

Natural Greenspace Improvement Strategy London Borough of Redbridge



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Natural Greenspace Improvement Strategy

London Borough of
Redbridge



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1.0 Introduction

1.1 Purpose of this Document

A Natural Greenspace Improvement Strategy (NGIS) has been developed in order to mitigate recreational pressure in Epping Forest Special Area of Conservation (SAC). The strategy sets out a fully costed set of interventions to be delivered across the London Borough of Redbridge (LBR) by investing in our existing natural green spaces and places and opening up others that do not currently benefit from public access. Interventions such as improving paths and map boards have been included.

The strategy outlines to developers that all new homes built within the Zone of Influence (Zoi) will be required to make a financial contribution to the delivery of these interventions. The tariff is required to facilitate the delivery of the Sustainable Alternative Natural Greenspace (SANGs) interventions which will be implemented by LBR. Payments will be made to the Council through a legal agreement.

The NGIS interventions are designed to displace the recreational pressure resulting from planned growth within the borough, and mitigate against an increased number of visitors to Epping Forest SAC. Through observations of the number of trips to the Epping Forest and using population statistics to calculate the total population which is making these visits, we can work out how many visits the average person makes, and therefore how many additional visits need to be made elsewhere to avoid impact on the protected site.

Place Services were commissioned by the London Borough of Redbridge to develop the NGIS in the absence of a coherent strategy for mitigating the impacts on Epping Forest. LBR is made up of a network of attractive parks, open spaces and wildlife which provides leisure and recreational opportunities and varied habitats, making an important contribution to the quality of life of its residents.

1.2 Epping Forest Special Area of Conservation

Epping Forest SAC is currently listed as being in unfavourable condition due to disturbance from recreation and urbanisation. It currently receives 4.8 million visitors per year (Epping Forest Management Strategy 2021). It is therefore imperative that a strategy is developed to ensure that the Forest is protected in perpetuity for the future.

Epping Forest is a large ancient wood-pasture site covering 1630.74 hectares. The Forest comprises habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains, wet and dry heathland and scattered wetland. The semi-natural woodland is particularly extensive but the Forest plains are also a major feature and contain a variety of unimproved acid grasslands.

Epping Forest is vulnerable to high levels of recreational pressure from activities including dog walking, mountain biking and is also sensitive to air quality changes. Further recreational pressure or [traffic related air pollution](#) has the potential to worsen these impacts and compromise the ability of the SAC to achieve its conservation objectives. More information can be found in the [Epping Forest Strategic Access Management and Monitoring \(SAMM\) Strategy 2021](#).

Epping Forest Visitor Survey

The 2017 and 2019 Epping Forest Visitor Surveys show the median distance travelled by visitors is 2.6 kilometres. A buffer of 2.6 kilometres yields a total population in this area of 446,271 persons (across parts of Enfield, Epping Forest, Newham, Redbridge, and Waltham Forest)

The study found that of all visitors interviewed, 99% had come to Epping Forest for a short visit directly from home, including 24% that visited daily and 32% visiting 1-3 times a week. The primary reason for visiting Epping Forest was for dog walking (49%) or walking (22%). More than 75% of visitors had arrived at the forest by car. The median route length for interviewees (i.e. how far they typically walked, cycled or rode) was 3,917m (3,417m if cut to the SAC boundary only, i.e. within the SAC). Route length varied between activities and for dog walkers (the most common activity) the median route length (within the SAC) was 2.2 kilometres. The two most commonly cited reasons underpinning site choice (i.e. why interviewees had chosen to visit the specific location where interviewed) were scenery/variety of views and closeness to home.

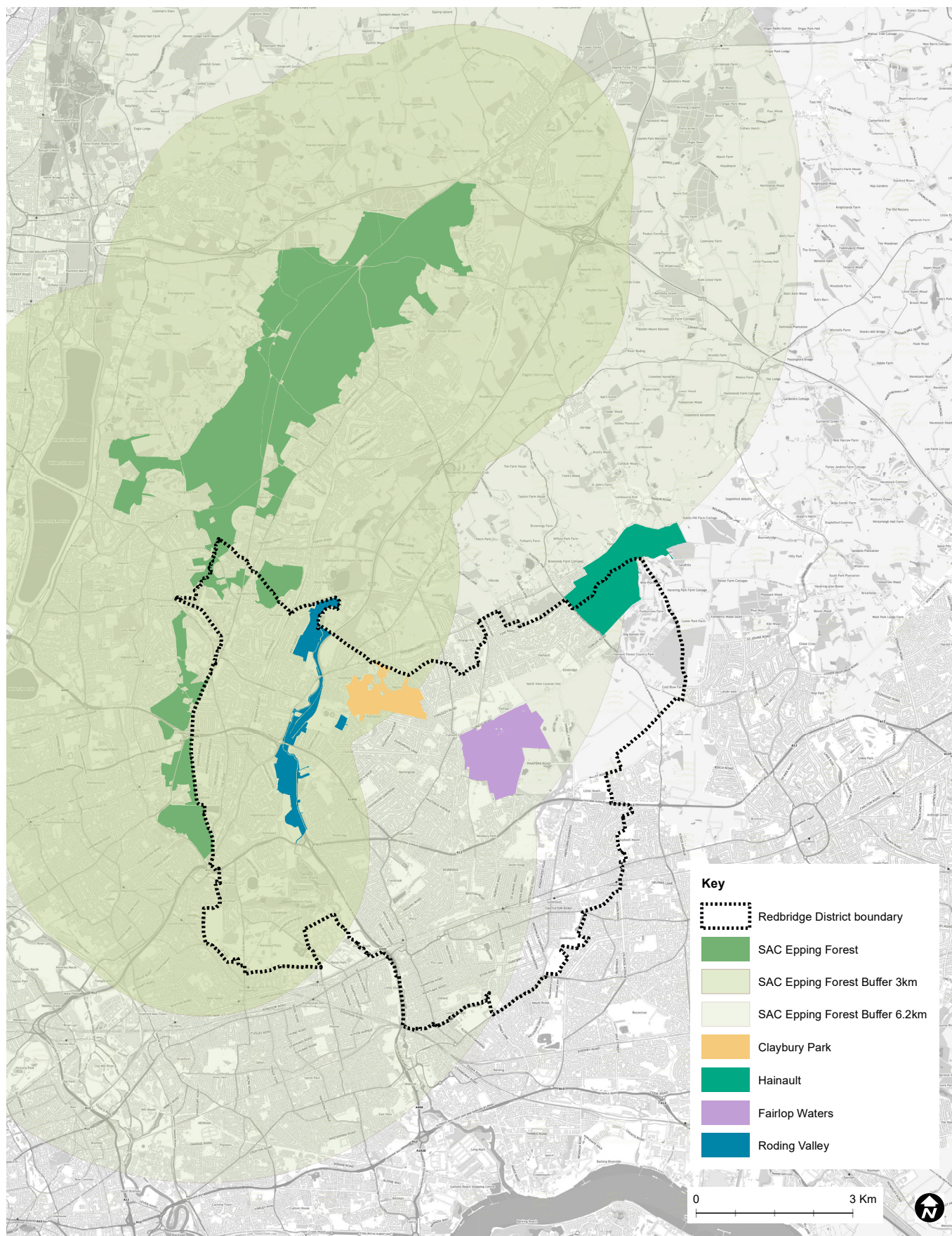


Figure 1: NGIS Sites and Catchment Zones

1.3 Habitats Regulations Assessment for London Borough of Redbridge Local Plan

London Borough of Redbridge is a Competent Authority under the [Conservation of Habitats and Species Regulations 2017](#) and therefore has the statutory duty to mitigate harmful impacts from visitors and air quality to Epping Forest SAC. As per guidance from Natural England, the strategy provides SANGs (Suitable Alternative Natural Greenspace) to mitigate against harmful impacts.

Under the [Conservation of Habitats and Species Regulations 2017](#) (the Habitats Regulations), the competent authority - in this case, London Borough of Redbridge Council (LBR) - has a duty to ensure that any plans or projects that they regulate (including planning policy and planning applications) will have no adverse effect on the integrity of Epping Forest. For example, an adverse effect on integrity would be something that impacts on the site's ecological structure and functioning and/ or affects the ability of the site to meet its conservation objectives.

The potential effects of development on Epping Forest were assessed during the Redbridge Habitats Regulations Assessment (HRA) process for the Redbridge Local Plan 2015-2030. The screening exercise carried out in 2017 can be found here: [Redbridge Local Plan 2015-2030 HRA](#).

The Epping Forest Visitor Survey 2017 Results Report investigating visitor access patterns at Epping Forest found that the majority of visitors (75%) of visitors originated from a 6.2 kilometres distance from Epping Forest. The Epping Forest District Council identifies that on top of the existing pressure from high levels of recreation, “additional recreational activity resulting from new residential development within 3 kilometres of the SAC in Epping Forest District would result in an adverse effect ‘in combination’ with growth in adjacent authorities (notably the London Boroughs of Waltham Forest and Redbridge, which are also core centres of SAC visitor origin) without mitigation.”.

Whilst visitor surveys indicate that few visitors currently derive from the 3 kilometres to 6.2 kilometres zone, the delivery of three new large sites “could result in changes to the patterns of activity and potentially result in a greater proportion of visitors to the SAC”, so has informed the 6.2 kilometres zone of influence is being used to define the core recreational and urbanisation catchment of the SAC.

