Monitoring

The use of SANG as a mechanism to divert new residents away from European Sites was first adopted for developments proposed within the vicinity of the Thames Basins Heaths SPA. The SANG provided alternative greenspace to reduce recreational pressures on the nightjar, Dartford warbler and woodlark that nested within the SPA.

Delivery standards for SANG around the Thames Basins Heaths was originally set at between 8 and 16ha per 1000 new residents. This standard was originally based on research by Natural England based on case studies where SANG was provided close to two development sites. The standards stated that *'they should not be presented in a way that makes them appear to be more sophisticated or more accurate than they are, because this would be misleading. Rather, the standards are set at a level which reflects the evidence and professional judgement available.'* The metric was reviewed in detail by Burley (2007)¹⁵ and the 8ha per 1000 population has become widely established by Natural England through their SANG Guidelines as the rate at which new greenspace should be provided. However, London has its own unique set of circumstances, and this SANG standard has not been adopted for the Greater London area.

Various alternative approaches have been proposed to calculate SANG area per population, including an approach proposed by the Defence Estates (DE). This calculates the maximum carrying capacity of a 50ha SANGs, based on the assumption that users would want to keep 200m apart when using a 2.5km path system. Using this process DE calculated that 1.22ha would be required to support 1000 residents. There is a limited evidential basis for the DE calculation; however, it does demonstrate that alternative SANG area calculations to the 8ha per 1000 are available. In addition, Wokingham Borough Council and Natural England accept a SANG metric of between 1.73 to 2.16ha per 1000 population to offset large proposed development sites between 5 to 7km from the Thames Basins Heaths.

The population of Greater London in 2018 was 57.3 people per hectare and for Waltham Forest it was 73.1 people per hectare¹⁶. By comparison the average population for South East England was 4.8 people per hectare. The higher population densities within London when compared to elsewhere in the UK means that open space requirements are typically lower in London.

¹⁵ Burley, P. (2007). Report to the panel for the draft south east plan examination in public on the Thames Basin Heaths Special Protection Area and Natural England's Draft Delivery Plan. Planning Inspectorate.

¹⁶ Greater London Authority. Land and Population Density. <https://data.london.gov.uk/dataset/land-area-and-population-density-ward-and-borough> website accessed 24.2.22

The Open Space Strategy for Waltham Forest (2010)¹⁷ recommends that the Open Space Standard for the borough is set at 1.6ha (4 acres) of open space provision per 1000 population. This figure was first set in County of London Local Plan 1943 (Abercrombie & Forshaw, 1943) and reflects the urban circumstances in London. Councils outside of London typically adopt the 2.4ha per 1000 population standard (also known as the 6 Acre Standard); 75% of local authorities adopt this standard¹⁸. It is concluded that green space visitors within London will tolerate higher visitor levels than green space visitors outside of London.

Due to the higher tolerance of green space users within Greater London, the more densely developed nature of the Greater London environment and the accepted lower delivery of open space in Greater London compared with local authorities outside of London, it is considered justifiable that SANG requirements within Greater London can be reduced from the accepted 8ha per 1000 population standard. Using either the DE SANG provision calculation of 1.22ha per 1000 population or the 1.6ha open space standard in Waltham Forest could be considered a low level of provision. A more precautionary approach would be to propose 4ha per 1000 people which is 50% less than the 8ha per 1000 adopted elsewhere in England but considerably more than Greater London open space provision.

It is likely that the 4ha per 1000 population could be reduced further by undertaking detailed visitor surveys of green space areas within Waltham Forest/London to establish greenspace capacity.

Using a typical occupancy of 2.4 people per dwelling¹⁹, 1000 new residents would be approximately equivalent to 416.7 dwellings (0.01ha per dwelling), therefore:

$$\text{Size in ha} \times 250 \text{ people (based on 4h per 1000)} / \text{by 2.4 (people per dwelling)} = \text{Dwellings SANG could mitigate for}$$

Table 5.1 shows how many dwellings each SANG could mitigate for based on the 4ha per 1000 people metric.

¹⁷ Open Space Strategy 2010 <https://www.walthamforest.gov.uk/sites/default/files/2021-10/open-spaces-strategy-september2010.pdf> website accessed 10.3.22

¹⁸ Fields in Trust <https://www.fieldsintrust.org/guidance> Website accessed 10.3.22

¹⁹ Office of National Statistics data on families and households in the south-east of the UK. <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2020>. Website accessed 23.2.22

Table 5.1: SANG Capacity summary						
Site	Size (hectares)	Location in the borough	Catchment (km)	Dwellings SANG could mitigate for not including discounting²⁰	Residual area of SANG available	Dwellings SANG could mitigate for with discounting
Site 2: Larkswood	24.29	North	0.4	2,530.21	23.17	2,413.80
Site 4 : Cheney Row Park and Folly Lane Triangle	14.81	Central	2.5	2,269.79	9.22	960.67
Site 5 Tottenham Marshes (Wild Marsh East)	8.87	Central	0.4	923.96	6.63	691.14
Site 8 Low Hall Sports Ground	7.64	Central	2.5	1,486.46	4.29	446.61
Site 9 Douglas Eyre Sports Centre	0.95	Central	0.4	98.96	0.95	98.96
Site 10 Walthamstow / Leyton Marsh Nature Reserve	49.43	South and Central	2.5	5,148.96	42.72	4,450.51

