



# **JERSEY FARM OPEN SPACE**

## **DRAFT SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG) MANAGEMENT PLAN**

2023

Produced by:



On behalf of:



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## 1.0 SUMMARY

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### 1.1 Site Summary

Site Name: Jersey Farm Open Space

Site Address: House Lane, St Albans, AL4 9EL

Grid Reference: TL 17742 09547

Size: 8.33ha (excluding Play Equipment and Bike Track)

Owner: St. Albans City and District Council (SADC)

Leased By: Sandridge Parish Council

Designations: None

### 1.2 Vision Statement

TBC

### 1.3 Policy context

#### 1.3.1 Hertfordshire County Council Strategies

##### 1.3.1.1 Sustainable Hertfordshire Strategy

Hertfordshire County Council (HCC) declared a climate emergency in July 2019 and have since committed to make Hertfordshire cleaner, greener and more sustainable.

HCC want to:

1. Lead in their own operations
2. Enable sustainability with their programmes, policies and decisions
3. Inspire businesses and residents to take action

##### 1.3.1.2 Pollinator Strategy

Hertfordshire County Council is committed to helping to conserve the UK's pollinators by ensuring it will consider the needs of pollinators in the delivery of its duties and work.

Vision:

The local environment will be rich in pollinator habitats, helping support sustainable pollinator populations and making places more attractive for people to live and work in.

Aims: The Council will work to:

1. Ensure the needs of pollinators are represented in policy and guidance.
2. Protect, increase and enhance the amount of pollinator habitat in Hertfordshire to help prevent extinctions; and improve the status of any locally threatened pollinator species.
3. Increase awareness of pollinators and their habitat needs across local residents, businesses and other landowners.
4. Increase the contribution of land under the ownership of, or managed by, the Council to pollinator conservation.
5. Improve our knowledge and understanding of pollinators in our local area.

### **1.3.2 SADC Strategies**

#### *1.3.2.1 Sustainability and Climate Crisis Strategy*

The SADC Sustainability and Climate Crisis Strategy sets out all the actions the council plan to take over the next 3 years, to reduce the environmental impacts, improve the environmental sustainability of operations and services, ensure resilience to changing environmental conditions and act as a strong community leader to ensure action continues to be taken across all parts of the community.

The document sets out how the council plans to begin reducing our emissions to Net Zero by 2030.

The document focuses on the following core themes:

- Governance and Leadership
- Energy Use
- Transport and Air Quality
- Waste
- Nature and Sustainable Food
- Climate Change Adaptation and Water

## **2.0 INTRODUCTION**

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### **2.1 Chilterns Beechwoods Special Area of Conservation**

The Chilterns Beechwoods Special Area of Conservation (CB SAC) supports the most extensive area of native beech forest in England, set within a mosaic of grassland, scrub and woodland habitats. The CB SAC is internationally recognised and within the top-tier of nature conservation sites nationally. The CBSAC includes Ashridge Commons and Woods SSSI which is in Dacorum Borough. The site is designated to protect the beech forest, species rich chalk grasslands and the stag beetle, which is found in decaying tree stumps and fallen timber.

The Council is legally obliged to make sure that no adverse effect on the integrity of the CB SAC will arise from new development within the Zone of Influence (ZOI) which extends 12.6 km from the CB SAC. As part of the District falls in the ZOI, the Council is preparing a Mitigation Strategy that will address the identified impacts. The strategy will include provision of Suitable Alternative Natural Greenspace (SANG) to attract people away from the CB SAC and therefore reduce pressure on it.

Suitable Alternative Natural Greenspace (SANG) is one of the measures contributing to the Mitigation Strategy. SANG is the term given to greenspaces that are created or enhanced with the specific purpose of absorbing recreation pressure that would otherwise occur at European wildlife sites, such as Ashridge Common and Woods SSSI. New SANGs can be created, or existing greenspaces enhanced to create a SANG, in order to absorb the level of additional recreation pressure associated with new development.