There may be a duty for Council to consider impacts of non-residential development to the SAC where an Habitats Regulation Assessment may be required.

Council may extend the EFSAC mitigation catchment beyond the current 0-6.2 kilometres ZOI if advised by Natural England and/or if informed by future studies.

Council reserves the right to require EFSAC/ HRA contributions from developments at or close to the boundary of the ZOI following appropriate HRA screenings or ecological/ air quality assessments.

2.0 Approach to Suitable Alternative Natural Greenspace project interventions

Prior to deciding on the toolkit of interventions approach as outlined in this strategy, different options were explored to ensure that the most appropriate method for these sites was being undertaken. Undertaking full surveys of visitor numbers to each of the intervention sites was explored as an approach, however the decision to utilise secondary sources of survey information was decided to save costs. Undertaking full surveys in support of the strategy will be scheduled later in the delivery.

2.1 Projects

A list of interventions have been identified alongside London Borough of Redbridge and Vision RCL (the Parks Operator until 2026) and Natural England. Place Services provided support and advice on interventions assisting with cost estimates and undertaking site visits. Each intervention is summarised within later sections of this report. These summaries were generated using the information provided and the supplementary information gathered from the site checks with Natural England. An overview of the details provided in summary of each intervention is outlined below in Table 1.

Table 1: Overview of details provided in summary for each intervention

Detail of mitigation	Description of the intervention that could provide mitigation for recreation pressure on SPA
Site Quality Check	These criteria are similar to those used for SANGs and therefore do not necessarily easily fit with Natural Greenspace Improvement Projects (NGIPs). As such, we provide a short commentary considering applicability of criteria and any issues with the project.
Likely quantity of LBRIP mitigation (estimate of uplift in visitors)	A simple estimate of the level of mitigation, expressed as the number of additional person visits per day that might be expected. See below (from para 2.3) for more detail.
Potential number of dwellings that project could mitigate for	Estimate of the potential number of dwellings that could be mitigated, based on the likely uplift. See below (Paragraph 2.3) for more detail.
Costs	Total cost of project and cost being applied for (if different).

These summaries include basic information about each project, such as the overall cost, the distance to the SAC (closest distance as the crow-files). Each project was checked for any environmental constraints (including heritage and nature conservation interest) as well as checks – as relevant – against:

- The uplift in terms of likely visitor use that might be expected as a result of the project proposed;
- Likely mitigation possible (estimate of new houses that the project could mitigate);
- The visitor catchment in terms of a zone of influence whereby the project would act as mitigation.

These three metrics are described in more detail.

2.2 Visitor Uplift Methodology

The uplift in visitor numbers provides an indication of the mitigation potential of each intervention.

It is difficult to predict the additional visitors resulting from a particular project or intervention. London Borough of Redbridge do not currently have accurate data on the current number of visitors across parks and public open spaces which makes any predictions of future use difficult.

Where data may be available, the pandemic has also created uncertainty too, as many urban parks and green spaces have seen a marked increase in use during periods of lockdown and restrictions and therefore it is not clear whether data is a true reflection of visitor numbers, or whether these patterns will continue.

For these reasons, uplift for each project has been assigned to simple categories (Figure 2) based around the number of additional visits that might be expected. These categories were assigned based on the experience of the Parks team and Green Infrastructure professionals, as well as site visits to each location.

The categories are intended to be deliberately broad as they needed to capture a range of different interventions.

2.3 The average number of visits made per resident

In order to model the average number of visits made per resident, the median distance (the typical distance from which people originate) has been used to estimate how many people on average make these visits. A median distance of 2.6 kilometres is used, as per the Epping Forest Visitor Survey 2019. To calculate the average number of visits per resident to the SAC, and the total number of visits has been used and a factor of 0.5 is applied to represent the median. This is then divided by the population in the area up to 2.6 kilometres from the SAC boundary. The population statistics used are based on the 2020 Office for National Statistics mid-year estimates by LSOA. As a result, the average number of visits per person is defined as circa 5.4 visits per person per year.

4,800,000 (total visits are made) **x 0.5** (median) **÷ by 446,271** (population visitors are derived from) = **an average of 5.3778735 visits** to Epping Forest per person per year. When **÷ by 365 days** = **0.01473** average visits made per resident per day.

5869 (the total number of homes to mitigate for) **x 2.4** (average number of residents per home)

= 14085.6 residents to mitigate for

2.4 Site selection and shortlisting

A wide range of sites based on their type and size were gathered that could potentially provide alternative locations for Epping Forest visitors. During the initial review alongside Natural England, 7no. sites were originally selected (included Ray Park, Roding Valley, Claybury Park, Westwood Recreational Ground, Seven Kings Park, Fairlop Waters and Hainault Forest). Based on a review with Natural England and the SANGs project team, it was decided to exclude 3 of the sites, including (Ray Park, Seven Kings Park, Westwood Park). The reason for excluding these sites were to only include the larger strategic scale sites and therefore omit sites with a more local catchment. Due to the scale, it was also more difficult to include a 2.3 kilometres circular walking route which does not adhere to the Natural England Guidance (Appendix A).

Draft proposals and uplift were calculated for the final selection of sites, which are:

- Roding Valley
- Claybury Park
- Fairlop Waters
- Hainault Forest

2.5 Calculating visitor uplift

To calculate the required uplift, the number of new residents in Redbridge is multiplied by the average visits made per resident per day.

14085.6 residents x **0.01473** = **207** (potential new visits per day to Epping Forest SAC)

Interventions were proposed that would enhance spaces to make them attractive alternative green spaces to Epping Forest SAC. Uplift was calculated for each site based on an assessment of the proposed interventions and the expected additional number of visitors that will be attracted to the site following the proposed interventions.

This has been based on technical expertise and extensive experience of London Borough of Redbridge Officers supported by consultation with Natural England. Each assessed site falls into one of the uplift categories below.

Table 2: Project uplift criteria

Uplift	Range (person visits per day)	Single-person visit equivalent (taking the median of the range)
Low	1	1
Moderate	2-14	8
High	15-35	25
Very High	36-120	78

Figure 2 shows potential development sites that were identified through the latest Redbridge Local Plan 2015-2030 process, and their proximity to the four SANGs intervention Sites. All new development Sites will contribute financially towards one of the four intervention Sites.

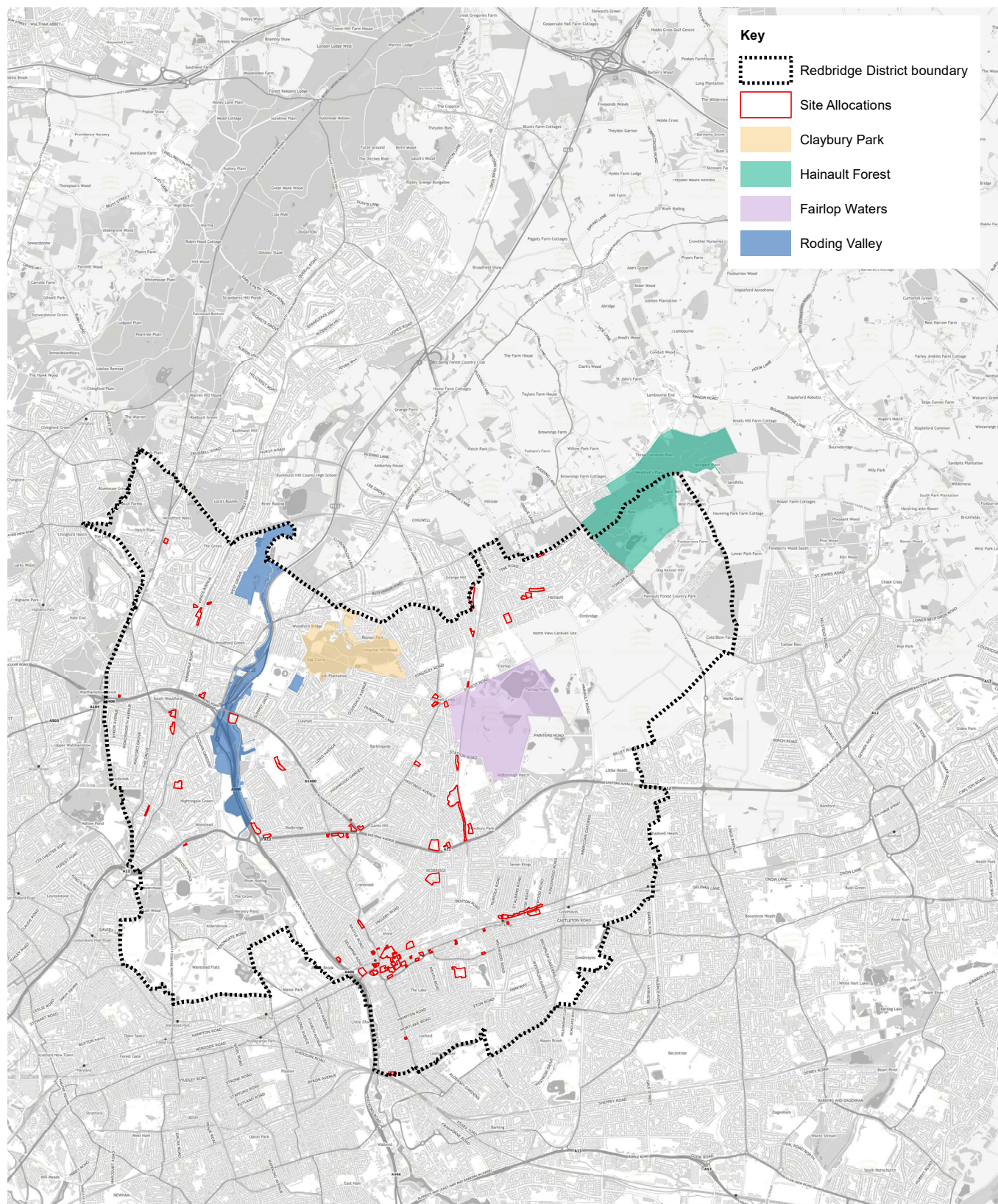


Figure 2: Opportunity Sites in Context of SANGs sites

2.6 Natural Greenspace Improvement Strategy Locations

The geographical catchment for each project was mapped using the updated Natural England’s Accessible Natural Greenspace Standards (ANGST), now known as the Accessible Greenspace Standards. The Accessible Greenspace Standards define good provision based on different size-proximity, capacity and quality criteria.

