

Local Nature Reserve (LNR) Management Plan for Streatham Common

2013 – 2018

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1. General Introduction

Streatham Common is a large public open space at the southern tip of the London Borough of Lambeth in South London (Figure 1). It is contiguous with both the Rookery, a formal historic garden which co-managed along with the Common by Lambeth Council, and Norbury Grove, a park which is managed by Croydon Council.

Streatham Common comprises an area of 26.12 hectares and includes the largest areas of natural woodland and acid grassland in Lambeth. With spectacular views across South London and over to the North Downs, Streatham Common has a rich and fascinating history that goes as far back as the Domesday Book. Originally owned by the Crown and then the Church Commissioners, it has been used and recognised as a common for centuries. It was taken over by the Metropolitan Board of Works in 1883 and an Act of Parliament ensured its protection for public use and enjoyment as a metropolitan common.

During the Second World War much of the lower part of the Common was used as allotments, and even temporary housing was placed around the perimeter. The Common offers both the casual visitor and regular user a wide range of facilities including a popular café, children's playground and paddling pool, and is popular for fairs and events during summer and autumn. It is also a stop on the 'Capital Ring', a long-distance walking route around Greater London (<http://www.walklondon.org.uk/section.asp?section=28>), and is popular in its own right for walking, jogging and sports.

This is a management plan to cover the maintenance and improvement of a substantial portion of Streatham Common as a Local Nature Reserve (LNR). It sets out how the site is defined, demarcated into habitats and management compartments, and how each feature or compartment will be managed to retain and enhance its LNR status and to ensure such features and assets are made available to the general public for enjoyment and appreciation.

2. Natural Value of Streatham Common

Streatham Common contains many features of wildlife importance such as acid grassland, woodland and boundary habitat. Streatham Common, along with the Rookery, is designated as a Grade 1 Borough Site of Importance for Nature Conservation (Borough Grade I SINC, Code LaBI01) in the London Borough of Lambeth's Unitary Development Plan (UDP, August 2007) (<http://www.lambeth.gov.uk/Services/HousingPlanning/Planning/PlanningPolicy/UnitaryDevelopmentPlan.htm>). The citation for the SINC designation is shown in Appendix 1. This designation is based on the presence of established native broadleaved woodland, acid and neutral grassland, and a range of water bodies including ponds, streams and areas of wet grass and woodland.

Streatham Common site supports a range of breeding birds including several woodland species; the ponds in the Rookery support breeding amphibians, and bats are known to forage in some of the woodlands. Historically the site supported a number of rare plants; while most of these have disappeared, several species uncommon in the local or London context remain including relict acid grassland and heathland species such as gorse. The site is also of considerable historical interest, being a former heathland common and including relict boundary features such as banks, streams and treelines.

The site already has many attributes of a Local Nature Reserve. At present its educational value, though recognised, is not fully utilised and its value as a nature site not fully appreciated by the community; a need to maintain, if not improve, the site's biodiversity is not fully recognised, and Local Nature Reserve status may act as a force for this to happen. Between an active community user group, the Friends of Streatham Common, and Lambeth Parks and Park Rangers there has been some effort in recent years to increase public awareness of the value of the site by means of guided walks (birds, bats etc) and volunteer days (bramble clearance etc).

These activities would have a stronger focus and direction if Local Nature Reserve status was assigned to the Common and Rookery, and would certainly offer potential to attract increased participation by local schools and community groups. To raise the site's profile and status the erection of one or more interpretative boards would be a key priority, as would creating a structured nature trail with website and leaflets. Furthermore, it is hoped that LNR status would make it easier for local community groups to attract capital and revenue funding for improving the site on a long-term basis.

3. Legal and Planning Status of Streatham Common

To establish a Local Nature Reserve, must have or must acquire a legal interest in the land to be declared a LNR. The freehold of the whole of Streatham Common, and indeed the adjacent Rookery, are held by the London Borough of Lambeth. Lambeth Council manages the whole of the Common in partnership with a grounds maintenance contractor and in consultation with the Friends of Streatham Common and other relevant bodies. All areas included in this management plan are therefore under the ownership and control of the local authority, Lambeth Council.

The current Lambeth Unitary Development Plan (UDP) contains a number of core policies which regulate and influence development and use of Streatham Common. However, provided management of the Common is sensitive to protecting the natural, landscape and cultural qualities of the site, it should not conflict with any of these policies and in fact reinforce them.

Streatham Common is designated as 'Metropolitan Open Land' (MOL) under Policy 49 of the Lambeth UDP (Metropolitan Open Land) and UDP Proposals maps. The management of Streatham Common does not conflict with MOL status and aims to retain and improve the open nature of the site and further restrict development or use which would reduce public access to and appreciation of this important open space.

Policy 50 of the Lambeth UDP (Open Spaces and Sports Facilities) presumes against any development or uses of land that would reduce or remove any existing areas of public open space in the borough, including Streatham Common. The management of the Common aims to maintain it as open land and to help resist any loss or changes of use that are conflict with free public access and use. The management of the Common does not conflict with any existing or future uses for sports or play, hence the reason why specific sections of the whole Common and Rookery are excluded from the boundaries of the LNR.

Policy 52 of the Lambeth UDP (Protection of the Natural Environment) presumes against any development or changes of use which would affect or reduce the ecological and natural importance of sites in the borough that are recognised and designated for this purpose. As stated above, Streatham Common is designated as a Borough Grade 1 SINC and as such covered by Policy 52 (Appendix 1). The management of Streatham Common is designed to protect and retain, even to improve, its SINC status and to ensure that intrinsic natural features, species and habitats are not lost or subject to inappropriate management or use.

4. Site Description and Key Features

Figure 2 shows those parts of Streatham Common that would be included in the proposed LNR. Excluded from the LNR boundaries are areas which are managed specifically for their general amenity value or which are ornamental or utilitarian in purpose and would be difficult to incorporate into a LNR. They are however, still of value to the Common and Rookery as a whole, and serve to support people who would be visiting or using the LNR once designated and managed as such. These excluded areas include sections of amenity grassland used for sports or play, the Rookery, the playground, the paddling pool, car park, toilets and café area.

The total area of Streatham Common (excluding the Rookery but including car park, pathways, café, playground, paddling pools and depot buildings) is 26.12 hectares or 261,000 square metres. The area covered by the proposed LNR is approximately 79,860 square metres (7.96 hectares) or 31% of the total area of the Common.

5. Geology and Soils

The lower ground of Streatham Common is mainly on London Clay, a marine deposit laid down during the Eocene period some 52-58 million years ago. London Clay gives rise to surface water gley soils of the Windsor series. These are heavy, clay-textured soils, where impeded drainage causes reducing conditions in the upper horizons. The soils are usually slightly acid in reaction and of moderate fertility.

In the higher area to the east this is capped with River Terrace gravels. The junction of these two strata created the springs for which the area was once famous. The water from the springs still flows down the Common through the Rookery and through the nearby woodlands.