### **2.2 Identification of Suitable Alternative Natural Greenspace**

The Council undertook an extensive site search, screening and assessment process to identify areas of open space as suitable alternatives to the CB SAC.

From this, formal open spaces such as sports grounds, playing fields, bike tracks, or some children's play areas (i.e. those not constructed from natural materials, such as wood) were excluded from the SANG assessment as they are unlikely to meet the criteria. Where such features are present on a considered site they are not counted towards the overall area and capacity of SANG.

This plan provides more detailed proposals on how Jersey Farm Open Space could be brought up to a suitable standard to provide an alternative to CB SAC.

### **2.3 Jersey Farm Open Space as an Alternative to Chilterns Beechwoods Special Area of Conservation**

Jersey Farm Open Space was visited by Natural England and was considered to be a potential candidate for a SANG. It will provide walking route options leading through a range of habitats from its edge of town location. Enhancements including

new waymarking and signage, parking facilities and making paths accessible year-round during wet winter conditions, will attract more visitor use. Enhanced habitats and interpretation information will be provided at various locations to encourage engagement and understanding of the site. The SANGs assessment checklist is used to demonstrate how Jersey Farm Open Space is suitable as an alternative to CB SAC and how enhancements will enable its use as such.

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## **3.0 SITE MANAGEMENT STATEMENT**

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### **3.1 Introduction, Site Description and Location**

Jersey Farm Open Space is an 8.33-hectare site (8.94ha including Play Area and Bike Track areas) located 3.5km north-east of St Albans City Centre within the ward of Sandridge and Wheathampstead. The north of the site immediately bounds agricultural land, the east boundary follows House Lane, the Jersey Farm residential area bounds the site to the south and west and the village of Sandridge is located 1.2km to the north-west of the site. Public Footpath 'Sandridge 026' transects the site east-west linking Sandringham Crescent with House Lane.

The existing site has a network of desire lines across open amenity and meadow grassland with only a surfaced path linking Richmond Walk with the Play Equipment.

The site is invaluable for amenity and recreation, with significant open space ideal for play and dog walking.

Several patches of woodland across the site and a lake to the north of site which retains surface run-off are the predominant extent of existing landscape features. The undulating topography of open grassland in some places however does allow for seasonal surface water to collect.


























[LOCATION MAP]

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# Jersey Farm Open Space SANG Creation Existing Site Layout

## Legend

-  Site Boundary
-  Bench
-  Kissing Gate
-  Vehicle Barrier
-  Litter Bin
-  Pedestrian Gate
-  Vehicle Gate
-  Byway Open to All Traffic
-  Bridleway
-  Footpath
-  Unmetalled UCR
-  Unsurfaced Route
-  Asphalt Path
-  Desire Line
-  Hedge
-  Fence
-  Bare Ground
-  Amenity Grassland
-  Meadow
-  Scrub
-  Waterbody
-  Woodland
-  Play Equipment

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To be planted  
Winter 2022-23

Footpath through site  
not currently accessible  
or surfaced.

[CONSTRAINTS MAP]

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### **3.2 Adjacent Land**

Jersey Lane ('Sandridge UCR1'), which links Sandridge with the town of St Albans via Jersey Farm to the west of site. To the east of site, beyond House Lane, open farmland exists which can be accessed via Footpath 'Sandridge 026'. Jersey Farm, the residential area, is predominantly used for housing but also includes a local hub with a convenience shop, medical centre, pharmacy and food and beauty outlets.

### **3.3 Access / Recreational Routes**

Jersey Farm Open Space is currently accessible on foot or bicycle. The site can be accessed from Jersey Lane unofficially to the north through farmland, or to the west via Footpath 'Sandridge 026'. Footpath 'Sandridge 026' also provides access to the site from the east where it crossed House Lane. The site can be accessed to the south from Richmond Walk which links from Sandringham Crescent and Beverley Gardens. Footpath 'Sandridge 026' also links Sandringham Crescent, Holborn Close and Richmond Walk to provide an access point into the site from the west.