The Natural Greenspace Improvement Projects set out in this Strategy are different to SANGs in that they do not necessarily equate to a given land area, instead they are individual projects, that combined, create a toolkit of interventions that are the equivalent to a land area supported by a range of criteria. However, given all interventions are located within existing Accessible Greenspaces, we have applied the standards to all sites to ensure all projected housing growth lies within the maximum distance zone for all types of Accessible Greenspace.

The size proximity for all Accessible Greenspaces is set out below:

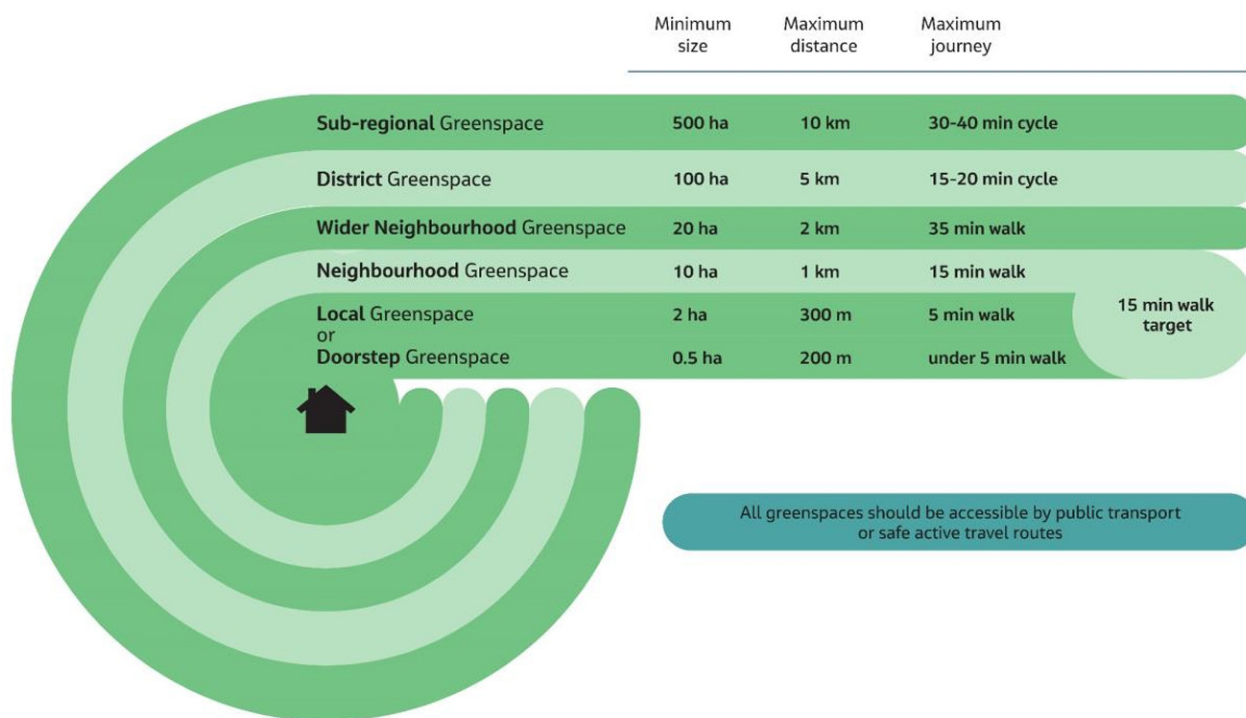


Figure 3: Accessible Greenspace - Size Proximity (Source: Natural England, 2023)

3.0 Interventions

Sites and interventions were subsequently chosen by the project team and presented to Natural England for review by London Borough of Redbridge Council. This provided the opportunity to feedback any queries before the list of initiatives were finalised. Only developments within the London Borough of Redbridge contribute towards SANGs within the borough.

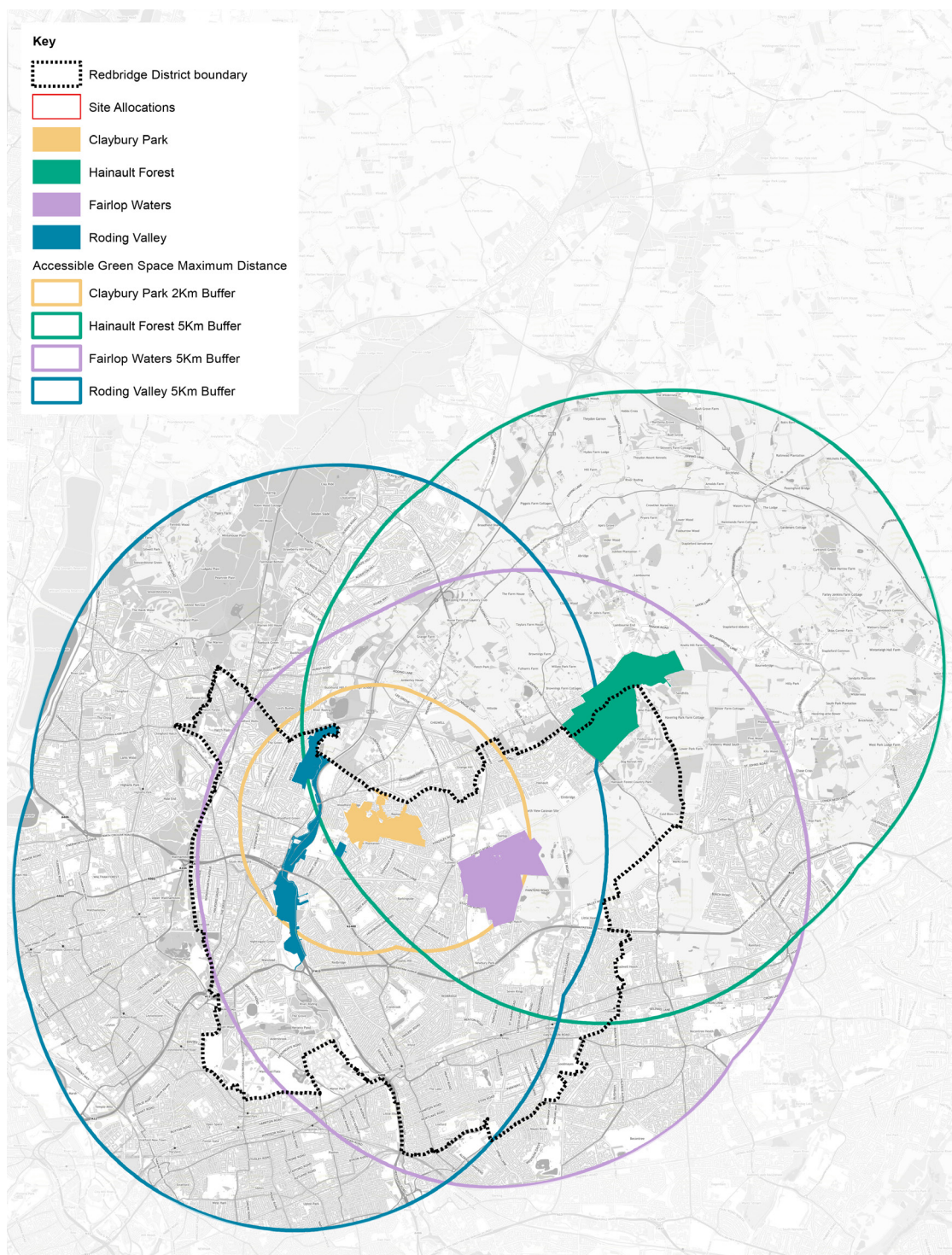


Figure 4: NGIS Sites and Catchment Zones

3.1 Roding Valley



Area	Woodford Green/Bridge
Accessible Greenspace Type:	District Natural Greenspace
Uplift Potential	78
Visitor Catchment	Local
Ownership	Local Authority
Management	Vision Redbridge Leisure and Culture (until 2026)
Designations	Green Belt Site of Local Importance for Nature Conservation



Figure 5: Roding Valley (Image credit: London Borough of Redbridge)

3.1.1 Suitability of location

The Roding Valley is a unique green space found in East London and provides a green link with the neighbouring county of Essex. Used by many for leisure, recreation and travel, it is a place where you can enjoy nature, walk, cycle, horse-ride and fish. Many use the Roding Valley Way path to access other parks in the area, as a shortcut to various town centres/locations and as a green (off the road, traffic free) commuter/cycle route.