Site	Size (hectares)	Location in the borough	Catchment (km)	Dwellings SANG could mitigate for not including discounting ²⁰	Residual area of SANG available	Dwellings SANG could mitigate for with discounting
Site 11 Lee Valley Tennis Centre	8.57	South	2.5	892.71	5.2	541.75
Site 12: Sewardstone Rd	3.13	North	0.4	326	2.68	279.48
Total						9,882.93

The Waltham Forest LP1 is planning to deliver 27,000 homes. Of this total, 4,992.25 have already been consented and SANG mitigation has been agreed at locations such as Chestnut Fields, Lloyd Park and Leyton Jubilee Park with Waltham Forest Borough (shown on Figure 4.1). Mitigation has also been agreed at the Whipps Cross development.

The SANG identified within Table 5.1 together with the consented developments mean that mitigation has been identified for 14,875.18 dwellings.

The housing trajectory presented within LP1 (Table 8.1) is a stepped trajectory of housing delivery, as shown in Table 5.2.

Plan year	Annual Housing Requirement
2022/23	1,264
2023/24	1,264
2024/25	1,770

Table 5.2: Waltham Forest Housing Trajectory	
Plan year	Annual Housing Requirement
2025/26	2,276
2026/27	2,276
2027/28	2,276
2028/29	2,276
Total	13,402

The consented developments and the SANG mitigation presented in this strategy will deliver at least the first 7 years of housing delivery within the plan period, as demonstrated in Table 5.2.

Ongoing work by LBWF has identified a further circa 100 other greenspaces within the Borough (some of which are larger than 2ha) to be considered as SANG sites in order to provide mitigation for years 8-15 of the plan period. It is the intention of London Borough of Waltham Forest Council to develop a network of SANGs as part of Natural England’s ‘toolbox approach’ (see Section 2.5).

Funding

Funding for the implementation and maintenance/replacement costs for the SANGs will come from new residential development within the Borough. Full details will be contained within an associated Mitigating the Impact of Development on SAC SPD.

Maintenance

The SANGs will be maintained in perpetuity, which is typically defined as a minimum of 80 years. The contributions which are allocated for in perpetuity maintenance will be applied as necessary in order to maintain the standard of the sites and keep them functioning as SANGs. It will be necessary to alter annual expenditure of the in perpetuity maintenance fund to respond to the needs of a particular site at a particular time. Therefore expenditure may be higher in some years than others.

Monitoring

Site specific monitoring is set out in the maintenance/replacement cost tables for each SANG in Section 4 above.



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 using 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 the creation and enhancements to the SANGs.

6 Summary and Next Steps

This strategy proposes an initial set of SANG sites with details of improvements and costs. It will be circulated to Natural England and the City of London Conservators of Epping Forest for their comment, ahead of the Examination in public for the Waltham Forest Local Plan Part 1 in March 2022.

The SANGs sites presented within this SANG strategy provide mitigation for at least the first 7 years of housing delivery within the plan period.

A number of additional SANGs sites have also been identified by LBWF officers to be investigated further for their potential to be used as SANG, in order to deliver mitigation for years 8-15 of the plan period. Such sites will require site visits and phase 1 habitat survey in order for their suitability to be confirmed and SANG plans and costings developed in the future as a rolling programme of SANG delivery.

LBWF has an aspiration to establish a network of smaller areas of natural greenspace throughout the Borough which would provide connections between larger areas of publicly accessible greenspace and SANGs throughout the Borough, establishing green and blue walking routes across the borough, which draw people away from the Epping Forest SAC area. These could also connect to publicly accessible greenspace beyond the Waltham Forest borough boundary. Natural England have advised in their Interim Advice Letter (6 March 2019) and subsequently in a letter dated 5th March 2021²¹ that a SANG strategy should include improvements to the footpath network within the Borough to improve accessibility and permeability to recreational walkers (whilst avoiding connecting with Epping Forest SAC). The smaller sites would deliver SANG as part of Natural England's toolbox approach.

LBWF has so far identified circa 100 sites (some of which are over 2ha in size) as having potential to contribute to such a network within Waltham Forest Borough. Details of the additional sites will be provided to Natural England and the City of London Conservators of Epping Forest. The additional information demonstrates there is greenspace capacity within the borough to mitigate recreational effects on Epping Forest SAC throughout the plan period.

In order to finalise this SANG strategy, letters of agreement in principle must be obtained from third party landowners.

Once the strategy is agreed with Natural England, it will be incorporated into a Mitigating the Impact of Development on SAC SPD, due to be published in August 2022. The SPD will form the basis on which developer contributions will be collected to fund SANGs implementation.

²¹ Natural England Developments to the Strategic Approach relating to the Epping Forest SAC Mitigation Strategy (March 2021). Letter to the Epping Forest SAC Oversight Group. Aidan Lonergan.



It is the intention of LBWF to review the SANGs strategy after 5 years given that there may be changes to public realm and the fact that there are other stakeholders involved in the other potential SANG sites. This will ensure that there are detailed SANGs in place for development over the plan period.