### **3.4 Topography**

Jersey Farm Open Space overall is predominantly a level gradient, ranging between 81 and 87m above sea level. Grassland areas within the centre of the site undulate. The only steep gradient is the small section of high ground to west of site at the access point off Footpath 'Sandridge 026' / Richmond Walk.

### **3.5 Designation Status**

There are no Statutory or Non-statutory designations within the site boundary.

### **3.6 Drainage and Flooding**

The lake to the north of the site retains surface water run-off. There is a drainage ditch along the west boundary, to the immediate rear of Langham Close and Cromwell Close property gardens. The undulating nature within open grassland means water naturally collects in small pools seasonally.

### **3.7 Landscape and Views**

From the high point to the west of site off 'Sandridge 026' / Richmond Walk there are extensive views over the north of the site towards the lake. Elsewhere the openness of the site provides the feeling of being in a large-scale landscape. Boundary trees prevent much view beyond the site from within, however the exception to this is views of some Beverley Gardens residential properties to the south of the site.

### **3.8 Wildlife / Biodiversity**

Habitats within the site comprise of grassland, woodland and a lake. Significant areas of amenity grassland are present throughout the site.

Habitats within the site could be suitable for nesting birds, bats and a number of butterfly species.

### **3.9 Land Ownership**

The site is owned by St Albans District Council and leased by Sandridge Parish Council.

### **3.10 Furniture, Interpretation and Signage**

The contains 6no. benches in a variety of designs and, to the west at the access point from 'Sandridge 026' / Richmond Walk there is 1no. litter bin.

There is no signage, directional or otherwise, or interpretation within the site.

### **3.11 Visitor Capacity**

Current visitor capacity or attendance is not known.

Footprint Ecology is due to conduct visitor interviews and visitor count surveys at the site on 23<sup>rd</sup> – 26<sup>th</sup> March 2023. These surveys have been commissioned by St Albans City & District Council to check the suitability of Jersey Farm as SANG and whether there is capacity for additional visitors. Surveys are taking place at 2no. survey points on the site.

## **4.0 SITE PROPOSALS FOR SPECIAL AREA OF CONSERVATION**

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### **4.1 List of Site Proposals**

The following habitats, features and furniture will be established or installed to improve the character the space, biodiversity and opportunity for nature engagement to encourage visitors while supporting the additional number of users:

- Habitats
  - 24no. Parkland trees, standards
  - 0.32ha Woodland edge planting
  - 24 lin. m Additional hedgerow - creating 140 lin. m of hedgerow in total
  - 80 lin. m Potential additional hedgerow – subject to resident consulting
  - 1.22ha Additional meadows - creating 2.65ha of meadows in total
  - 1no. New pond
  - 0.2ha Wetland marginal vegetation, around the lake and pond.
- Paths
  - 1.5km Unbound granite surface path, creating a circular walk route
  - 120 lin. m Macadam surface path, leading to the play equipment
  - 831 lin. m Mown grass strips
  - 1no. Steps, at the only location of steep terrain.
- 10no. Benches
- Bins
  - 2no. Litter/recycling combination bins
  - 4no. Dog bins.
- Signs
  - 1no. Combination welcome sign with noticeboard and interpretation/orientation board
  - 1no. Standalone interpretation/orientation board
  - 5no. Directional finger posts
  - 1no. Brown & White site location vehicle sign
  - 2no. Brown & White site location pedestrian signs.
- Parking
  - 1no. Car park
  - 3no. Bicycle racks.