3.1.2 Physical characteristics

The River Roding, central to the Roding Valley, is a small, lowland clay river. It's source lies in Molehill Green (107 metres above sea level) in Essex, passing through the London Boroughs of Redbridge, Newham and Barking & Dagenham, finally draining into the Thames via Barking Creek.

Drainage

The site is drained by the River Roding which runs along the full extent of the eastern boundary of the park, flowing south.

Habitats and vegetation

The Roding Valley is a mosaic of habitats; woodland copses, grassland and wetlands.

3.1.3 Car parking and access

The Roding Valley is accessible from a number of existing public open spaces such as Ray Park and Wanstead Park via pedestrian and cycle links. Parking is limited, with a reliance on walking and cycling. Though street parking and public open space car parks are available in some areas.

3.1.4 Land Ownership

Considering the complexity of land ownership within the Roding Valley, interventions have been proposed on Council owned land as a priority with the option to liaise with land owners in the future to implement further interventions. The strategy has focused on the northern section of the Roding Valley with the option to expand to the southern section in the future. As these options are explored, specific permissions will be sought at the appropriate time.

3.1.5 Site Quality Check

The following assessment is an adaptation of the Natural England SANG criteria to meet urban green space requirements. Using this Site Quality Check (SQC) a number of enhancements to the associated greenspace can be identified.

Table 3: Criteria and Assessment of the Roding Valley

Essential features Provision of these features will be required in order for the site to fulfil its purpose	
Criteria	Current assessment
<u>LANDSCAPE</u>	
A range of habitats should be provided for users to experience	The Roding Valley route is a mosaic of habitat, including woodland, grassland, a river corridor and formal green spaces of various quality.
Perceived as semi-natural with few buildings or artificial structures except in the immediate vicinity of car parks and site boundaries	Though the A12 and other infrastructure dissect the site and sit on the periphery, the valley itself is semi-natural in character.
Perceived as safe – no tree or scrub cover along parts of the walking routes.	Some of the routes across the site are made foot/cycle paths, whereas others are unmade or desire lines created by dog walkers and similar that can experience vegetation ingress and can become unpassable in certain weather conditions.
<u>ACCESS AND WAYFINDING</u>	
Safe access route on foot from the nearest car park and/or footpath(s) to the green open space.	As above, some of the routes across the site are made foot/cycle paths, whereas others are unmade or desire lines created by dog walkers and similar that can experience vegetation ingress and can become unpassable in certain weather conditions.
Site should be clearly sign posted or advertised in some way. It is desirable for access points to have signage outlining the layout of the green space and the routes available to visitors.	The Roding Valley has numerous entrances from adjacent residential developments or via existing open spaces / parks. However, there is a lack of signage and wayfinding markers to demonstrate the extent of the Roding Valley and where is accessible to the public.
<u>WALKS</u>	
It should be possible to complete a circular walk of 2.3 - 2.5 kilometres, which starts and finishes at the car park (if the site is larger than 4Ha). It is desirable to have a choice of routes available, extending up to 5 kilometres in length.	Across the full extent of the Roding Valley, routes in excess of the 2.5 kilometres can easily be achieved.
Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.	As above, some of the routes across the site are made foot/cycle paths, whereas others are unmade or desire lines created by dog walkers and similar that can experience vegetation ingress and can become unpassable in certain weather conditions.

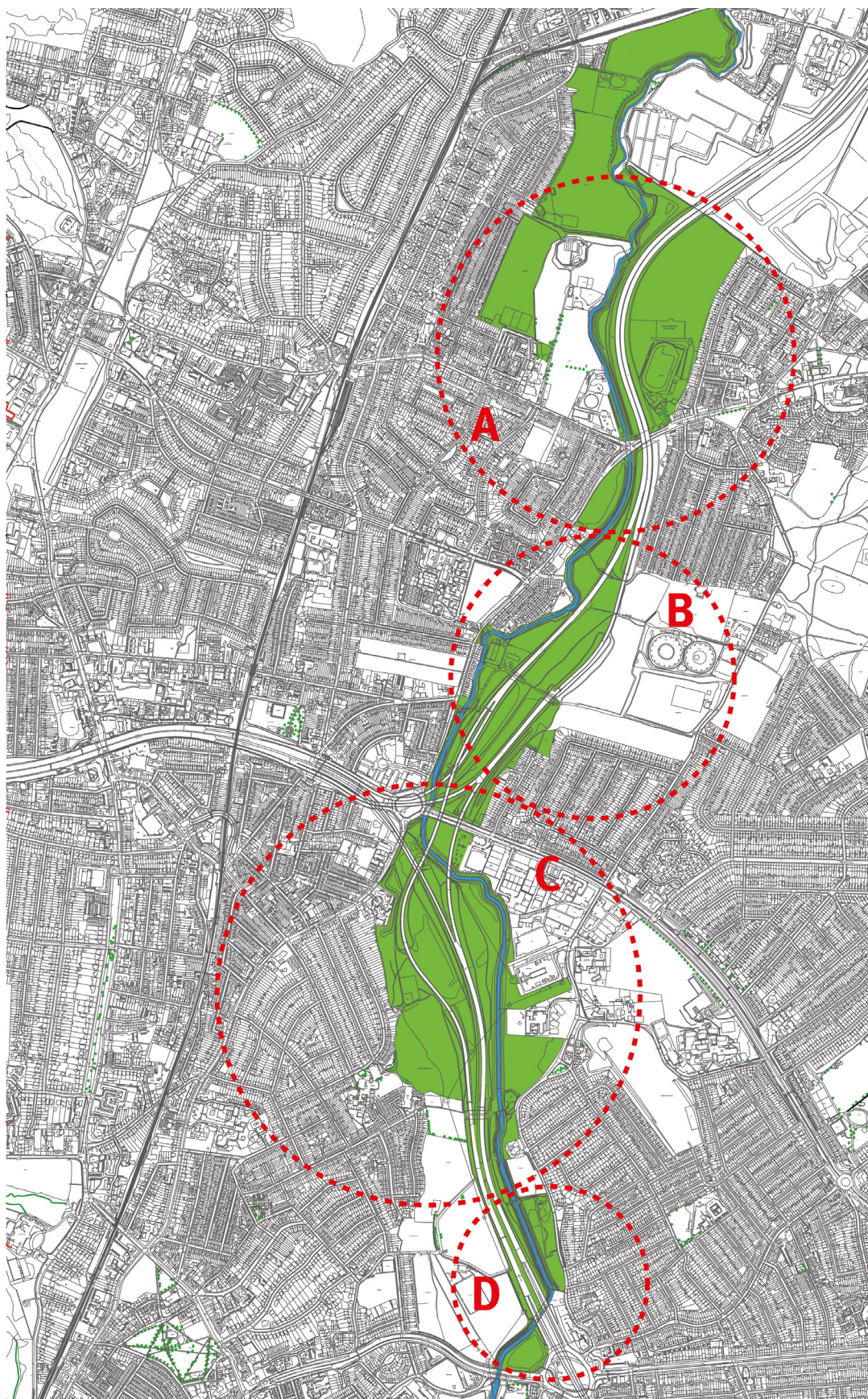


Figure 6: Location map for areas in the Roding Valley (include access, key features etc.)

3.1.6 Intervention Opportunities

Based on the SQC it has been identified that there are opportunities available to enhance the Roding Valley that can support the mitigation of adverse effects on the integrity of Epping Forest. Details of these projects, the associated uplift, housing worth mitigation, SANG area equivalent and associated costs can be found in the table below:

Table 4: Interventions within the Roding Valley

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
1	High	Roding Valley cycle path between Ray Park and Chigwell Road, repair and resurface.	£61,696.05	£6,169.61	£597,748.22	£665,613.87
2	Medium	Riverside cycle path construction between Chigwell Road and M11 subway/Broadmead Baptists Church Bridge, to connect with Footpath 50	£104,348.58	£10,434.86	£1,010,991.43	£1,125,774.87



Figure 7: Intervention Locations in Area A outlined in Table 4

Table 5: Interventions within the Roding Valley

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
3	Low	Gateway and signage interpretation for current entrance to Refuse and Recycling Centre, into main gateway to the Roding Valley.	£6,714.85	£671.49	£65,057.48	£72,443.82
	Low	Footpath link for the main gateway to the Roding Valley.	£74,534.70	£7,453.47	£722,136.74	£804,124.91
	Low	New map board at Roding Lane North entrance.	£6,197.55	£619.76	£60,045.57	£66,862.87



Figure 8: Intervention Locations in Area B outlined in Table 5

Table 6: Interventions within the Roding Valley

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
4	Medium	Roding Valley Way entrance (East bound side of Southend Road): 2 welcome signs and Information Boards.	£11,934.83	£1,193.48	£115,631.80	£128,760.12
5	High	River Roding entrance (West bound side of Southend Road): New welcome sign and map board.	£5,967.42	£596.74	£57,815.90	£64,380.06
6	High	Roding Valley Park entrance (South bound side of Chigwell Road/Mill Court): Welcome sign and information map panel Install new welcome sign with map board.	£12,126.50	£1,212.65	£117,488.78	£130,827.93
6	Medium	Roding Valley Park entrance - South bound side of Chigwell Road/Mill Court: Wood bollard Remove existing chicane barrier, install wood bollard. Supply and install 3 rail timber fence, morticed	£2,322.21	£232.22	£22,498.96	£25,053.39
7	Medium	Path Part A: New hard surfaced route of path including new path to link with Charlie Browns Roundabout/Chigwell Road.	£124,224.50	£12,422.45	£1,203,561.23	£1,340,208.18
	Medium	Path Part B: New hard surfaced route of path including new path to link with Charlie Browns Roundabout/Chigwell Road.	£124,224.50	£12,422.45	£1,203,561.23	£1,340,208.18