6. Site Compartments and Flora

Figure 2 shows the main habitats of Streatham Common to be included in the proposed LNR. Those parts of the Common to be included in the LNR comprise several areas of woodland, an area of acid grassland and two areas of neutral grassland, one of which is the only remaining acid meadow in Lambeth. To assist in managing the Common and LNR to protect and improve biodiversity in these particular habitat types, the site has been divided into compartments which are shown in Figure 3 and referred to in sequence below.

i) Compartment 1

This is a minimally managed strip of woodland that includes stands of ash with a number of very good mature oaks. Sycamore is occasional throughout and horse chestnut is locally dominant. The shrub layer is patchy and includes elm, elder, bramble and various cherry species. Some standing deadwood is present.

The ground flora is species poor but includes locally abundant species such as planted butcher's broom, and grey sedge is occasional on the dry upper banks of a stream in the southern part of the woodland. The stream itself has a good flow in rainy months but does not support any aquatic or marginal flora.

ii) Compartment 2

The main area (2b) is neutral grassland, dominated by various species of grass and clover. It was originally a field – known then and still as Hilly 4 Acres – and is currently managed as a meadow. The rest of the compartment (2a) consists of trees and undergrowth.

Along the eastern boundary there is a line of old oaks, marking the border between Lambeth and Croydon, and a small intermittent stream, the Strathbrook. The northern boundary is dominated by regenerating English elm.

iii) Compartment 3

This is the main woodland block, divided into sub-compartments 3a-3e, is largely dominated by oak with occasional hornbeam, but with substantial variation in the shrub layer and ground flora.

- **Sub-compartment 3a** – This area is dominated by regenerating English elm that forms dense scrubby stands, with occasional regenerating oak and scattered holly and yew. The ground flora is dominated by ivy and includes nettle, wood false brome, cleavers, wood avens and several common non-woodland grass species.
- **Sub-compartment 3b** – This area is the most species rich and has the best developed woodland structure with a holly dominated shrub layer and a bramble dominated ground flora that also includes occasional wood sage. An intermittent stream ditch along eastern boundary includes frequent pendulous sedge and male fern. Gorse is present, reflecting the former heathland nature of the site.
- **Sub-compartment 3c** – This area comprises the centre of the wood and is very heavily eroded with no shrub layer. The ground flora consists of a sparse cover of non-woodland grasses, predominantly rye grass and creeping bent with occasional patches of bramble.
- **Sub-compartment 3d** – This area has a well-developed shrub layer with abundant English elm, holly and young sycamore. The ground flora dominated by bramble, ivy and bracken.
- **Sub-compartment 3e** – A small eroded glade.
- **Sub-compartment 3f** – A strip of neutral grassland known as the Horse Ride and a tree-lined hardtop path. A tree at the north end carries the only known mistletoe in Lambeth.
- **Sub-compartment 3g** – An area of neutral grassland containing some scattered tress and some gorse.

iv) Compartment 4

An area of woodland comprising large, well-spaced oak and common lime and with locally abundant hornbeam along the western margin. The shrub layer in this area is predominantly holly and young sycamore and the ground flora is dominated by ivy.

v) Compartment 5

This is a small area of relict semi-improved acid grassland dominated by common bent, red fescue and Yorkshire fog. Sheep's fescue and early hair-grass – both acid grass indicators - are present in small localised patches. Bramble and creeping thistle are present in this area. Until recently, heather hung on in this area.

vi) Compartment 6

Two of the sub-compartments in this area (6a and 6b) are woodland of recent origin and dominated by regenerating oak. The shrub layer is largely absent, though there is a small amount of under planting of hazel and hornbeam. The ground flora comprises bramble and bracken with small areas of sparse acid grassland. The third sub-compartment (6c) is species-poor ex-amenity grassland dominated by Yorkshire fog.

7. Fauna of Streatham Common

i) Birds

In recent years a total of 55 species of birds have been recorded on the common. Breeding species include those typical of woodlands: great spotted woodpecker, green woodpecker and nuthatch. Other resident species include blue tit, great tit, long-tailed tit, coal tit, goldcrest, wren, robin, blackbird, song thrush, mistle thrush, greenfinch, chaffinch, dunnoek, jay, magpie, carrion crow, woodpigeon stock dove, ring-necked parakeet and sparrowhawk. Summer breeding visitors are blackcap and chiffchaff. Regular winter visitors are redwing, fieldfare and three species of gull – black-headed, common and herring.

ii) Other Animals

Grey squirrels and red foxes are plentiful. Pipistrelle bats are seen regularly and other species may be present. Frogs and newts are present (but only in the Rookery, which is not part of the proposed LNR). Common lizard has been recorded in the area in recent years.

iii) Invertebrates

Species that are seen regularly include comma, tortoiseshell, peacock, red admiral, meadow brown, gatekeeper, speckled wood, holly blue, small white, and large skipper. Less frequently recorded species include purple hairstreak, common blue, orange tip, green-veined white, brimstone and painted lady.

8. Management Objectives for Streatham Common LNR

The general long-term aims are to conserve the existing nature conservation interest of Streatham Common and to enhance or restore this where appropriate. These aims incorporate the following ideal management objectives:

- To maintain and enhance the mixture of habitats on the site;
- To recreate areas of heathland;
- To enhance the species diversity of the existing neutral grassland;
- To improve the environmental education use of the site;
- To promote and interpret the wildlife interest of the site to the local community.

Good working practice, such as leaving dead wood to lie, would be followed throughout the site.

8.1 Objectives by Compartment (with Assigned Priorities)

Compartment 1

Estimated Area = 5,000 square metres (0.5 hectares, 6.26% of total LNR)

Essentially this area should be on a minimal management regime as it is an area in which the accumulation of fallen trees and dead wood can be accommodated, because access is restricted, and comprises an excellent habitat for birds and small mammals and invertebrates, including stag beetles. This area has potential as the site of a guided educational nature trail.

Maintenance should be limited to controlling any Japanese knotweed, making sure that the watercourse is kept clear and not allowing cuttings or arisings to be deposited there. Regular inspection and removal of self-set seedlings and scrub plants should be undertaken on an annual basis.

In addition, any rubbish that is dumped in the area should be periodically removed, with special attention being given to space adjacent to the railings along Covington Way and at the entrance close to the tennis court. **(Priority 1)**

Compartment 2a

Estimated Area = 1,990 square metres (0.199 hectares, 2.49% of total LNR)

This area needs some cutting back and continued control of brambles along the boundary with Norbury Grove, particularly where they threaten to block the ditch along which water flows intermittently. However, the watercourse offers potential for being carefully impeded in places to create small shallow ponds to help slow down water through-flow and reduce erosion that occurs as a consequence of flash flooding **(Priority 2)**.