# Jersey Farm Open Space SANG Creation Proposed Site Layout

## Legend

- Site Boundary
- Parkland Tree
- Vehicle Gate
- Pedestrian Gate
- Bicycle Racks
- Kissing Gate
- Height Barrier with Lower Gate
- Sign
- Bin
- Bench
- Hedge
- Fence
- Mown Grass Strip
- Asphalt Path
- Unbound Granite Path - Circular
- Route
- Macadam Path
- Byway Open to All Traffic
- Bridleway
- Footpath
- Unmetalled UCR
- Bike Track
- Scrub
- Lake
- Pond
- Wetland Marginal Planting
- Woodland
- Woodland Edge Planting
- Meadow
- Amenity Grassland
- Car Park
- Steps
- Play Equipment

Drawing No. JFOS-SANG-002  
Scale @ A4 1:3,000  
Date February 2023  
Rev  
01



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**Sign**  
Directional finger post only.

**Bins**  
Dog waste only.

**Sign**  
Directional finger post only.

**Lake**  
Marginal seeding and plug planting to enhance biodiversity, provide a waterbody buffer and facilitate phytoremediation.

**Ponds/Wetland Potential**  
Potential for additional wetland/pond areas subject to further site investigation within this meadow area.

**Circular Path**  
6m wide throughout - 3m of unbound granite surface with a 3m grass margin for horse use.

**Steps**  
To be constructed in line with BT Countryside for All Accessibility Standards.

**Main Pedestrian Entrance**  
- Signage to include interpretation/ orientation board and directional finger post.  
- Bins to include litter/recycling combination and dog waste.

Re-route existing macadam path to follow PRoW. Requires cutting through existing scrub.

**Parkland Trees**  
Planted to line circular route, provide shading at benches and for additional visual landscape interest.

**Benches**  
Within 200m intervals in line with BT Countryside for All Accessibility Standards. Those positioned adjacent the circular route to have 3m2 of Unbound Granite Surface beneath to allow for wheelchair user resting.

Thin this section of woodland to open sightlines into site from vehicle entrance.

**Mown Grass Strips**  
Existing desire lines used to indicate mown strips through meadows to provide nature engagement and reduce new desire lines forming.

**East Entrance**  
- Signage to include directional finger post only.  
- Bins to include dog waste only.  
- Consider gate removal and opening up entrance, dependent on reason for gate install.

**Pond**  
- Proposed where seasonal surface water stands.  
- Planting to enhance biodiversity/visual value.  
- Associated picnic bench for scenic extended rest.

**Woodland**  
- Introduce management (e.g. coppice/thinning) to all established areas.  
- Woodland edge planting proposed to enhance buffers.  
- Meadow areas extended to enhance woodland buffers, biodiversity and seasonal visual interest.

**Bike Track Area**  
- ≥ 5m from woodland on any side.  
- Asphalt track surface (W2xL123m)  
- Grass between/around track to be meadow.

**Amenity Grassland**  
Retained to encourage sport and play, support dog walking and provide varied landscape.

**Main Entrance**  
- Height barrier to feature lockable vehicle gate and slam post.  
- Car park with compacted crushed stone surface and timber edging.  
- Signage to be combined welcome feature including lockable noticeboard, interpretation/orientation board and directional finger post.  
- Bins to include litter/recycling combination and dog waste.  
- Maintained low-level hedge to reduce visual impact on nearby properties.  
- Bicycle Racks featuring 3no. loops.



## **5.0 MANAGEMENT PRESCRIPTIONS**

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### **5.1 Management Operations**

The following maintenance operations are expected to maintain existing and newly established habitats, features and furniture to retain their function, benefits and aesthetic appearance:

#### **5.1.1 Habitats**

- Parkland trees, standards
  - Maintenance (pruning, re-mulching, watering etc)
  - Replacement of failed trees
- Woodland edge planting
  - Maintenance (thinning, re-mulching etc)
  - Replacement of failed trees
- Woodland – Management (coppicing, thinning etc)
- Hedgerow
  - Maintenance (re-mulching, weed control, trimming etc)
  - Replacement of failed plants
- Meadow
  - Reseeding (e.g. yellow rattle)
  - Mowing
- Amenity grass – Mowing
- Wetland vegetation – Management (hand pulling, cutting, raking etc)
- Pond – Maintenance (aquatic weed clearance, leaf clearance etc)
- Lake – Maintenance (aquatic weed clearance, leaf clearance etc)