Figure 9: Intervention Locations in Area C outlined in Table 6

Table 7: Interventions within the Roding Valley

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
7 continued	Low	Resurfacing for Highways England land between Elmcroft Avenue and Onslow Gardens.	£65,602.17	£6,560.22	£635,593.05	£707,755.43
	High	Bound resurfacing in front of entrance for Elmcroft Avenue and Onslow Entrance.				
	High	Welcome sign and information map panel: Highways England land between Elmcroft Avenue and Onslow Gardens.	£6,063.25	£606.33	£58,744.39	£65,413.97
	High	Welcome sign and information map panel for Vista Drive/Roding Lane South entrance.	£6,063.25	£606.33	£58,744.39	£65,413.97



Figure 10: Intervention Locations in Area D outlined in Table 7

3.2 Claybury Park



Area	Fairlop Ward
Accessible Greenspace Type:	Wider Neighbourhood Natural Greenspace
Uplift Potential	25
Visitor Catchment	Borough
Ownership	Local Authority
Management	Vision Redbridge Leisure and Culture (until 2026)
Designations	Green Belt Site of Metropolitan Importance for Nature Conservation Site of Importance for Nature Conservation Borough Grade I Ancient Woodland Green Corridor

3.2.1 Suitability of location

Covers almost 70 hectares, containing an ancient area of oak and hornbeam woodland (18 hectares) locally renowned for its variety of woodland spring flowers, including bluebells, veteran trees and fungi. The park (formerly private estate) was initially arranged by famous landscape designer Sir Humphrey Repton, during the 18th Century.

3.2.2 Physical characteristics

Claybury Park is a Repton public park comprising of extensive meadows, wetlands, wildlife areas, managed scrub and a large area of ancient oak and hornbeam woodland. The park occupies an outdoor gym, nature reserve, woodland, cycle path, children's play area and bridleway, providing both formal and informal recreation and activities. The park situated between the residential areas of Fairlop, Woodford Bridge and Clayhall. Paths run throughout the extent of the site, providing hard and soft surface recreation and walking opportunities to all areas of the park.

Topography

Claybury Park is elevated in the landscape, providing views across the M11 valley towards London to the south and east.

3.2.3 Car parking and access

There are no official car parking facilities for Claybury Park, so the current suggestion is to park in local residential streets.

Walking within Claybury Park can be extended along Footpath 7, which runs within the site adjacent to the Secondary Woodland. There is also a permissive bridleway and a large number of surfaced paths allowing all-weather access to the park.



Figure 11: Claybury Park (Image credit: Keith Kinghorn)

3.2.4 Site Quality Check

The following assessment is an adaptation of the Natural England SANG criteria to meet urban green space requirements. Using this Site Quality Check (SQC) a number of enhancements to the associated greenspace can be identified.

Table 8: Criteria and Assessment of Claybury Park

Essential features	
Provision of these features will be required in order for the site to fulfil its purpose	
Criteria	Current assessment
LANDSCAPE	
A range of habitats should be provided for users to experience	The park is made up of extensive meadows, wildlife ponds, wetland areas, managed scrub land and many ancient/veteran trees, the site being managed for nature conservation.
Perceived as semi-natural with few buildings or artificial structures except in the immediate vicinity of car parks and site boundaries	Generally the topography and heavily wooded areas across the site provide a natural setting for all users. The southern boundary is abutted by built development though this is not uncommon of urban green spaces.
Perceived as safe – no tree or scrub cover along parts of the walking routes.	Some of the routes across the site are made foot/cycle paths, some of which are in need of repairs. Other footpaths are unmade or desire lines created by dog walkers and similar that can experience vegetation ingress and can become unpassable in certain weather conditions.
ACCESS AND WAYFINDING	
Safe access route on foot from the nearest car park and/or footpath(s) to the green open space.	The park boasts a large number of pedestrian access points, including 16 points spaced across the park boundaries. There is an absence of entrances along the northern boundary and some residential streets to the south east. There are no official car parking facilities for Claybury Park. The park also advocates using public transport to access the park, including buses or Fairlop or Woodford Central Line tube station.
Site should be clearly sign posted or advertised in some way. It is desirable for access points to have signage outlining the layout of the green space and the routes available to visitors.	Claybury Park has numerous entrances from adjacent suitably sign posted, with associated wayfinding
WALKS	
It should be possible to complete a circular walk of 2.3 - 2.5 kilometres, which starts and finishes at the car park (if the site is larger than 4Ha). It is desirable to have a choice of routes available, extending up to 5 kilometres in length.	Across the full extent of the park a route of 2.3 kilometres can be achieved.
Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.	As above, some of the routes across the site are made foot/cycle paths, whereas others are unmade and can be unpassable in winter months.

3.2.5 Intervention Opportunities

Based on the SQC it has been identified that there are opportunities available to enhance Claybury Park that can support the mitigation of adverse effects on the integrity of Epping Forest. Details of these projects, the associated uplift, housing worth mitigation, SANG area equivalent and associated costs can be found in the table below:

Table 9: Interventions within Claybury Park

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
8	Low	Improvements to Part A of Strategic Cycle Network, including path enhancement, new drainage scheme and year-round access.	£5,626.13	£562.61	£54,509.34	£60,698.09
	Low	Improvements to Part B of Strategic Cycle Network, including path enhancement, new drainage scheme and year-round access.	£5,626.13	£562.61	£54,509.34	£60,698.09
	Low	Improvements to Part C of Strategic Cycle Network, including path enhancement, new drainage scheme and year-round access.	£5,626.13	£562.61	£54,509.34	£60,698.09
	High	Genus Close Signage	£6,350.75	£635.08	£61,529.86	£68,515.69
9	Medium	Formal footpath access from Fullwell Avenue into Claybury Park.	£59,627.76	£5,962.78	£577,709.39	£643,299.93
	Medium	Welcome sign and information map panel at access to Ash Plantation.	£6,350.75	£635.08	£61,529.86	£68,515.69



Figure 12: Location map (include access, key features etc.)

3.3 Fairlop Waters



Area	Fairlop Ward
Accessible Greenspace Type:	District Natural Greenspace
Uplift Potential	78
Visitor Catchment	Metropolitan
Ownership	Local Authority
Management	Vision Redbridge Leisure and Culture (until 2026)
Designations	Green Belt Site of Local Importance for Nature Conservation

3.3.1 Suitability of location

Fairlop Waters is approximately 145ha. Formerly a sand and gravel quarry, it was restored in the 1980's to a golf course (no longer operational), sailing lake, angling lake and nature reserve/country park.

3.3.2 Physical characteristics

Fairlop Waters has a wide diversity of habitats like grassland, woodland, ponds, and lakes. The lake is the central feature of the park, open for water sports including sailing, canoeing, rowing and paddle boarding.

Within the park, there is a network of accessible pathways and natural pathways that cross the park, providing access to all areas. The park also encourages informal activity, with a bike hire facility available on site. The disused golf course and tube line is also located along the western edge of the park.

3.3.3 Car parking and access

Car Parking at Fairlop Waters can be found at the main car park located adjacent to the central building. The car park is located within the site, next to the lake, and can be accessed from Forest Road to the north.

The park can be accessed from Fairlop station and from an informal entrance at Barkingside which are both on the Central Line.

The park currently has hard surfaced pathways that help make the country park accessible in all weathers although no surfaced connections are provided to the west. The Hainault Greenway and Seven Kings Greenway cycle routes currently run through the park, although there are proposals to extend these routes out to Hainault, Barkingside, Chadwell Heath and Newbury Park.

The interventions have taken into account the Fairlop Waters Masterplan.



Figure 13: Fairlop Waters lake (Image credit: London Borough of Redbridge)

3.3.4 Site Quality Check

The following assessment is an adaptation of the Natural England SANG criteria to meet urban green space requirements. Using this Site Quality Check (SQC) a number of enhancements to the associated greenspace can be identified.

Table 10: Criteria and Assessment of Fairlop Waters

Essential features	
Provision of these features will be required in order for the site to fulfil its purpose	
Criteria	Current assessment
LANDSCAPE	
A range of habitats should be provided for users to experience	As well as the lake that forms a central feature of the park, Fairlop Waters has a wide diversity of habitats such as grassland, woodland, ponds, and lakes. The proposed extensions to Fairlop Waters will include a mosaic of habitats that will also be publicly accessible.
Perceived as semi-natural with few buildings or artificial structures except in the immediate vicinity of car parks and site boundaries	Much of the existing Fairlop Waters site is urban in character, with semi-natural and natural areas located further away from the car park and other facilities. Habitat enhancements to the former golf course and restoration in areas of existing mineral extraction will be necessary.
Perceived as safe – no tree or scrub cover along parts of the walking routes.	Footpaths across park but none provided to the west. Those routes within the existing golf course and other new site areas need to be enhanced to provide safe and accessible routes.
ACCESS AND WAYFINDING	
Safe access route on foot from the nearest car park and/or footpath(s) to the green open space.	Areas close to access points and car parks are lit with made footpaths and cycle routes accessible to all. No footpaths from Barkingside to Fairlop entrance.
Site should be clearly sign posted or advertised in some way. It is desirable for access points to have signage outlining the layout of the green space and the routes available to visitors.	As the site has a Metropolitan catchment there is signage at entrances and in the local area. Wayfinding markers are located close to the car park, but additional signage and interpretation signage will be necessary once new areas of the site open.
WALKS	
It should be possible to complete a circular walk of 2.3 to 2.5 kilometres, which starts and finishes at the car park (if the site is larger than 4Ha). It is desirable to have a choice of routes available, extending up to 5 kilometres in length.	Across the full extent of Fairlop Waters and the new areas of land, a circular walk of 2.3 to 2.5 kilometres can be achieved. There would also be options for shorter and longer routes; on site and through the wider PRoW network.
Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.	The park provides an extensive amount of hard surfaced pathways that help make the country park accessible in all weathers. It would however be encouraged that other informal routes and nature trails are introduced to reduce the 'urban feel' and to provide users with additional options.