Compartment 2b

Estimated Area = 5,000 square metres (0.5 hectares, 6.26% of total LNR)

The current regime of cutting the grass in this meadow only once a year in Autumn – apart from paths at the top, both sides and one that is diagonal - should be continued. The cut grass and other arisings must be removed to prevent over-fertilization. Introduction of wildflowers in some patches should be attempted to increase species diversity and habitat quality, and to improve the number of butterflies and other nectar-seeking insects that visit the area. No tree planting should be allowed other than replacements around the perimeter. **(Priority 1)**

Compartment 2c

Estimated Area = 1,460 square metres (0.146 hectares, 1.83% of total LNR)

Brambles should be cut back around the benches and along 25% of the grassland edge each winter in rotation. This should be combined with limited removal of some of the dead elm trees on a seasonal and annual basis to improve sightlines and allow for ground floor flora to develop, which will increase species diversity. **(Priority 2)**

Compartment 3a

Estimated Area = 6,000 square metres (0.6 hectares, 7.51% of total LNR)

There should be some clearance of the understorey and bramble in this area on a regular basis to encourage woodland flowers and make the area less attractive for antisocial behaviour, by improving sightlines into and across the area and removing 'hiding holes'. It is proposed that 25% is left permanently as it is and that 25% - not necessarily in one block - should be part-cleared as an experiment. If after three years this is deemed to be a success, a rolling programme of clearing a different 25% every third year should be instituted. Care should be taken not to remove food-rich saplings, such as yew. **(Priority 3)**

Compartment 3b

Estimated Area = 6,000 square metres (0.6 hectares, 7.51% of total LNR)

It is important to maintain the drainage ditch along this compartment by clearing it of rubbish once every few years. The diversion of water away from the path at the south end and into the ditch should be maintained; the installation of small impoundments in the ditch may help slow down water through flow and reduce erosion. **(Priority 2)**

Compartment 3c

Estimated Area = 8,000 square metres (0.8 hectares, 10.0% of total LNR)

Coppicing a small number of trees could be carried out to encourage a greater abundance of ground level flora; stumps may need to be treated to prevent regrowth and left behind to create dead wood habitat for fungi and invertebrates, but would need to be reduced to ground level or below to avoid trip hazards. **(Priority 3)**

Compartment 3d

Estimated Area = 8,000 square metres (0.8 hectares, 10.0% of total LNR)

This compartment can be left as it is: the understorey is low level and valuable as cover for wildlife. The area at the north-east end of this compartment is especially good for birds. However, annual monitoring will be required to prevent excessive growth of self-sets and over dominance by aggressive species that would choke out ground flora. **(Priority 3)**

Compartment 3e

Estimated Area = 2,000 square metres (0.2 hectares, 2.50% of total LNR)

In order to restore or reduce loss of ground vegetation, some coppicing is recommended in this compartment. Should this be successful another one or two similar areas should be created by limited coppicing, and the development and establishment of a suitable ground flora monitored. Regular treatment of self-set seedlings or invasive scrub is recommended. **(Priority 2)**

Compartment 3f

Estimated Area = 4,000 square metres (0.4 hectares, 5.00% of total LNR)

To maintain the open vista between the two areas of woodland and to keep the path in its proper state, the brambles encroaching on both sides of the 'Horse Ride' and path must be cut back on a regular basis. Cutting should be in bays, opened out to the rear of the tree line, rather than as a straight line, in order to make a more natural looking gradation from woodland to the open area. The Horse Ride itself should be kept clear of fallen trees and the grass mown only once a year in autumn. **(Priority 2)**

Compartment 3g

Estimated Area = 6,000 square metres (0.6 hectares, 7.51% of total LNR)

The grassland in this compartment should be cut only once a year in late summer. The brambles in the compartment should be controlled to allow remaining gorse bushes to flourish. Planting of native trees that offer high value food - such as alder and birch, if deemed appropriate – should be considered a priority in this area. **(Priority 1).**

Compartment 4

Estimated Area = 10,000 square metres (1.0 hectares, 12.5% of total LNR)

This compartment should be left as it is, although further spread of trees and self-set species should be prevented. It provides a visual and sound barrier against heavy traffic on Streatham Common North. **(Priority 3)**

Compartment 5

Estimated Area = 7,500 square metres (0.75 hectares, 9.39% of total LNR)

This valuable area of acid grassland should be conserved and enhanced rather than allowed to deteriorate further. The current regime of mowing parts of the area only once a year in late summer and removing arisings to prevent over-fertilization must be maintained. The area of acid grassland should be increased by cutting back the area of recently established and spreading woodland in a sensitive fashion, with a few trees a year, although aggressive species may need to be removed at the beginning of the plan en masse.

Experimental re-introduction of heather could be attempted, although detailed soil testing and assessment is recommended before this is committed to. If heather reintroduction is not feasible, attempts to increase the spread of existing plant species which are typical or indicators of acid grassland should be set as the next priority. Re-introduction of gorse could also be attempted, but again initial site assessment and soil preparation is recommended. **(Priority 1)**

Compartments 6a/6b

Estimated Area = 6,000 square metres (0.6 hectares, 7.51% of total LNR)

These areas of woodland must not be allowed to expand further or become more dense; indeed they should be cut back somewhat in order to extend acid grassland – see 5, above. It is also important that the height of the trees in 6b is periodically reduced so as to maintain the views from the top of the Common that are an important part of the site's physical geography and historical significance. **(Priority 1)**

Compartment 6c

Estimated Area = 3,000 square metres (0.3 hectares, 3.76% of total LNR)

This area of grassland should be cut only once a year in early autumn, with arisings removed. Neither the woodland nor the brambles should not be allowed to intrude further. **(Priority 2)**

8.2 Management Costings

Costings for the management of the proposed Streatham Common Local Nature Reserve are provided in Appendices 2 and 3 and are in two formats:

- a) **Appendix 2:** Costings per Compartment, indicating the type of action, area covered by each action, in which year(s) these actions are proposed, and the cost of each action on a unit and total rate. The costs are given per compartment on a yearly basis and over 5 years of management.
- b) **Appendix 3:** Costings per Financial Year for the duration of the Management Plan, indicating which actions are proposed in each 12 month period, to which Compartments these apply, the area covered by each action and the total cost per action and Year. Costs are given for each year for 5 successive years.