Appendix 1 – Contraints Plans

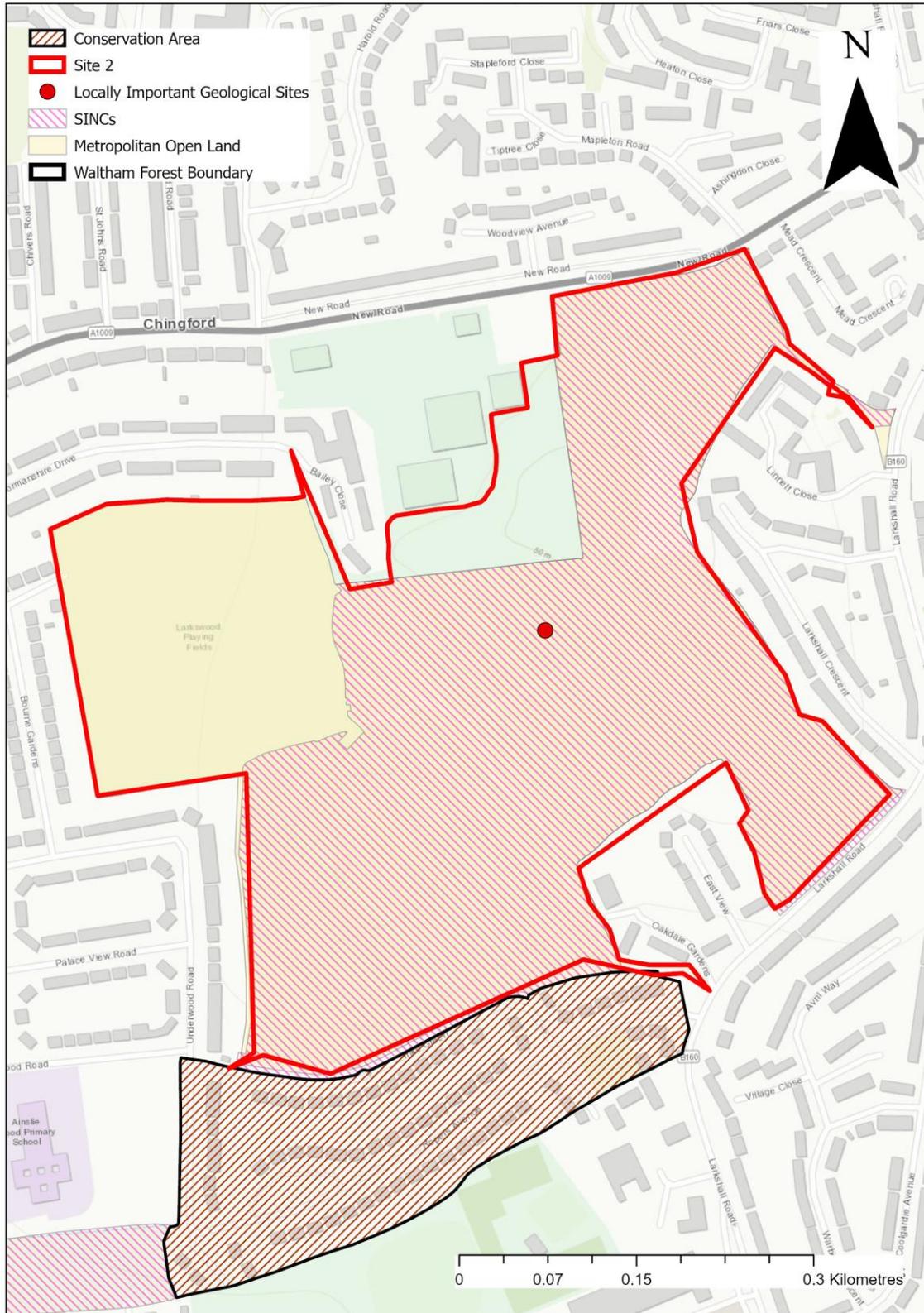


Figure A.1: Constraints Plan Site 2 Larkwood

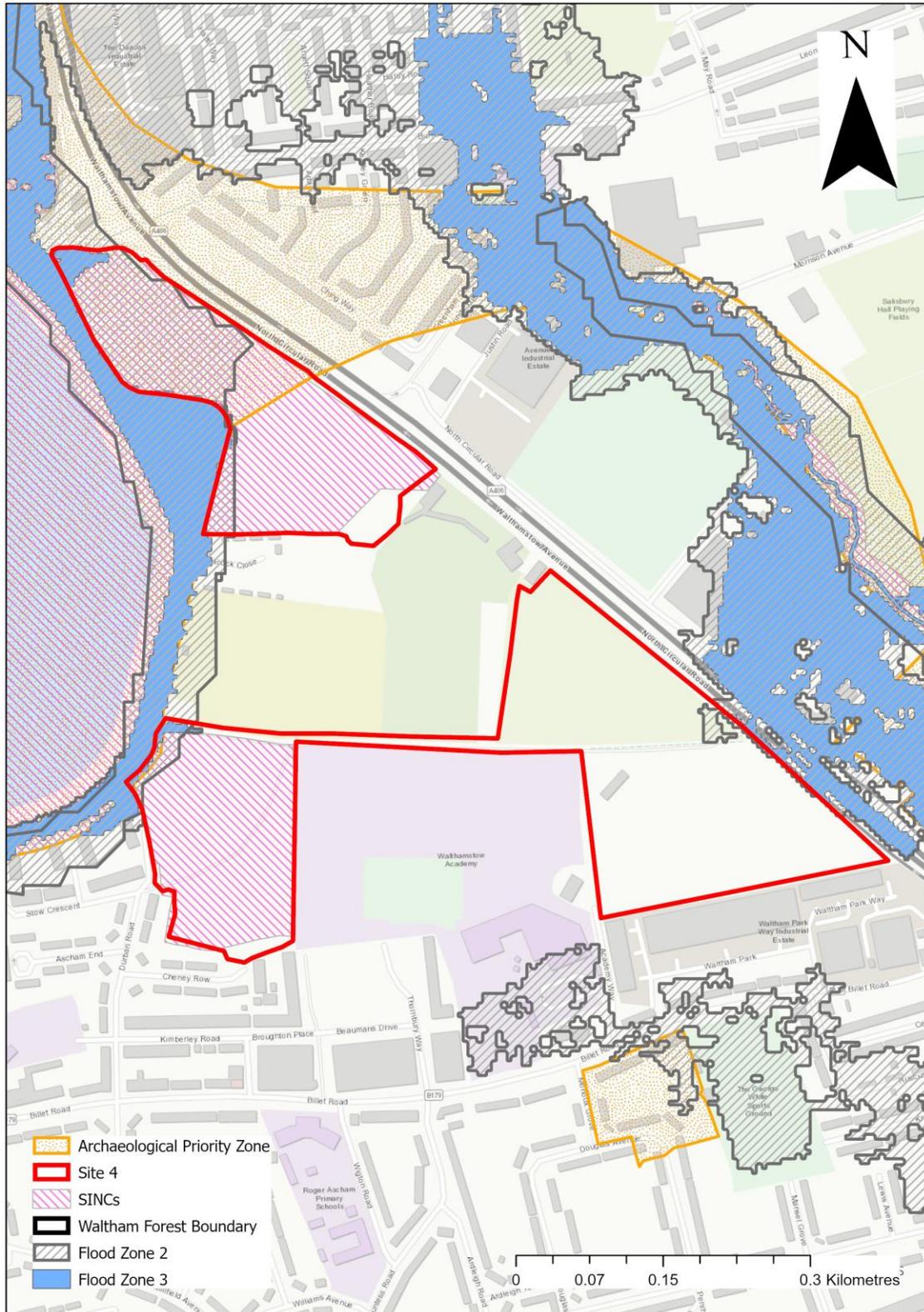