3.3.5 Intervention Opportunities

There are opportunities to improve Fairlop Waters and make it a suitable alternative to visiting Epping Forest by creating a new nature trail through the old golf course. As this was previously private land that is now to be enhanced for public access, the total SANG area has been included. Associated infrastructure projects and costs are below:

Table 11: Interventions within Fairlop Waters

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
10	High	Part A: New footpath link nature trail connecting to existing on Station Road and Forest Road.	£82,816.33	£8,281.63	£802,374.15	£893,472.12
	High	Part B: New footpath link nature trail connecting to existing on Station Road and Forest Road.	£82,816.33	£8,281.63	£802,374.15	£893,472.12
	High	Part C: New footpath link nature trail connecting to existing on Station Road and Forest Road. Additional habitat improvements and ongoing cattle grazing.	£82,816.33	£8,281.63	£802,374.15	£893,472.12
11	Medium	4 information/Interpretation panels around new nature trail	£23,678.00	£2,367.80	£229,406.62	£255,452.42
12	Low	10 waymarkers around new nature trail	£5,821.42	£582.14	£56,401.40	£62,804.96

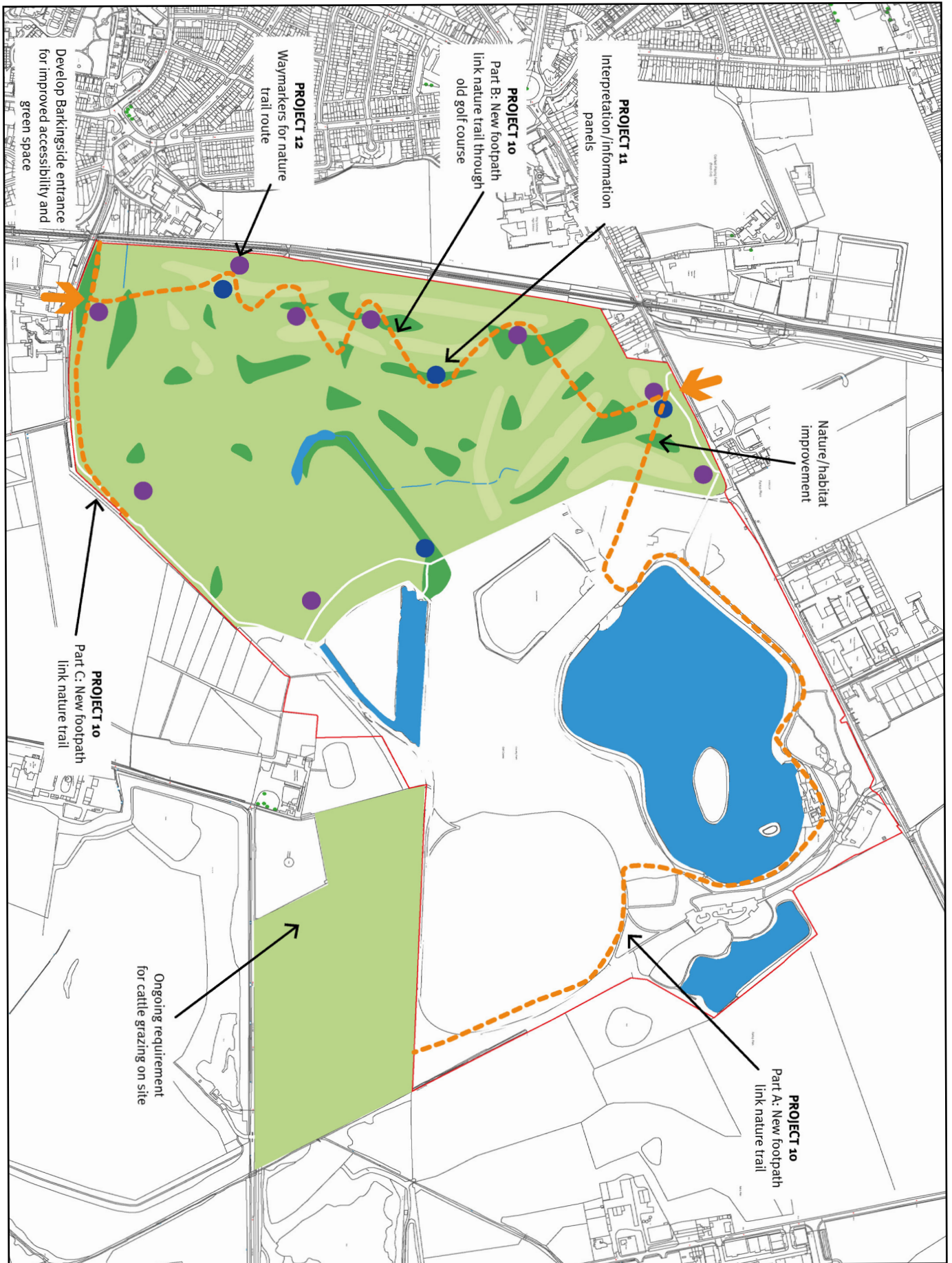


Figure 14: Location map (include access, key features etc.)

3.4 Hainault Forest Country Park



Area	Hainault
Accessible Greenspace Type:	District Natural Greenspace
Uplift Potential	78
Visitor Catchment	Metropolitan
Ownership	London Borough of Redbridge
Management	Vision Redbridge Leisure and Culture (until 2026)
Designations	SSSI (Special Site of Scientific Interest) Green Flag award

3.4.1 Suitability of location

Hainault Forest covers more than 316 hectares in total with visitor facilities including a cafe, toilets, visitor centre, zoo, woodland adventure play areas, formal areas for sports and picnicking, ample car parking is also available. The large ancient woodland (146 hectares) and the many fascinating ancient hornbeam pollards and habitats are a highlight.

3.4.2 Physical characteristics

Hainault Forest is comprised of ancient woodland pasture, native broadleaf woodland, mature scrub and open grassland, heath and former arable fields, woodland ponds and wetlands. Alongside the diverse habitats, the park also had a petting zoo, fishing lake and cafe.

Topography

Hainault Forest has an incline which raises towards the north. The northern corner sits at 92m above sea level, dropping to 51 metres above sea level along the southern boundary.

3.4.3 Car parking and access

There are two accessible car parks; Hainault Forest car park accessed from Manor Road to the north, and Hainault Forest Country Park car park accessed from Romford Road to the south west.

Hainault Forest has 7.2 kilometres of surfaced multi-user paths that are open to walkers, cyclists and horse riders. There park had 4 permissive bridleway entrances, and has proposed that the Redbridge Greenway extends into the park to increase connectivity.



Figure 15: Hainault Forest (Image credit: London Borough of Redbridge)

3.4.4 Site Quality Check

The following assessment is an adaptation of the Natural England SANG criteria to meet urban green space requirements. Using this Site Quality Check (SQC) a number of enhancements to the associated greenspace can be identified.

Table 12: Criteria and Assessment of Hainault Forest

Essential features	
Provision of these features will be required in order for the site to fulfil its purpose	
Criteria	Current assessment
<u>LANDSCAPE</u>	
A range of habitats should be provided for users to experience	Hainault Forest is comprised of ancient woodland pasture, native broadleaf woodland, mature scrub and open grassland, heath and former arable fields, woodland ponds and wetlands.
Perceived as semi-natural with few buildings or artificial structures except in the immediate vicinity of car parks and site boundaries	Though the site has formal features such as a cafe, petting zoo and toilets. The site is perceived as semi-natural given the extent of woodland and other habitats across the site.
Perceived as safe – no tree or scrub cover along parts of the walking routes.	Some of the routes across the site are made and unmade ‘formal’ footpaths, whereas others are desire lines. Some areas of the site are enclosed due to the nature of the site and its woodland setting.
<u>ACCESS AND WAYFINDING</u>	
Safe access route on foot from the nearest car park and/or footpath(s) to the green open space.	Some of the routes across the site are made foot/cycle paths, whereas others are unmade or desire lines created by visitors. Cycle links are available, though links to the London Loop could be improved.
Site should be clearly sign posted or advertised in some way. It is desirable for access points to have signage outlining the layout of the green space and the routes available to visitors.	The park is accessible from 10 pedestrian routes, some of which include the Public right of way from Lodge Lane to the east of the site and Fox Burrow Road vehicle entrance which has no pavements but provides immediate access to the park Signage on and off site is sufficient and wayfinding features are throughout.
<u>WALKS</u>	
It should be possible to complete a circular walk of 2.3 - 2.5 kilometres, which starts and finishes at the car park (if the site is larger than 4Ha). It is desirable to have a choice of routes available, extending up to 5 kilometres in length.	Across the full extent of Hainault Park a circular route could be achieved, though connections to the wider PRoW network would enable longer distance walks to be achieved.
Paths must be easily used and well maintained, but most should remain unsurfaced to avoid the site becoming too urban in feel.	As above, Some of the routes across the site are made and unmade ‘formal’ footpaths, whereas others are desire lines. Formal routes are kept clear of vegetation and are inspected regularly by maintenance staff.