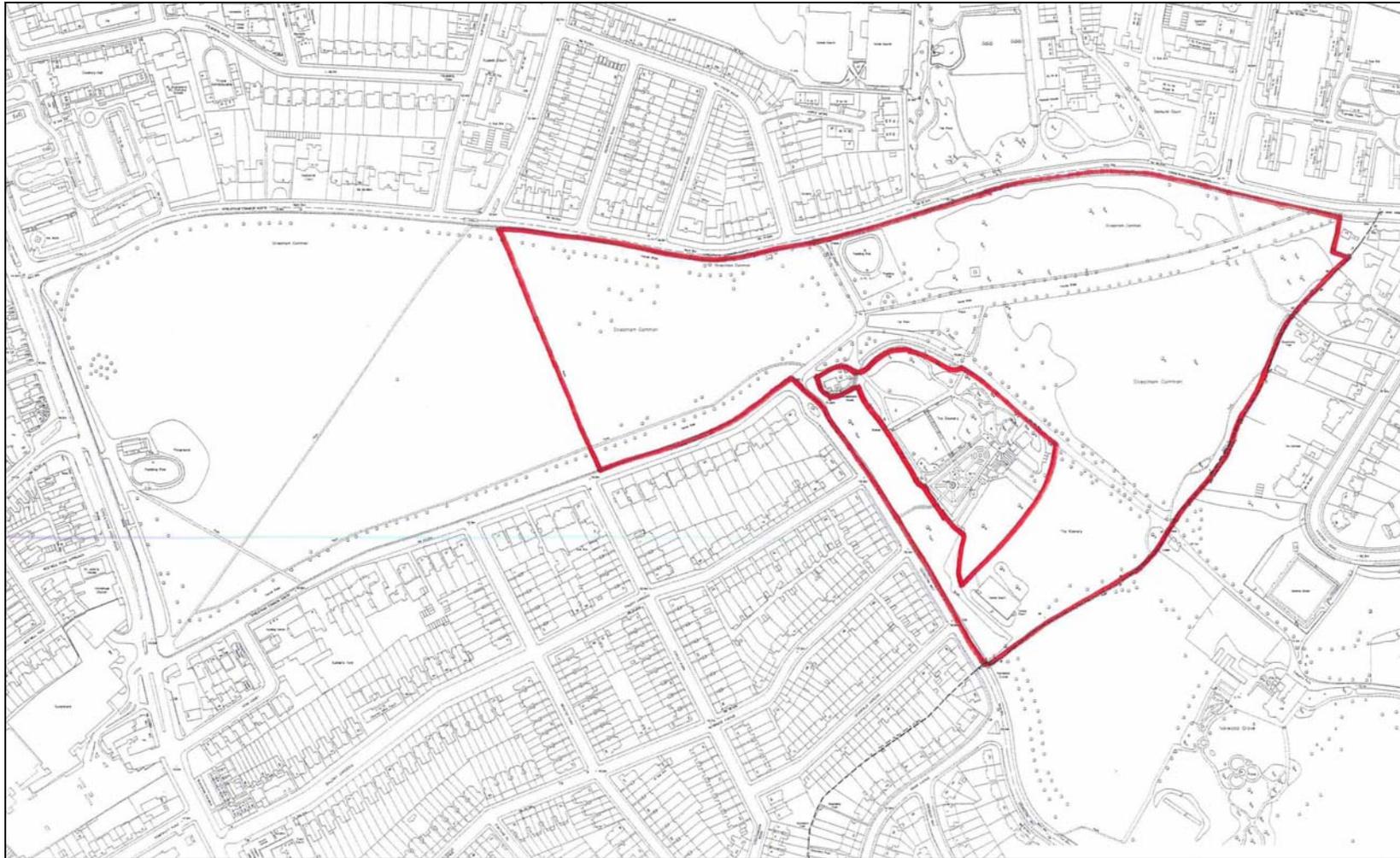


Figure 1. Map of Streatham Common and the Rookery, showing general layout and site boundaries



Figure 2. Streatham Common Proposed LNR – boundaries and key habitat types

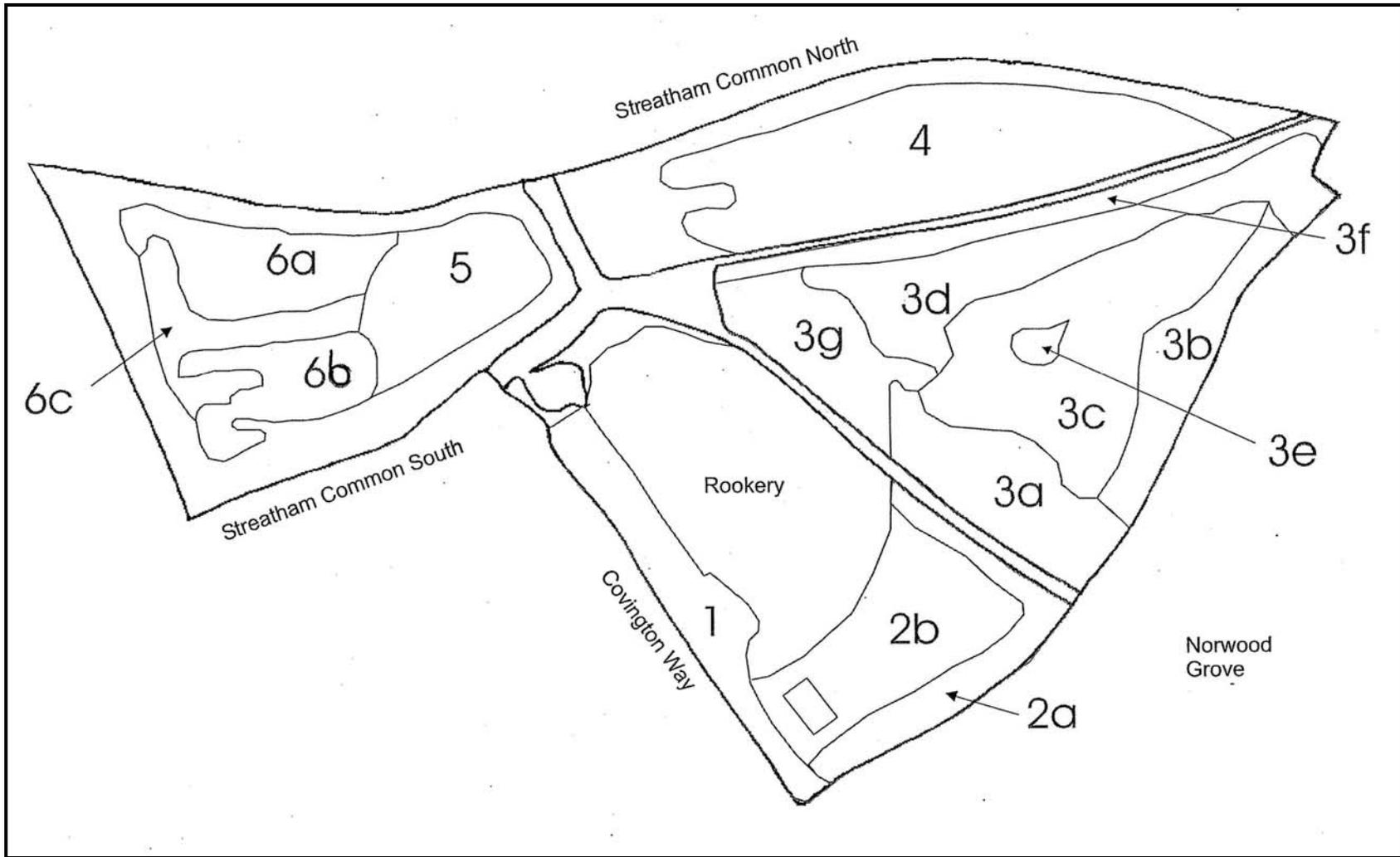


Figure 3. Streatham Common Proposed LNR – Key Management Compartments

APPENDIX 1: CITATION FOR 'STREATHAM COMMON & THE ROOKERY' – SITE OF IMPORTANCE FOR NATURE CONSERVATION BOROUGH GRADE I (LaBI01)

Site of Borough Grade I Importance for Nature Conservation

Site Reference: LaBI01

Site Name: Streatham Common and The Rookery

Summary: One of Lambeth's most important sites for nature conservation, with well-kept formal gardens at The Rookery.