Figure A.2: Constraints Plan Site 4 Cheney Row Park and Folly Lane Triangle

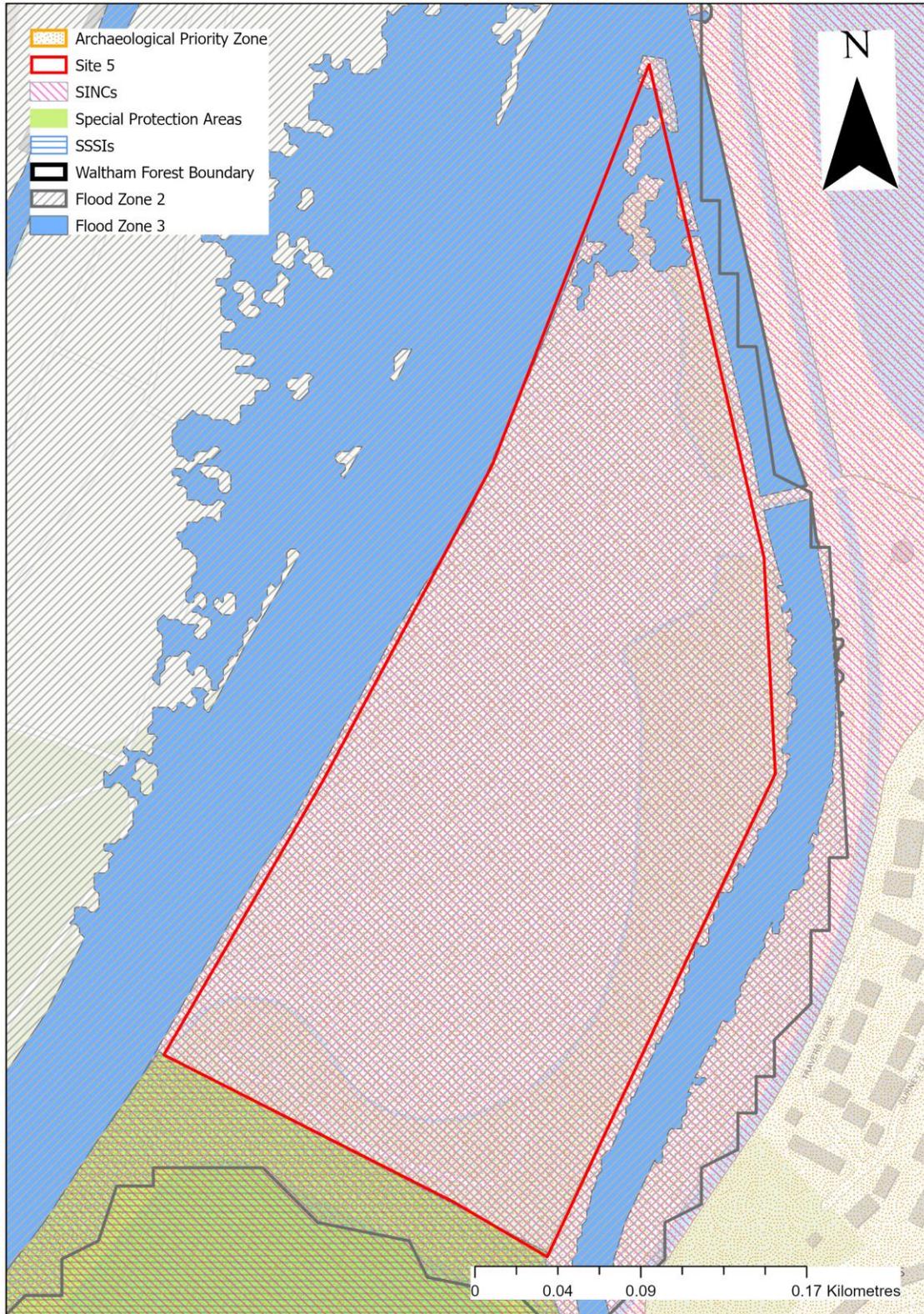


Figure A.3: Constraints Plan Site 5 Tottenham Marshes (Wild Marsh East)