3.4.5 Intervention Opportunities

Based on the SQC it has been identified that there are opportunities available to enhance Hainault Forest Country Park that can support the mitigation of adverse effects on the integrity of Epping Forest. Details of these projects, the associated uplift, housing worth mitigation, SANG area equivalent and associated costs can be found in the table below:

Table 13: Interventions in Hainault Forest

Project Number	Priority	Natural Greenspace Improvement Projects (NGIP)	Capital Cost	Parks Operator & Ecological Services	In perpetuity maintenance cost	Total Cost
13	High	5 London Loop waymarkers. Improvements to path network to access green space adjoining LB Redbridge part of Hainault Forest, including permissive path through the golf course, linking up with Havering Country park.	£1,571.80	£157.18	£15,228.54	£16,957.52
14	Medium	New birdwatching screens around lake and improved lake access.	£2,605.75	£260.58	£25,246.06	£28,112.39



Figure 16: Location map (include access, key features etc.)

4.0 Costs

The costs of SANGs interventions have been calculated using standard methodology as set out in the appendices of this report and using Spon's External Works and Landscape Price book, which will include the capital costs for interventions as well as the maintenance and management of the project opportunities.

The capital costs as outlined in Table 14 are based on specific items and interventions which have been costed by a Cost Consultant. This method is in alignment with other SANGs Strategies however has been tailored to each of the four sites within this strategy (Section 3.0). The ongoing maintenance and monitoring costs accumulate to a larger sum of the total costs owed to accommodating the 80 year in perpetuity costs.

Calculations are based on an estimate that assets will need to be replaced every five to ten years and on the Council's experience of managing similar sites. An annual allowance of 10% of set-up costs is made for the implementation, delivery and contractor costs. The costs of managing the site in perpetuity covers a period of 80 years.

Costs will need reviewing every 5 years to be funded by the SANGs tariff. The rate will increase with BCIS all-in Tender Price Index (BCIS) indexation annually. In perpetuity costs have been included to secure funding for the future SANGs enhancement works and the annual expenditure towards management and maintenance for the Site.

Table 14: Project Costings

Site	Cost
Roding Valley	£612,020.36
Claybury Park	£89,207.66
Fairlop Waters	£277,948.42
Hainault Forest County Park	£4,177.55
Total project capital costs(exc.delivery)	£983,353.99

The tariff would indicatively be split 4 ways; between ecologist/ecology services (10%); four SANGs catchment sites (60%), park operator fee (10%); and priority/contingency/maintenance (20%).

The SANGs money collected initially will pay for lawful development certificates and consultancy fees for all designs and drawings, preliminaries costings, EA permits and ecological assessments for proposed interventions.

The Council reserves the right to allocate and spend the SANGs funds according to Council priorities and where need is greatest for SANGs interventions (including maintenance).

Qualifying developments will be required to make SANGs payments which are explained in Section 6.

Table 15: Tariff

Number of Dwellings	5869
Number of People	14,085.6
Average visits made per resident per day	0.01473
Uplift worth required	207.480888

Uplift through NGIS Sites	259
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Capital & delivery management fee (10%)	£1,081,689.39
Project Maintenance (In perpetuity)	£9,527,321.39
Monitoring fees (Ecology services)	£496,323.21
Total Tariff Costs	£11,105,333.99

Estimated NGIS cost per dwelling*	£1,892.20
Estimated NGIS cost per person	£788.42

The initial rate is £1,892.20 plus an admin fee which is subject to review and change by the Council.

5.0 Monitoring and Review

This NGIS strategy will be monitored every 5 years and kept under review, paid for from the SANGs monies. The monitoring indicators proposed for the provision of SANGs interventions (Table 16) enable an assessment of the performance of the Strategy in the delivery of its objectives and to provide transparency on income and expenditure. The financial income and expenditure information will be presented in the Council’s annual Infrastructure Statement. The performance of the strategy will be reported in the Council’s Authority Monitoring report, as part of planning policy monitoring. The cost for an Ecology services has been included in the tariff. Their role will be to ensure the delivery of SANGs interventions, as well as the ongoing ecology and visitor surveys and tariff monitoring.

Table 16: Monitoring

Monitoring Area	Indicator	Reason	Source of Data	Frequency
Delivery	Total value of contributions agreed and received	To monitor the amount available for management of the project sites.	S106 monitoring Housing commencements	Ongoing internal monitoring and annual reporting
	Total expenditure on the project sites and breakdown of expenditure	To monitor the amount spent on the project sites in managing and maintaining the new features or assets.	Internal monitoring	Annual Reporting
	SANG Tariff	The tariff will be reviewed regularly to ensure it remains relevant and up-to-date as the variables are subject to change.	Internal monitoring	Ongoing internal monitoring and reporting if and when the tariff is adjusted
Site monitoring	Site visitor surveys*	To monitor visitor numbers (uplift), patterns and behaviour towards the project site and consequent associated effects on Epping Forest.	Site observations and possible people counters at entrances	Ongoing internal monitoring and reporting.
	Ecological Surveys	Condition surveys - to ensure that the ecology and designations of the sites, specifically, Hainault Park are conserved and enhanced through appropriate management.	Observations and Survey recording on site	Surveys when required every 1-3 years.

*Visitor surveys include interviews and counts of people at entrance(s) to the NGIS site.

Visitor interviews will take place with a random sample of people, and questions will seek data on visitor origins, profile, and behaviour including the types of activity undertaken and duration of stay. Additional questions will seek feedback on the new improvements the likelihood that visitors will regularly return.

6.0 Development covered by Tariff

Planning permissions for relevant development within the 6.2 kilometres zone of influence will be granted subject to a planning condition which requires that no development shall take place until a scheme for the mitigation of the effects of the development on the SAC has been submitted to and approved in writing by the Local Planning Authority (London Borough of Redbridge). In the event that the approved scheme relates to the payment of a contribution in accordance with the SANGs tariff, such contribution shall be collected to facilitate the delivery of the SANGS interventions and shall be secured by way of an agreement with the Council.

SANGs payments and the administration/monitoring fee will be secured via a Unilateral Undertaking Agreement. Under Section 106 of the Town and Country Planning Act 1990, developers must submit a Unilateral Undertaking with the main planning application as a validation requirement. SANGs payments must be paid to the Council prior to commencement of the development. Phased developments may pay their SANGs contributions in phases which must be agreed with the Council. Full details will be made available on the Redbridge Planning webpages.

All persons or bodies who have an interest in the application site may have to be a party to the agreement. For the avoidance of doubt, if the application site is charged to a mortgage company or other lending institution, that lender may also have to be party to the agreement to evidence their consent to the terms of the agreement.

Section 96a and Section 73 applications are excluded from SANGs tariff payments. The SANGs payments will be required on all qualifying residential planning applications subject to HRA received after the date of adoption of this Natural Greenspace Improvement Strategy.

Qualifying residential development types include:

- Standard residential (full planning, outline, prior approval change of use)
- Care homes
- Residential institutions
- Co-living
- Non-self contained rooms
- Student accommodation rooms
- HMOs
- Caravan sites with permanent living
- Gypsies/traveller and travelling show people plots

6.1 Affordable housing

Affordable housing which results in a net increase in dwellings is also likely to have a significant effect on the Epping Forest SAC (either alone or in combination with other plans or projects) and will require appropriate mitigation. A full contribution towards the SANGs strategy is, therefore, required.

6.2 Studio flats

For the purpose of the SANGs tariff, studio flats will be regarded as one bedroom dwellings and must pay this amount.

6.3 Outline (OUT) and reserved matters (REM) applications, and other types of applications

The SANGs tariff payment will also apply to Outline planning applications. Where there is insufficient information available at the Outline application stage to calculate the SANGs tariff, a formula approach will be included in the Planning Obligation to indicate the required amounts payable when the housing mix is known. It will be based on the tariff calculated at the time. During the Reserved Matters application, the tariff table from the Outline application (or a revised tariff if applicable) will be used to determine the correct amount payable by the applicant. Discharge of conditions and amendments to existing planning consents will be considered on a case-by-case basis.

6.4 Redevelopment sites

This scenario applies where the proposed mix of dwellings in the planning application is not the same as the existing mix of dwellings currently on the site. The SANGs tariff applies where there is a net additional dwellings.

The SANGs tariff would be calculated as follows: first, calculate the tariff as if it were to be applied to the existing mix of dwellings, and second, calculate the tariff for the net additional dwellings. Once these two figures have been obtained, the difference between them is the amount of SANGs tariff to pay.

6.5 Residential care homes and nursing homes

Nursing homes as part of residential institutions under Class C2 development will not need to contribute to the NGIS strategy, due to the level of care required by residents, mobility and the likelihood of pet ownership. Care homes however do incur a charge at a lower rate.

6.6 Retirement and age-restricted properties

The SANGs tariff will apply to retirement and age-restricted properties.

6.7 Houses in multiple occupation (HMOs)

Conversions from Class C3 (Dwelling Houses) to Class C4 (Houses in Multiple Occupation) do not incur a charge. Change of use from existing non-residential to Class C4 small HMOs up to and including 6 people and new Class C4 Small HMOs with up to 6 people pay a single rate tariff. Change of use to sui generis large HMOs over 6 people and new Sui Generis Large HMOs with over 6 people pay according to the rate shown in Table 17.