#### **5.1.2 Paths**

- Surface paths
  - Weed control
  - Repairs
  - Resurfacing
- Steps – Repairs



### **5.1.3 Furniture**

- Benches
  - Maintenance (cleaning, painting etc)
  - Replacement
- Bins
  - Litter/recycling combination bins - Replacement
  - Dog bins - Replacement

### **5.1.4 Signs and Interpretation**

- Combination welcome sign with noticeboard and interpretation/ orientation board
  - Maintenance (cleaning, painting, varnishing etc)
  - Replacement
- Interpretation/orientation board
  - Maintenance (cleaning, painting, varnishing etc)
  - Replacement
- Directional finger post
  - Maintenance (cleaning, painting, varnishing etc)
  - Replacement
- Brown & white highway vehicle sign
  - Maintenance (cleaning etc)
  - Replacement
- Brown & white highway pedestrian sign
  - Maintenance (cleaning etc)
  - Replacement

### **5.1.5 Parking**

- Height Barrier with Lower Gate
  - Maintenance (cleaning, painting etc)
  - Replacement
- Surfacing
  - Repairs
  - Resurfacing

- Bicycle Racks
  - Maintenance (cleaning, painting etc)
  - Replacement

## 5.2 Management Operation Timeline

These expected management operations will be required to varied frequencies – some every year and some periodically. The following table indicates which year, in the first 20 years, it is expected these operations will be required. Within each year required, some operations may need to be completed numerous times, such as amenity grassland which will need mowing fortnightly or monthly throughout the growing season.

Item	Action	Year Required (Year 1 – 20)
<b>Habitats</b>	Parkland Tree, Standards – Maintenance (Pruning, re-mulching, watering)	4 & 5
	Parkland Tree, Standards – Replacement of failed trees	2
	Woodland Edge – Maintenance (Thinning, re-mulching etc)	4, 5 & 15
	Woodland Edge – Replacement of failed trees	2
	Woodland – Management (Coppicing, thinning etc)	1-20
	Hedgerow – Maintenance (Re-mulching, weed control, trimming)	4-20
	Hedgerow – Replacement of failed plants	1
	Meadow – Reseeding (e.g. yellow rattle)	1-3
	Meadow – Mowing	1 - 20
	Amenity Grass, including grass strips through Meadow – Mowing	1 - 20
	Wetland Vegetation – Management (Hand pulling, cutting, raking etc)	4-20
	Pond – Maintenance (Aquatic weed clearance, leaf clearance)	4-20

	Lake – Maintenance (Aquatic weed clearance, leaf clearance)	1-20
<b>Paths</b>	Paths – Weed control	1-20
	Paths - Repairs	5, 10, 15
	Paths – Resurfacing	20
	Steps – Repairs	5, 10, 15
	Track - Repairs	5, 10, 15
	Track - Resurfacing	20
	Associated Grassland - Mowing	1-20
<b>Furniture</b>	Bench – Maintenance (Cleaning, painting etc)	5, 15
	Bench - Replacement	10, 20
	Litter/Recycling Combination Bins - Replacement	10, 20
	Dog Waste Bins - Replacement	10, 20
<b>Signs &amp; Interpretation</b>	Combination Welcome Sign with Noticeboard and Interpretation/ Orientation Board – Maintenance (Cleaning, painting, varnishing etc)	5, 15
	Interpretation/Orientation Board – Maintenance (Cleaning, painting, varnishing etc)	5, 15
	Directional Finger Post – Maintenance (Cleaning, painting, varnishing etc)	5, 15
	Brown & White Highway Vehicle Sign – Maintenance (Cleaning etc)	5, 15
	Brown & White Highway Pedestrian Sign – Maintenance (Cleaning etc)	5, 15
	Combination Welcome Sign with Noticeboard and Interpretation/ Orientation Board – Replacement	10, 20
	Interpretation/Orientation Board – Replacement	10, 20