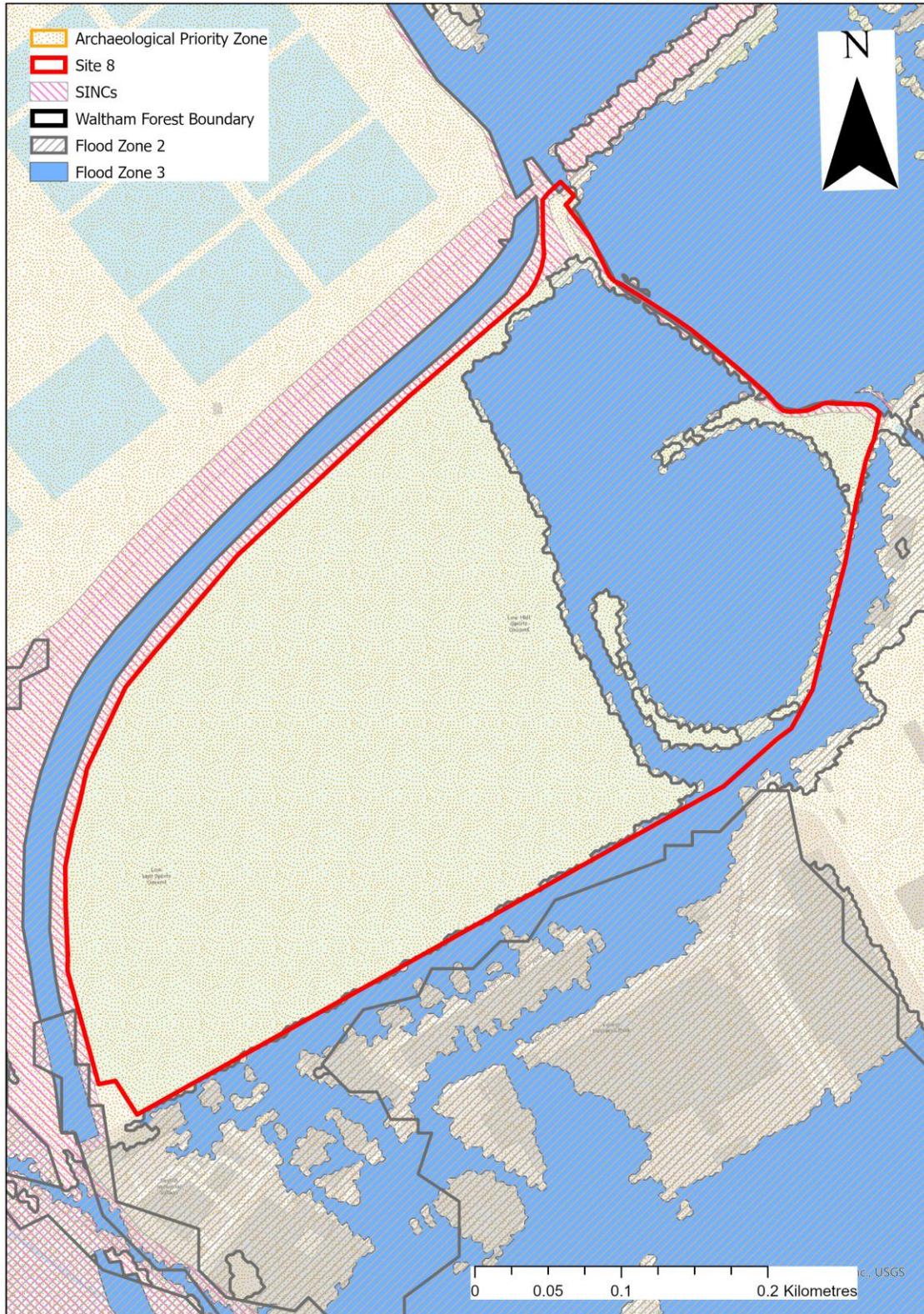


Figure A.4: Constraints Plan Site 8 Low Hall Sports Ground

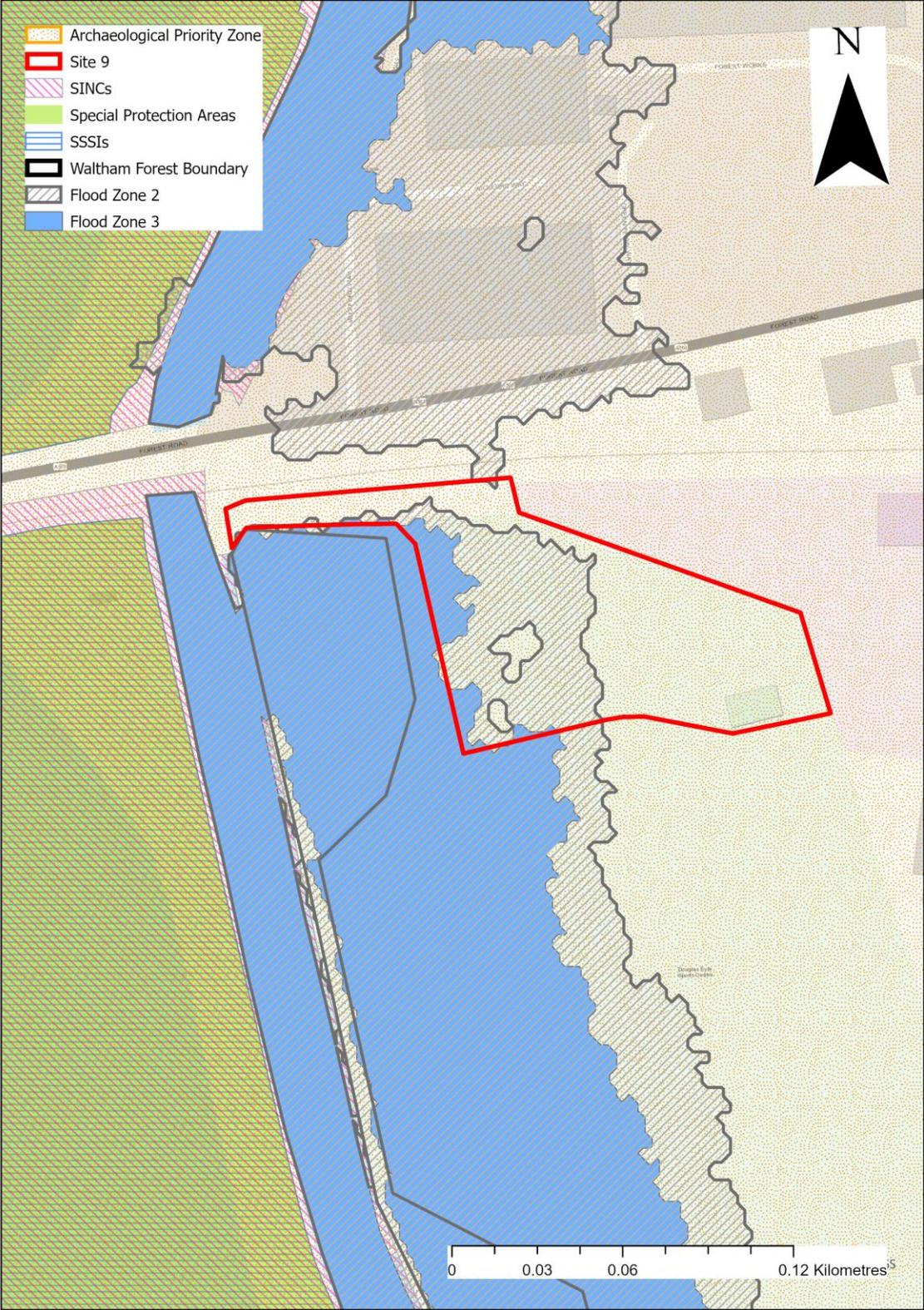