Table 17: Qualifying HRA Applications

Type of New Residential Unit	Comments and Formula in Words
Standard Residential (Full planning, outline, prior approval change of use)	100% of SANGs tariff per additional residential unit.
Care homes/ residential institutions/co-living/ hostels/ non-self contained rooms (excluding nursing homes)	55.6% of SANGs tariff per additional unit or room.
Student accommodation rooms	40% of SANGs tariff per additional room.
New C4 Small HMOs up to and including 6 people	100% of SANGs tariff. Applies up to 6 people.
New Sui Generis Large HMOs over 6 people	100% of SANGs tariff plus 16.7% of the tariff for every person over 6
Residential caravan sites (excluding holiday caravans and campsites)	SANGs tariff multiplied by number of pitches
Gypsies, traveller and travelling show people plots	SANGs tariff multiplied by number of pitches or plots.

6.8 Non-Residential Development

The Council has a duty to consider the impact of non-residential development to the SAC. Where this is deemed likely to have significant effect (individually or in combination with other plans or projects), a full Habitats Regulations Assessment will be required.

7.0 Future Interventions

Opportunities to incorporate the interventions outlined below may arise in the future, or could be used as alternatives to the interventions costed within this strategy. The interventions listed below require further assessment and costings if to be incorporated into the strategy.

The Council reserves the right to amend or change the proposed interventions within this strategy with alternative options.

Onsite SANGs provisions can be agreed with Redbridge Council, however this is in limited circumstances and will likely to be only sites that are contiguous with the 4 SANGs sites that might be able to provide on-site SANGs mitigation.

List of Future/Alternative Interventions

- Biodiversity Net Gain (BNG) offsetting opportunities on SANGs sites which are SINCs.
- Improved linkages between the different intervention sites (Roding Valley, Claybury Park, Fairlop Waters, Hainault Forest).
- Improved surfacing of paths within the Roding Valley to create a full interconnected route along the river and into the southern section.
- Create improved access to the River Roding through natural gravel beaches which provide direct access from nearby paths.
- Enhancements to the River Roding through improving river habitats.
- Path enhancements along additional sections of the route through all four Sites.
- Parking facilities in Claybury Park.
- Public transport access to Hainault Forest.



Figure 17: Fairlop Waters (Image credit: London Borough of Redbridge)

8.0 Allocated Site Catchments

The new development Sites listed below have been categorised according to the SANGs site interventions which they will be contributing towards. Contributions from developments within the SANGs catchment area will ideally go towards interventions within the SANGs sites outlined below. London Borough of Redbridge however reserves the right to allocate and spend SANGs monies according to its priorities.

Roding Valley	
Opportunity Site	Potential Residential Unit Numbers
Hills of Woodford, 536-564 High Road, Woodford Green	20
Woodford Library, Snakes Lane, Woodford Green	13
60 To 72, Snakes Lane East, Woodford Green	34
Charteris Road Car Park & Woodford Station Car Park	40
73-77 Grove Road & 15-25 Carnarvon Road, South Woodford	9
Southend Road and Maybank Road	25
Tesco Store, Southend Road, Woodford Green	54
Station Estate, off George Lane, South Woodford	120
Travis Perkins, 96 George Lane & 53-55 Marlborough Road, South Woodford Car Park, South Woodford	141
Wanstead Hospital, Makepeace Road, Wanstead	70
Snaresbrook Station Car Park	44
Wanstead Station Car Park	18
Redbridge Station, Eastern Avenue, Redbridge	92
330-332 Eastern Avenue, Ilford	14
Wentworth House, Eastern Avenue, Gants Hill	37
Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill	51
Commercial House, Eastern Avenue, Gants Hill	26
Woodford Avenue/Eastern Avenue Corner, Gants Hill	113
Woodford Avenue/Cranbrook Road North, Gants Hill	68
245-275 Cranbrook Road, Ilford	108
Land r/o 41-57 Wanstead Park Road, Ilford	13
Depot Mill Road/Mill House, Ilford Hill	339
40 Ilford Hill, Ilford	120
22-32 Chapel Road, Ilford	97
73-85 Ilford Hill and 1-7 Cranbrook Road (Broadway Chambers)	180
Between Mansfield House & 2 Mansfield Road, Ilford	45
51-71 Cranbrook Road, Ilford	120
Exchange Shopping Centre Car Park	214

69-126 Ley Street and Opal Mews, Ilford	101
Site bounded by Chapel Road, High Road and Clements Lane	251
Britannia Car Park, Clements Road/Albert Road	81
Land bounded by Clements Road, Chadwick Road and Postway Mews	180
112-114 High Road, Ilford	70
Town Hall Car Park	232
Kenneth More Theatre and Janice Mews	124
Central Library Service Yard	20
177 - 185 High Road, Ilford (JD Sports/Boots)	110
187-191 High Road (Argos)	80
330-348 Uphall Road, Ilford	27
If Bar 71 Ilford Hill	129

Claybury

Opportunity Site	Potential Residential Unit Numbers
Queen Victoria House, Cranbrook Road, Barkingside	24
Newbury Park Station Car Park - West	31
Fullwell Cross Health Centre, Fencepiece Road, Barkingside	59
Craven Gardens Car Park, Craven Gardens, Barkingside	61
Barkingside Station / Station Approach / Carlton Drive, Barkingside	65
Chase Lane/Perkins Road, Newbury Park (Sainsburys, King George Avenue)	193
Station Estate, off George Lane, South Woodford	120

Fairlop Waters

Opportunity Site	Potential Residential Unit Numbers
Access Road adjacent to western Newbury Park Station Car Park	31
Land at Newbury Park Station, Eastern Avenue	72
713 Eastern Avenue (Holiday Inn), Newbury Park	44
B&Q Store, Springfield Drive, Barkingside	64
Ley Street Council Depot	279
Coral Bingo Club, 2a Fairlop Road, Barkingside	61
Ley Street car park and bus depot, Ilford	182
202-224 High Road Ilford	15
262-268 High Road, Ilford	42
300 To 310, High Road, Ilford	165
TA Centre, Gordon Road, Ilford	124
Ilford County Court, High Road, Ilford	15
225-227 Green Lane, Ilford	14
530-562 High Road, Ilford	19
Development At Land East Of 612 High Road And North Of Seven Kings Methodist Church, Balmoral Gardens, Seven Kings, Ilford	6
16-32B Cameron Road	24
4-12 Cameron Road and 625-643 High Road	73
645-861 High Road, Seven Kings	233
674-700 High Road, Seven Kings	120

Hainault Forest

Opportunity Site	Potential Residential Unit Numbers
Queen Victoria House, Cranbrook Road, Barkingside	24
Newbury Park Station Car Park - West	31
Fullwell Cross Health Centre, Fencepiece Road, Barkingside	59
Craven Gardens Car Park, Craven Gardens, Barkingside	61
Barkingside Station / Station Approach / Carlton Drive, Barkingside	65
Chase Lane/Perkins Road, Newbury Park (Sainsburys, King George Avenue)	193
Station Estate, off George Lane, South Woodford	120

9.0 Glossary

Alternative Natural Greenspace Strategy (ANGST)	A tool for assessing current levels of accessible natural greenspace and planning for better provision where standards are not met and where actions may be put in place to address this. The three underlying principles are access, naturalness and connectivity.
Special Area of Conservation (SAC)	A designated area which protects one or more special habitats and/or species – terrestrial or marine – listed in the Habitats Directive.
Suitable Alternative Natural Greenspace (SANGs)	SANGs are existing open spaces undergoing enhancements designed to attract more visitors by providing an enjoyable natural environment for recreation as an alternative to adding recreational pressure on Special Protection Areas (SPA) or SACs.
SANGs Tariff	Financial contributions paid by developers to enable enhancements and interventions to be undertaken and maintained.
Zone of Influence (Zoi)	The area that all new home built within will be required to make financial contributions to the delivery of SANGs interventions. This is the core recreational and urbanisation catchment of the SAC.

Identification of the users of uplift measures are indicated for each site using icons representing cyclists, dog walkers, runners and walkers.



Appendix A

Natural England SANG Guidelines

Natural England developed guidance on Suitable Accessible Natural Greenspaces (SANGS) to be used as mitigation (or avoidance) land to reduce recreational use of the Thames Basin Heaths SPA in 2008. The standards given [developed for Thames Basin SPA] need to be adapted and contextualised for use in London, for example, public transport and active travel access should be given priority depending on the location and catchment of the SANG.

The wording in the list below is precise and has the following meaning:

- Requirements referred to as “must” are essential in all SANGS
- Those requirements referred to as “should have” should all be represented within the suite of SANGS, but do not all have to be represented in every site.
- All SANGS should have at least one of the “desirable” features.

Must have

- 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. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANGS and the SPA.
- It should be possible to complete a circular walk of 2.3-2.5 kilometres around the SANGS.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.
- The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s
- All SANGS with car parks must have a circular walk which starts and finishes at the car park.
- SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming to urban in feel.

- SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.
- All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

Should have

- SANGS should be clearly sign-posted or advertised in some way.
- SANGS 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.

Desirable

- It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANGS
- It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.
- It is desirable that SANGS provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.
- Where possible it is desirable to have a focal point such as a view point, monument etc within the SANGS.



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