Grid ref: TQ 305 708

Area (ha): 27.67

Borough(s): Lambeth

Habitat(s):

Acid grassland, Amenity grassland, Flower beds, Planted shrubbery, Pond/lake, Running water, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland

Access: Free public access (all/most of site)

Ownership: London Borough of Lambeth

Site Description:

One of Lambeth's most important sites for nature conservation, Streatham Common includes the largest area of native woodland in the Borough and a small but interesting area of acid grassland. There are magnificent views from the higher parts of the Common.

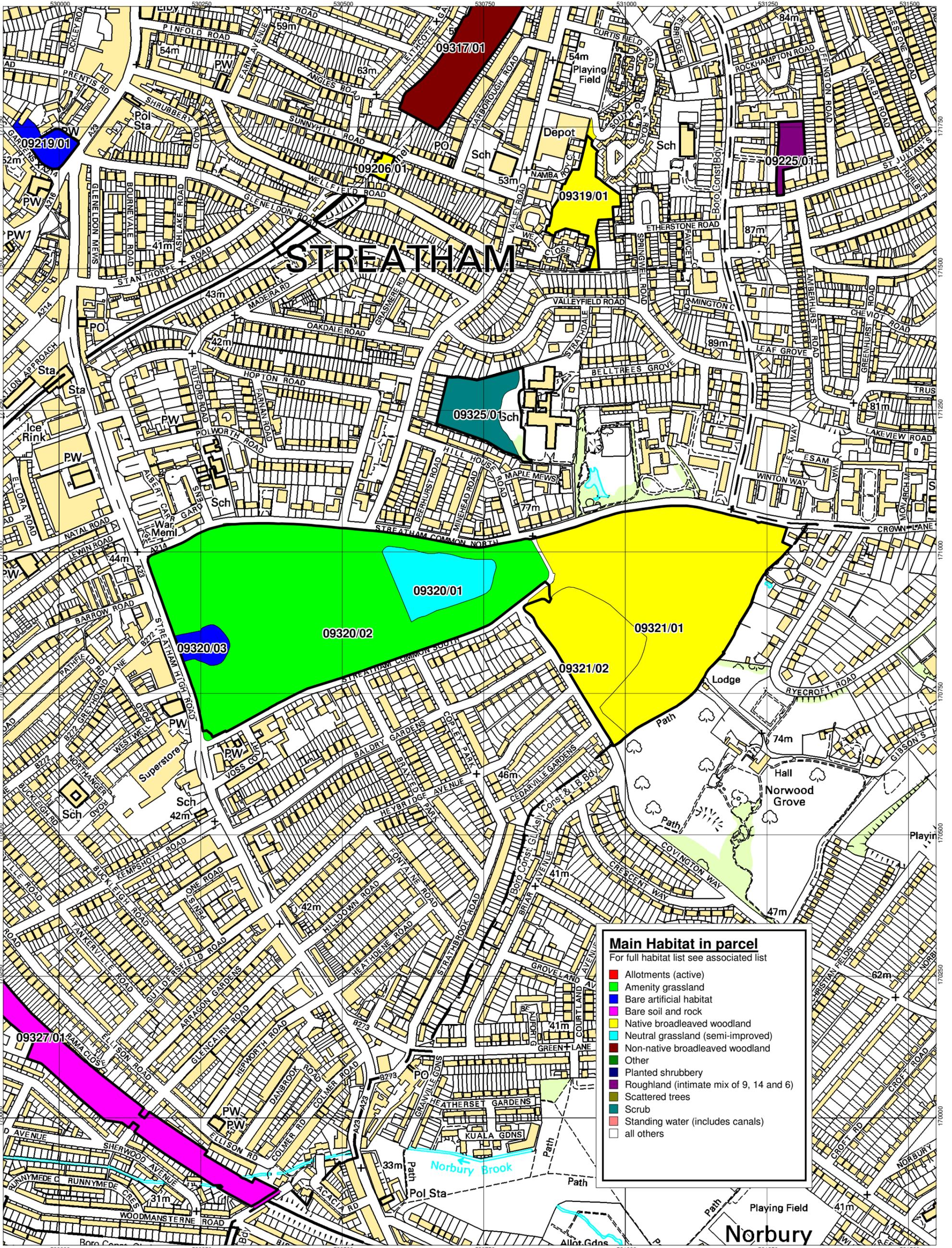
The woodland is almost certainly secondary, dating from approximately the end of the 19th century. The main block of woodland consists of pedunculate oak (*Quercus robur*) with some sycamore (*Acer pseudoplatanus*), beech (*Fagus sylvatica*), ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*) and English elm (*Ulmus procera*). In the southern, less disturbed, margin of the woodland are found pendulous and remote sedges (*Carex* spp.) - both rare in inner London - male-fern (*Dryopteris felix-mas*) and common figwort (*Scrophularia nodosa*). The woodland over the more acidic eastern edge of the common contains bracken (*Pteridium aquilinum*), wood sage (*Teucrium scorodonia*) and gorse (*Ulex europaeus*). The wood to the north of the bridleway has a denser shrub layer and, in a localised damp area, contains the inner London rarities creeping yellow-cress (*Rorippa sylvestris*) and plicate sweet-grass (*Glyceria notata*).

The acid grassland on the higher slopes includes notable plants such as early hair grass (*Aira praecox*), welted thistle (*Carduus crispus*) and hairy sedge (*Carex hirta*). Damper areas contain soft rush (*Juncus effusus*). A single heather plant (*Calluna vulgaris*) survives as a reminder of the Common's more botanically diverse past, and yellow meadow ant (*Lasius flavus*) can be found.

At the highest point of the Common is a ditch that follows the eastern edge of the Common and is quite possibly ancient in origin. Red campion (*Silene dioica*), wavy bitter-cress (*Cardamine flexuosa*), pendulous sedge (*Carex pendulosa*), wood meadow-grass (*Poa nemoralis*) and soft shield-fern (*Polystichum setiferum*), a London rarity, are found in close association with the ditch.

The Rookery is an area of formal gardens ideal for walking and general relaxation, previously part of the grounds of a large estate house that gives the site its name. There are terraced lawns, a large formal walled garden where the last of the Streatham Spa wells is located, and dense shrubberies with cotoneaster (*Cotoneaster* spp.), barberry (*Berberis vulgaris*) and other berry-bearing species. Close to the pools and streams that run alongside undulating paths are wavy bitter-cress, flowering-rush (*Butomus umbellatus*) and the naturalised monkeyflower (*Mimulus guttatus*). A small belt of dense woodland includes butcher's broom (*Ruscus aculeatus*), probably introduced.