Figure A.5: Constraints Plan Site 9 Douglas Eyre Sports Centre

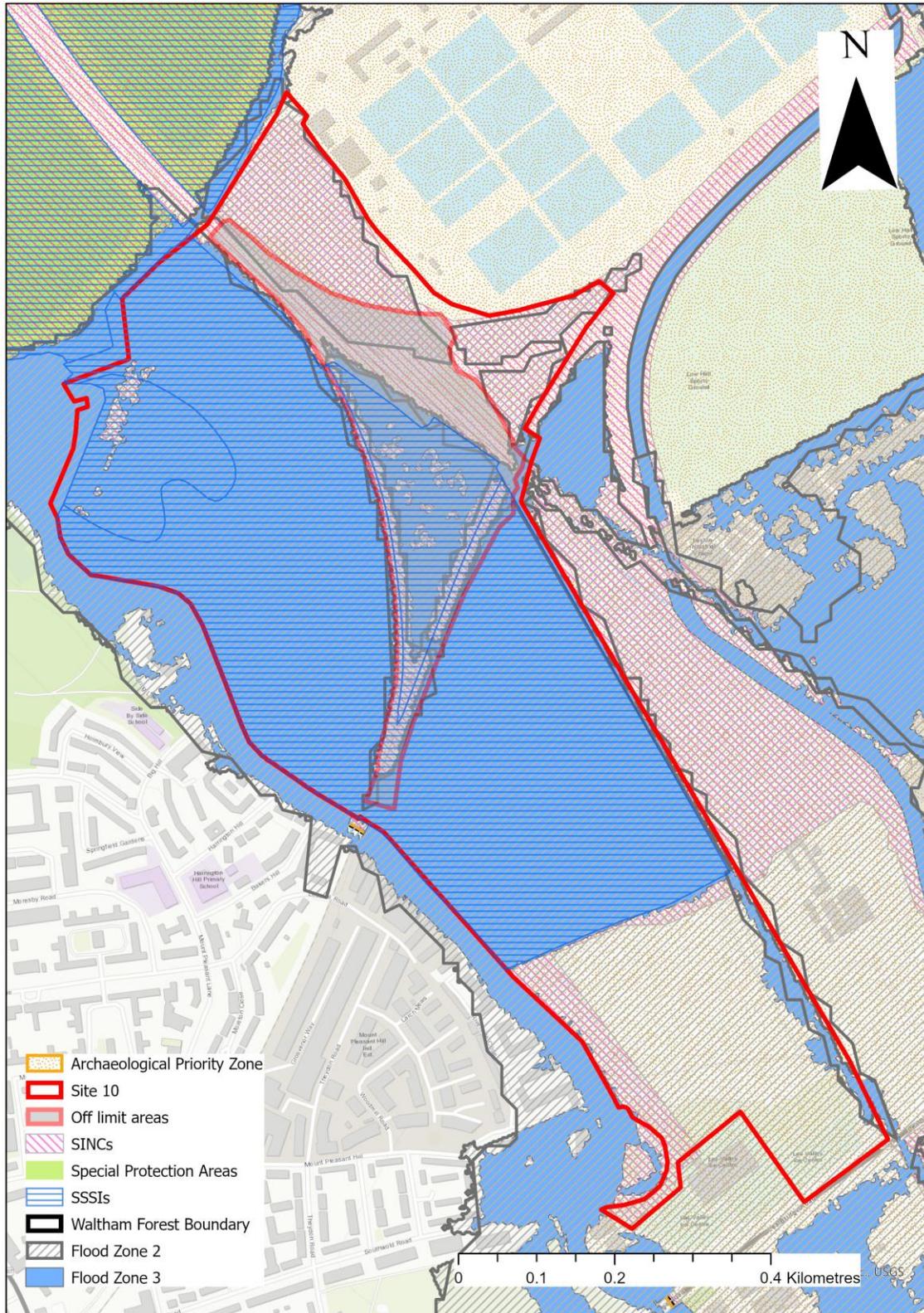


Figure A.6: Constraints