	Directional Finger Post - Replacement	10, 20
	Brown & White Highway Vehicle Sign – Replacement	20
	Brown & White Highway Pedestrian Sign - Replacement	20
<b>Parking Maintenance</b>	Height Barrier with Lower Gate – Maintenance (Cleaning, painting etc)	5, 10, 15
	Height Barrier with Lower Gate – Replacement	20
	Surfacing – Repairs	5, 10, 15
	Surfacing - Resurfacing	20
	Bicycle Racks – Maintenance (Cleaning, painting etc)	5, 10, 15
	Bicycle Racks - Replacement	10, 20

## 6.0 SANG REQUIREMENTS CHECKLIST

The enhancements identified in section 4 aim to encourage more visitors to Jersey Farm Open Space.

The following table provides an assessment of Jersey Farm Open Space against the SANG criteria checklist after the implementation of the enhancement measures described in section 4.

Item	Criteria	Expected / Desirable	Criteria Met with Proposals (Y / N)	Notes
<b>Paths</b>	A minimum circular walks of 2.3-2.5km to be provided.	Expected	Y	All paths within the site add up to 2.45km
	Paths easily used and well maintained but mostly unsurfaced.	Expected	Y	The circular route – the majority of path on site – will have a 3m width of Unbound Granite surface which will offer a semi-natural appearance while being porous and able to be maintained. The circular route will also include a 3m wide grass margin (unsurfaced).
	Where parking is provided, circular path should start and finish at that location.	Expected	Y	The circular route starts and ends at the proposed car park.
	Paths should be safe, easily identifiable and kept clear of obstructions, such as scrub cover for example.	Expected	Y	Paths will be shown on interpretation/orientation panels and directional finger posts. The management of adjacent vegetation is accounted for in the site proposals.

	<p>Information boards and/or signage at access points outlining the layout of the site and routes available to visitors.</p>	Desirable	Y	<p>A welcome sign feature made up of a combination of a noticeboard and interpretation/orientation panel (with site map) will be located at the car park, while an interpretation/orientation panel (with site map) will be located at the main pedestrian access to the west of site. All access points will have directional finger posts.</p>
	<p>Parking, including for cyclists, to be provided on sites larger than 4ha, unless the site is solely intended for residents within 500m only.</p>	Expected	Y	<p>Site is larger than 4ha (it is 8.33ha). Vehicle parking is provided for vehicles, including a number allocated as Accessible Vehicle Bays. Bicycle Racks are also proposed, to be located within/immediately adjacent to the car park.</p>
<p><b>Parking</b></p>	<p>Parking areas are to be easily and safely accessible by car and to be clearly signposted.</p>	Expected	Y	<p>The car park is proposed to be located off of House Lane with a height barrier featuring a lockable vehicle gate marking the entrance. Brown and white directional signs will be located on the nearby House Lane/Sandringham Crescent roundabout, as well as for pedestrians at the Sandringham Crescent/Richmond Walk junction and off of Jersey Lane to the north-west of site.</p>
	<p>Visitor to be able to take dogs from the parking area to the site safely off the lead.</p>	Desirable	Y	<p>Paths from the car park will lead immediately to open space of amenity grassland and meadow. Vegetation/tree management adjacent to the car park is also proposed to improve open sightlines into the site from the car park, improving the content and safety of users allowing dogs off lead directly from the car park.</p>