Streatham Common and The Rookery



Scale 1:6000

Produced by Greenspace Information for Greater London

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APPENDIX 2: MANAGEMENT COSTINGS FOR PROPOSED STREATHAM COMMON LNR ON A COMPARTMENT BASIS

Compartment 1: Area = 5000 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Cut back vegetation along 1/3 of length of stream in winter	1,2,3,4,5	4	100	2.5	250
Remove piles of cuttings	1,2,3,4,5	4	100	0.5	50
Spay Japanese knotweed with glyphosate and then cut back in early summer.	1	2	250	0.5	250
Treat regrowth of Japanese knotweed by weed wiping	2,3,4,5	2	100	0.5	100
Collect litter on regular basis	1,2,3,4,5	All	5000	0.05	250
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	5000	0.05	250
TOTAL COST FOR YEAR 1					1,050
TOTAL COST FOR YEAR 2					900
TOTAL COST FOR YEAR 3					900
TOTAL COST FOR YEAR 4					900
TOTAL COST FOR YEAR 5					900
TOTAL COST OVER 5 YEAR PERIOD					4,650

Compartment 2a: Area = 1990 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Cut back vegetation along length of stream	1,2,3,4,5	4	150	2.5	375
Remove piles of cuttings	1,2,3,4,5	4	150	0.5	75
Collect litter on regular basis	1,2,3,4,5	All	1990	0.05	100
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	1990	0.05	100
TOTAL COST FOR YEAR 1					650
TOTAL COST FOR YEAR 2					650
TOTAL COST FOR YEAR 3					650
TOTAL COST FOR YEAR 4					650
TOTAL COST FOR YEAR 5					650
TOTAL COST OVER 5 YEAR PERIOD					3,250

Compartment 2b: Area = 5000 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Mow grassland in late summer/autumn and pile arisings in woodland	1,2,3,4,5	3	5000	0.50	2500
Strip turf and topsoil in small areas and introduce wildflower seed/hay	2	3	1000	1.50	1500
Collect litter on regular basis	1,2,3,4,5	All	5000	0.05	250
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	5000	0.05	250
TOTAL COST FOR YEAR 1					3,000
TOTAL COST FOR YEAR 2					4,500
TOTAL COST FOR YEAR 3					3,000
TOTAL COST FOR YEAR 4					3,000
TOTAL COST FOR YEAR 5					3,000
TOTAL COST OVER 5 YEAR PERIOD					16,500

Compartment 2c: Area = 1460 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Cut back bramble by 5m along 25% of grassland edge in autumn	2,3,4,5	3	500	2.5	1250
Coppice and clear approximately 25% of understorey and bramble in winter	2,3,4,5	3	250	2.5	625
Clearance of elms and brush by manual/mechanical means	1,2,3,4,5	3	50	5.0	250
Collect litter on regular basis	1,2,3,4,5	All	1460	0.05	75
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	1460	0.05	75
TOTAL COST FOR YEAR 1					400
TOTAL COST FOR YEAR 2					2,275
TOTAL COST FOR YEAR 3					2,275
TOTAL COST FOR YEAR 4					2,275
TOTAL COST FOR YEAR 5					2,275
TOTAL COST OVER 5 YEAR PERIOD					9,500

Compartment 3a: Area = 6000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Coppice and clear approximately 25% of understorey and bramble in winter	1,4	4	150	1.5	225
Cut bays into woodland along 10% of boundary with grassland in winter	1,2,3,4,5	3	600	2.5	1500
Collect litter on regular basis	1,2,3,4,5	All	6000	0.05	300
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	6000	0.05	300
TOTAL COST FOR YEAR 1					2,025
TOTAL COST FOR YEAR 2					1,800
TOTAL COST FOR YEAR 3					1,800
TOTAL COST FOR YEAR 4					2,025
TOTAL COST FOR YEAR 5					1,800
TOTAL COST OVER 5 YEAR PERIOD					9,450

Compartment 3b: Area = 6000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Cut back vegetation and dredge out leaves along 1/3 of length of drainage ditch in winter	1,2,3,4,5	4	200	1.5	300
Collect litter on regular basis	1,2,3,4,5	All	6000	0.05	300
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	6000	0.05	300
TOTAL COST FOR YEAR 1					900
TOTAL COST FOR YEAR 2					900
TOTAL COST FOR YEAR 3					900
TOTAL COST FOR YEAR 4					900
TOTAL COST FOR YEAR 5					900
TOTAL COST OVER 5 YEAR PERIOD					4,500

Compartment 3c: Area = 8000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Coppice small number of trees around existing patches	2	4	2000	2.5	5000
Collect litter on regular basis	1,2,3,4,5	All	8000	0.05	400
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	8000	0.05	400
TOTAL COST FOR YEAR 1					800
TOTAL COST FOR YEAR 2					5800
TOTAL COST FOR YEAR 3					800
TOTAL COST FOR YEAR 4					800
TOTAL COST FOR YEAR 5					800
TOTAL COST OVER 5 YEAR PERIOD					9,000

Compartment 3d: Area = 8000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Cut bays into woodland along 25% of boundary with grassland in winter	1,2,3,4,5	3	2000	2.5	5000
Collect litter on regular basis	1,2,3,4,5	All	8000	0.05	400
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	8000	0.05	400
TOTAL COST FOR YEAR 1					5800
TOTAL COST FOR YEAR 2					5800
TOTAL COST FOR YEAR 3					5800
TOTAL COST FOR YEAR 4					5800
TOTAL COST FOR YEAR 5					5800
TOTAL COST OVER 5 YEAR PERIOD					29,000

Compartment 3e: Area = 2000 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Coppice and clear approximately 40% of understorey and bramble in winter	2,5	4	800	2.5	2000
Collect litter on regular basis	1,2,3,4,5	All	2000	0.05	100
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	2000	0.05	100
TOTAL COST FOR YEAR 1					200
TOTAL COST FOR YEAR 2					2,200
TOTAL COST FOR YEAR 3					200
TOTAL COST FOR YEAR 4					200
TOTAL COST FOR YEAR 5					2,200
TOTAL COST OVER 5 YEAR PERIOD					5,000

Compartment 3f: Area = 4000 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Mow grassland in late summer/autumn and pile arisings in woodland	1, 2,3,4,5	3	2000	0.5	1000
Cut bays into woodland along 25% of boundary with grassland in winter	1,2,3,4,5	3	1000	2.5	2500
Collect litter on regular basis	1,2,3,4,5	All	4000	0.05	200
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	4000	0.05	200
TOTAL COST FOR YEAR 1					3,900
TOTAL COST FOR YEAR 2					3,900
TOTAL COST FOR YEAR 3					3,900
TOTAL COST FOR YEAR 4					3,900
TOTAL COST FOR YEAR 5					3,900
TOTAL COST OVER 5 YEAR PERIOD					19,500

Compartment 3g: Area = 6000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Mow grassland in late summer/autumn and pile arisings in woodland	1,2,3,4,5	3	3000	0.5	1500
Collect litter on regular basis	1,2,3,4,5	All	6000	0.05	300
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	6000	0.05	300
TOTAL COST FOR YEAR 1					2,100
TOTAL COST FOR YEAR 2					2,100
TOTAL COST FOR YEAR 3					2,100
TOTAL COST FOR YEAR 4					2,100
TOTAL COST FOR YEAR 5					2,100
TOTAL COST OVER 5 YEAR PERIOD					10,500