Plan Site 10 Walthamstow / Leyton Marsh Nature Reserve

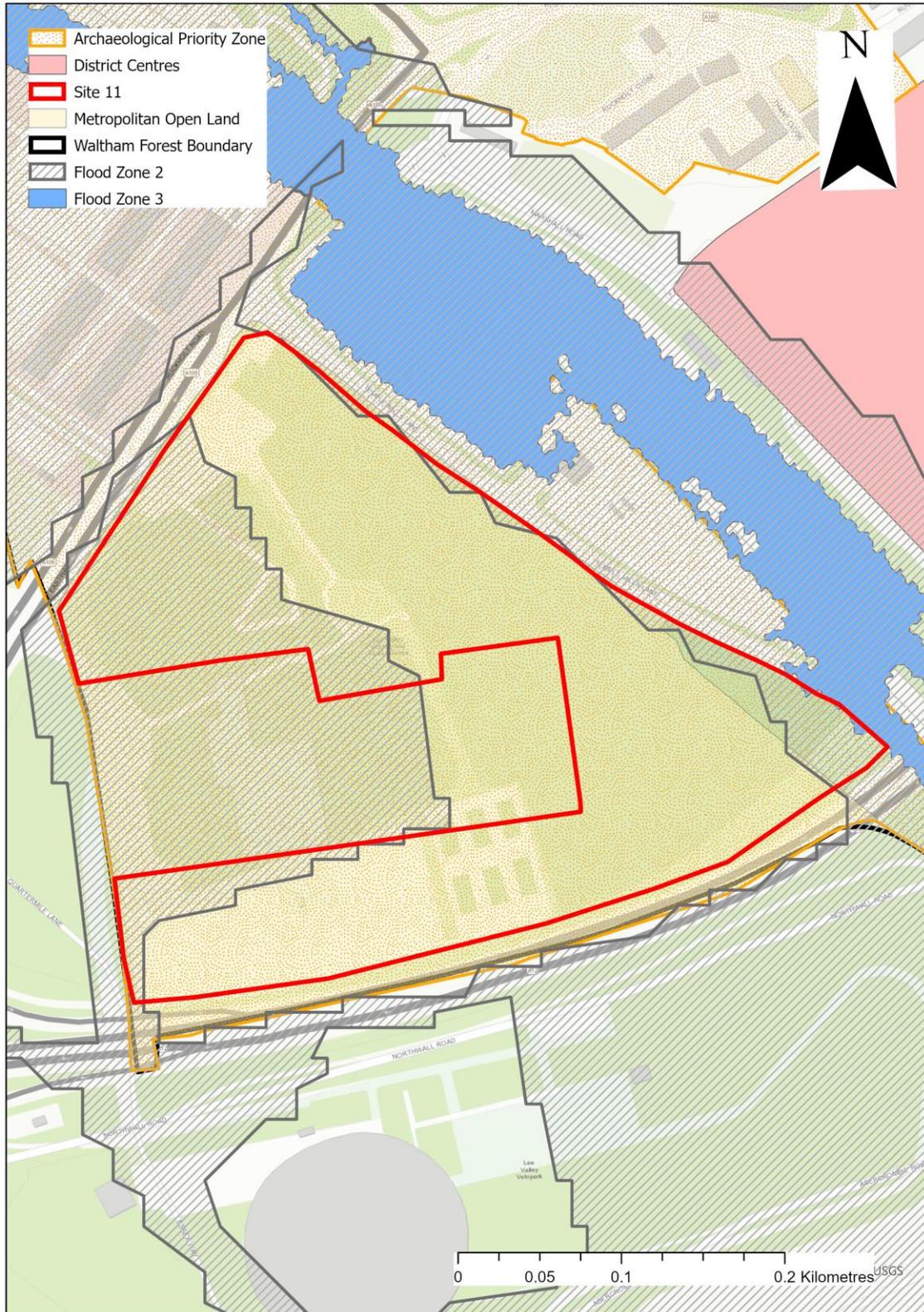


Figure A.7: Constraints Plan Site 11 