	<p>Access points to be provided based on the intended visitors of the SANG.</p>	<p>Expected</p>	<p>Y</p>	<p>There will be access points suitable for users arriving by vehicle/bicycle who view it as a 'destination' site, most notably via the car park off House Lane. There will also be access points optimal for those arriving without vehicle from the adjacent Jersey Farm residential areas to the west.</p>
<p><b>Access</b></p>	<p>Safe access route on foot from nearest car park and/or footpath.</p>	<p>Expected</p>	<p>Y</p>	<p>The Unbound Granite Path (circular route) and Macadam Path incorporate the car park, PRoW (Footpath) and existing Asphalt Path along their routes to lead directly to/from them.</p>
	<p>Access should be unrestricted within the site, with plenty of space for dogs to exercise freely and safely off lead.</p>	<p>Expected</p>	<p>Y</p>	<p>Access within the site will be unrestricted with the ability for all users to circumnavigate the entire site. Where steps are present, which will be constructed to BT Countryside for All Accessibility Standards, an alternative low gradient/flat route along Unbound Granite and Macadam Paths provides additional access options should users prefer this.</p>
<p><b>Character of Space</b></p>	<p>Needs to be semi-natural, or perceived as such where close to existing development.</p>	<p>Expected</p>	<p>Y</p>	<p>A variety of short mown grass, woodland edge scrub, woodland, seasonal meadows and wetland margin vegetation will create a semi-natural environment – ideal for the site location between the residential area to the west and the agricultural/rural land to the north and east.</p>
	<p>If the site is larger than 12ha, a range of habitats should be present.</p>	<p>Expected</p>	<p>Y</p>	<p>Site is not larger than 12ha (it is 8.33ha). Despite this, the site does provide a range of habitats offering floral diversity in meadows and wetland</p>

				<p>margins, aquatic habitats in the lake and pond, and the benefits of woodland/scrub.</p>
<p>No unnatural intrusions (e.g. odour from sewage treatment works, noise from busy roads).</p>	<p>Expected</p>	<p>Y</p>	<p>There are no main roads bounding the site or industry nearby that could possibly create an unnatural intrusion. Wetland planting will also reduce the visual and possibly odorous implications of road run-off in the soil and water of the lake.</p>	
<p>There should be little intrusion of built structures such as dwellings, buildings, fencing (not constructed using natural materials), etc.</p>	<p>Expected</p>	<p>Y</p>	<p>The only possible built structure intrusions are the Beverley Gardens houses that back on to the south of the site and have clear views over the open space and can therefore be clearly seen from within. Consultation with these properties to ascertain whether they would like the open vistas into/from within the site, or if they would prefer planting to provide screening, will determine how much of an intrusion to the site itself they are.</p>	
<p>Naturalistic space with areas of open countryside with dense and scattered trees and shrubs.</p>	<p>Desirable</p>	<p>Y</p>	<p>Seasonal meadows, woodland edge scrub and mature woodland will provide variety and therefore a naturalistic space. Open vistas in both the southern and northern areas of the site will offer a sense of open countryside. Scattered standard trees will offer additional visual interest, particularly lining parts of the circular route within open areas.</p>	



	<p>Gentle undulating topography. Steep slopes are likely to deter visitors.</p>	<p>Desirable</p>	<p>Y</p>	<p>The site is predominantly flat, especially along paths. Steep topography is only in one very localised area to the west, where steps and alternative path options are proposed. Uneven and undulating land is predominantly within the open area within the northern part of the site, mostly where seasonal meadow is located and where there is potential to create a mosaic of ponds/wetland.</p>
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## **7.0 SANG COSTS**

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### **7.1 Establishment Costs**

It is estimated the cost to install and establish all proposals outlined in section 4 including designs, procurement, applications, materials, labour and 3-year aftercare where appropriate will be in the region of £XXX,XXX (this figure will be calculated using similar project costs, benchmarking and contractor estimates).

### **7.2 Maintenance Costs**

It is estimated the maintenance costs over the first 20-years following install or establishment, taking into consideration any 3-year aftercare clauses, will be approximately £XXX,XXX (this figure will be added using current and projected grounds maintenance contract figures and benchmarking. The total value will exclude current grounds maintenance costs incurred by the Council).