Compartment 4: Area =10000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Cut 50% of 5m grassland strip on woodland edge in autumn	2,3,4,5	3	1000	0.5	500
Collect litter on regular basis	1,2,3,4,5	All	10000	0.05	500
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	10000	0.05	500
TOTAL COST FOR YEAR 1					1,000
TOTAL COST FOR YEAR 2					1,500
TOTAL COST FOR YEAR 3					1,500
TOTAL COST FOR YEAR 4					1,500
TOTAL COST FOR YEAR 5					1,500
TOTAL COST OVER 5 YEAR PERIOD					7,000

Compartment 5: Area = 7500 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Mow grassland and pile arisings in woodland	1,2,3,4,5	3	7500	0.5	3750
Strip and introduce heather and gorse seed/seedlings	2	3	1500	2.5	3750
Collect litter on regular basis	1,2,3,4,5	All	7500	0.05	375
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	7500	0.05	375
TOTAL COST FOR YEAR 1					4,500
TOTAL COST FOR YEAR 2					8,250
TOTAL COST FOR YEAR 3					4,500
TOTAL COST FOR YEAR 4					4,500
TOTAL COST FOR YEAR 5					4,500
TOTAL COST OVER 5 YEAR PERIOD					26,250

Compartment 6a: Area = 3000 square metres

Activity	Year	Quarter	Area (m²)	Unit Cost (£)	Total Cost (£)
Cut back woodland and treat stumps to extend grassland	2,3,4,5	3	500	5.0	2500
Collect litter on regular basis	1,2,3,4,5	All	3000	0.05	150
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	3000	0.05	150
TOTAL COST FOR YEAR 1					300
TOTAL COST FOR YEAR 2					2,800
TOTAL COST FOR YEAR 3					2,800
TOTAL COST FOR YEAR 4					2,800
TOTAL COST FOR YEAR 5					2,800
TOTAL COST OVER 5 YEAR PERIOD					11,500

Compartment 6b: Area = 3000 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Cut back woodland and treat stumps to extend grassland	2,3,4,5	3	500	5.0	2500
Collect litter on regular basis	1,2,3,4,5	All	3000	0.05	150
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	3000	0.05	150
TOTAL COST FOR YEAR 1					300
TOTAL COST FOR YEAR 2					2,800
TOTAL COST FOR YEAR 3					2,800
TOTAL COST FOR YEAR 4					2,800
TOTAL COST FOR YEAR 5					2,800
TOTAL COST OVER 5 YEAR PERIOD					11,500

Compartment 6c: Area = 3000 square metres

Activity	Year	Quarter	Area (m ²)	Unit Cost (£)	Total Cost (£)
Mow grassland and pile arisings in woodland	1,2,3,4,5	3	4000	0.5	2000
Coppice and clear approximately 25% of understorey and bramble in winter	2,5	4	750	2.5	1875
Collect litter on regular basis	1,2,3,4,5	All	3000	0.05	150
Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	1,2,3,4,5	3	3000	0.05	150
TOTAL COST FOR YEAR 1					2,300
TOTAL COST FOR YEAR 2					4,175
TOTAL COST FOR YEAR 3					2,300
TOTAL COST FOR YEAR 4					2,300
TOTAL COST FOR YEAR 5					4,175
TOTAL COST OVER 5 YEAR PERIOD					15,250

TOTAL MAINTENANCE COSTS ON ANNUAL AND CUMULATIVE BASIS – BY YEAR AND BY COMPARTMENT

Compartment	Year One	Year Two	Year Three	Year Four	Year Five	Total
1	1,050	900	900	900	900	4,650
2a	650	650	650	650	650	3,250
2b	3,000	4,500	3,000	3,000	3,000	16,500
2c	400	2,275	2,275	2,275	2,275	9,500
3a	2,025	1,800	1,800	2,025	1,800	9,450
3b	900	900	900	900	900	4,500
3c	800	5,800	800	800	800	9,000
3d	5,800	5,800	5,800	5,800	5,800	29,000
3e	200	2,200	200	200	2,200	5,000
3f	3,900	3,900	3,900	3,900	3,900	19,500
3g	2,100	2,100	2,100	2,100	2,100	10,500
4	1,000	1,500	1,500	1,500	1,500	7,000
5	4,500	8,250	4,500	4,500	4,500	26,250
6a	300	2,800	2,800	2,800	2,800	11,500
6b	300	2,800	2,800	2,800	2,800	11,500
6c	2,300	4,175	2,300	2,300	4,175	15,250
Total	29,225	50,350	36,225	36,450	40,100	192,350

APPENDIX 3: MANAGEMENT COSTINGS FOR PROPOSED STREATHAM COMMON LNR ON AN OVERALL YEARLY BASIS

Year One

Year One				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
1	Cut back vegetation along 1/3 of length of stream in winter	4	100	250
1	Remove piles of cuttings	4	100	50
1	Spay Japanese knotweed with glyphosate and then cut back in early summer.	2	500	250
1	Collect litter on regular basis	All	5000	250
1	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2a	Cut back vegetation along length of stream	4	150	375
2a	Remove piles of cuttings	4	150	75
2a	Collect litter on regular basis	All	1990	100
2a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1990	100
2b	Mow grassland in late summer/autumn and pile arisings in woodland	3	5000	2500
2b	Collect litter on regular basis	All	5000	250
2b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2c	Clearance of elms and brush by manual and mechanical means	3	50	250
2c	Collect litter on regular basis	All	1460	75
2c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1460	75
3a	Coppice and clear approximately 25% of understorey and bramble in winter	4	150	225
3a	Cut bays into woodland along 10% of boundary with grassland in winter	3	600	1500
3a	Collect litter on regular basis	All	6000	300
3a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
3b	Cut back vegetation and dredge out leaves along 1/3 of length of drainage ditch in winter	4	200	300
3b	Collect litter on regular basis	All	6000	300
3b	Carry out safety and arboricultural inspection of site annually and	3	6000	300

Year One				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
	implement any necessary safety/tree work			
3c	Collect litter on regular basis	All	8000	400
3c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3d	Cut bays into woodland along 25% of boundary with grassland in winter	3	2000	5000
3d	Collect litter on regular basis	All	8000	400
3d	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3e	Collect litter on regular basis	All	2000	100
3e	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	2000	100
3f	Mow grassland in late summer/autumn and pile arisings in woodland	3	2000	1000
3f	Cut bays into woodland along 25% of boundary with grassland in winter	3	1000	2500
3f	Collect litter on regular basis	All	4000	200
3f	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	4000	200
3g	Mow grassland in late summer/autumn and pile arisings in woodland	3	3000	1500
3g	Collect litter on regular basis	All	6000	300
3g	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
4	Collect litter on regular basis	All	10000	500
4	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	10000	500
5	Mow grassland in late summer/autumn and pile arisings in woodland	3	7500	3750
5	Collect litter on regular basis	All	7500	375
5	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	7500	375
6a	Collect litter on regular basis	All	3000	150
6a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6b	Collect litter on regular basis	All	3000	150
6b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150