Lee Valley Tennis Centre

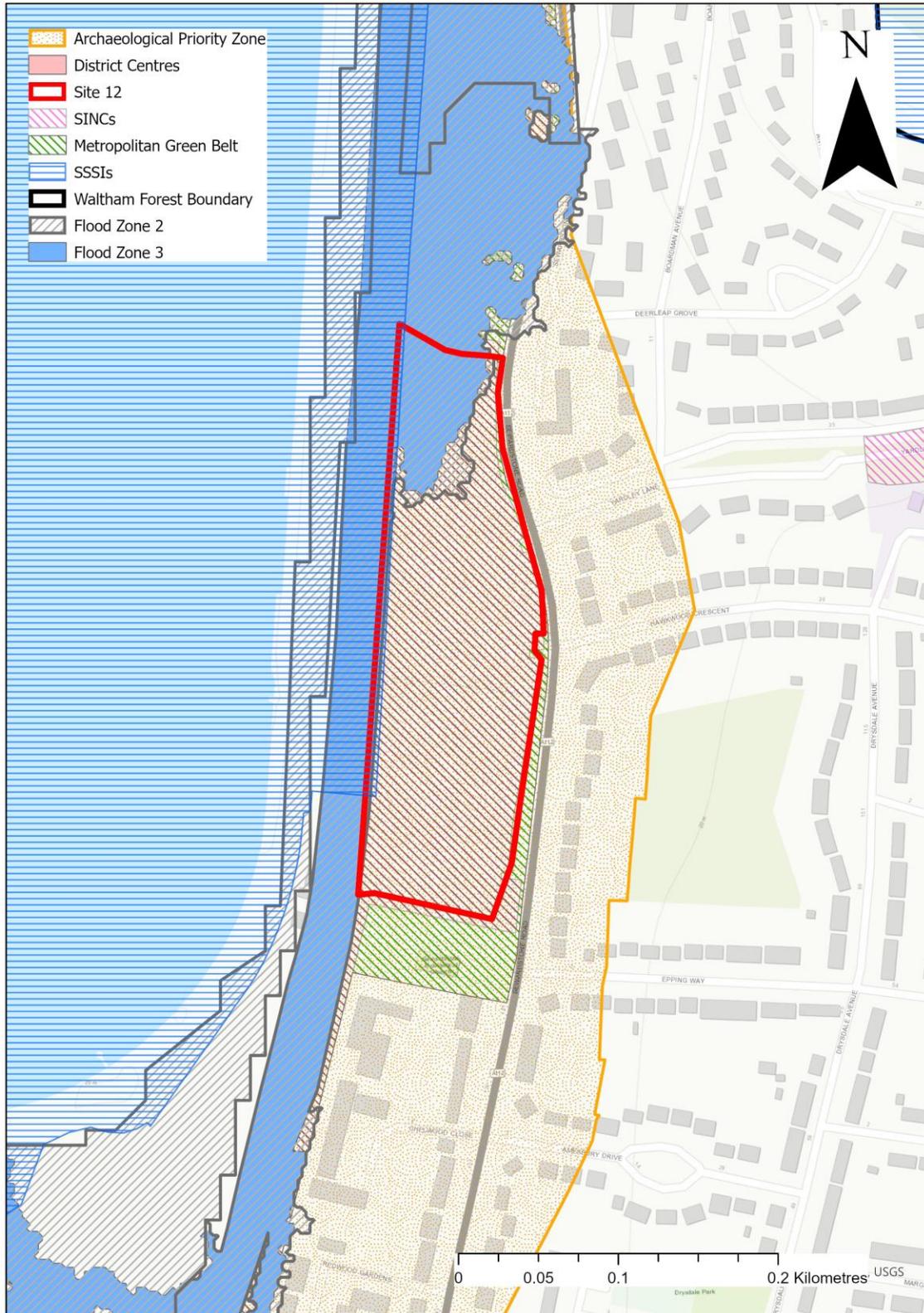


Figure A.8: Constraints Plan Site 12 Sewardstone Paddocks

clearlead 