Year One				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
6c	Mow grassland in late summer/autumn and pile arisings in woodland	3	4000	2000
6c	Collect litter on regular basis	All	3000	150
6c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
TOTAL COST FOR YEAR ONE				29225

Year Two

Year Two				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
1	1Cut back vegetation along 1/3 of length of stream in winter	4	100	250
1	Remove piles of cuttings	4	100	50
1	Spay Japanese knotweed with glyphosate and then cut back in early summer.	2	200	100
1	Collect litter on regular basis	All	5000	250
1	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2a	Cut back vegetation along length of stream	4	150	375
2a	Remove piles of cuttings	4	150	75
2a	Collect litter on regular basis	All	1990	100
2a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1990	100
2b	Mow grassland in late summer/autumn and pile arisings in woodland	3	5000	2500
2b	Strip turf and topsoil in small areas and introduce wildflower seed/hay	3	1000	1500
2b	Collect litter on regular basis	All	5000	250
2b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2c	Cut back bramble by 5m along 25% of grassland edge in autumn	3	500	1250
2c	Coppice and clear approximately 25% of understorey and bramble in winter	3	250	625
2c	Clearance of elms and brush by manual and mechanical means	3	50	250
2c	Collect litter on regular basis	All	1460	75
2c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1460	75
3a	Cut bays into woodland along 10% of boundary with grassland in winter	3	600	1500
3a	Collect litter on regular basis	All	6000	300
3a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
3b	Cut back vegetation and dredge out leaves along 1/3 of length of drainage ditch in winter	4	200	300
3b	Collect litter on regular basis	All	6000	300
3b	Carry out safety and arboricultural inspection of site annually and	3	6000	300

Year Two				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
	implement any necessary safety/tree work			
3c	Coppice small number of trees around existing bramble patches	4	2000	5000
3c	Collect litter on regular basis	All	8000	400
3c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3d	Cut bays into woodland along 25% of boundary with grassland in winter	3	2000	5000
3d	Collect litter on regular basis	All	8000	400
3d	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3e	Coppice and clear approximately 40% of understorey and bramble in winter	4	800	2000
3e	Collect litter on regular basis	All	2000	100
3e	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	2000	100
3f	Mow grassland in late summer/autumn and pile arisings in woodland	3	2000	1000
3f	Cut bays into woodland along 25% of boundary with grassland in winter	3	1000	2500
3f	Collect litter on regular basis	All	4000	200
3f	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	4000	200
3g	Mow grassland in late summer/autumn and pile arisings in woodland	3	3000	1500
3g	Collect litter on regular basis	All	6000	300
3g	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
4	Strip and introduce heather and gorse seed/seedlings	3	1500	3750
4	Cut 50% of 5m grassland strip on woodland edge in autumn	3	1000	500
4	Collect litter on regular basis	All	10000	500
4	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	10000	500
5	Mow grassland in late summer/autumn and pile arisings in woodland	3	7500	3750
5	Collect litter on regular basis	All	7500	375
5	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	7500	375
6a	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500
6a	Collect litter on regular basis	All	3000	150

Year Two				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
6a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6b	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500
6b	Collect litter on regular basis	All	3000	150
6b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6c	Mow grassland in late summer/autumn and pile arisings in woodland	3	4000	2000
6c	Coppice and clear approximately 25% understorey and bramble in winter	4	750	1875
6c	Collect litter on regular basis	All	3000	150
6c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
TOTAL COST FOR YEAR TWO				50350

Year Three

Year Three				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
1	1Cut back vegetation along 1/3 of length of stream in winter	4	100	250
1	Remove piles of cuttings	4	100	50
1	Spay Japanese knotweed with glyphosate and then cut back in early summer.	2	200	100
1	Collect litter on regular basis	All	5000	250
1	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2a	Cut back vegetation along length of stream	4	150	375
2a	Remove piles of cuttings	4	150	75
2a	Collect litter on regular basis	All	1990	100
2a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1990	100
2b	Mow grassland in late summer/autumn and pile arisings in woodland	3	5000	2500
2b	Collect litter on regular basis	All	5000	250
2b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2c	Cut back bramble by 5m along 25% of grassland edge in autumn	3	500	1250
2c	Coppice and clear approximately 25% of understorey and bramble in winter	3	250	625
2c	Clearance of elms and brush by manual and mechanical means	3	50	250
2c	Collect litter on regular basis	All	1460	75
2c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1460	75
3a	Cut bays into woodland along 10% of boundary with grassland in winter	3	600	1500
3a	Collect litter on regular basis	All	6000	300
3a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
3b	Cut back vegetation and dredge out leaves along 1/3 of length of drainage ditch in winter	4	200	300
3b	Collect litter on regular basis	All	6000	300
3b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300

Year Three				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
3c	Collect litter on regular basis	All	8000	400
3c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3d	Cut bays into woodland along 25% of boundary with grassland in winter	3	2000	5000
3d	Collect litter on regular basis	All	8000	400
3d	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3e	Collect litter on regular basis	All	2000	100
3e	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	2000	100
3f	Mow grassland in late summer/autumn and pile arisings in woodland	3	2000	1000
3f	Cut bays into woodland along 25% of boundary with grassland in winter	3	1000	2500
3f	Collect litter on regular basis	All	4000	200
3f	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	4000	200
3g	Mow grassland in late summer/autumn and pile arisings in woodland	3	3000	1500
3g	Collect litter on regular basis	All	6000	300
3g	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
4	Cut 50% of 5m grassland strip on woodland edge in autumn	3	1000	500
4	Collect litter on regular basis	All	10000	500
4	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	10000	500
5	Mow grassland in late summer/autumn and pile arisings in woodland	3	7500	3750
5	Collect litter on regular basis	All	7500	375
5	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	7500	375
6a	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500
6a	Collect litter on regular basis	All	3000	150
6a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6b	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500
6b	Collect litter on regular basis	All	3000	150
6b	Carry out safety and arboricultural inspection of site annually and	3	3000	150

Year Three				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
	implement any necessary safety/tree work			
6c	Mow grassland in late summer/autumn and pile arisings in woodland	3	4000	2000
6c	Collect litter on regular basis	All	3000	150
6c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
TOTAL COST FOR YEAR THREE				36225

Year Four

Year Four				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
1	Cut back vegetation along 1/3 of length of stream in winter	4	100	250
1	Remove piles of cuttings	4	100	50
1	Spay Japanese knotweed with glyphosate and then cut back in early summer.	2	200	100
1	Collect litter on regular basis	All	5000	250
1	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2a	Cut back vegetation along length of stream	4	150	375
2a	Remove piles of cuttings	4	150	75
2a	Collect litter on regular basis	All	1990	100
2a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1990	100
2b	Mow grassland in late summer/autumn and pile arisings in woodland	3	5000	2500
2b	Collect litter on regular basis	All	5000	250
2b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2c	Cut back bramble by 5m along 25% of grassland edge in autumn	3	500	1250
2c	Coppice and clear approximately 25% of understorey and bramble in winter	3	250	625
2c	Clearance of elms and brush by manual and mechanical means	3	50	250
2c	Collect litter on regular basis	All	1460	75
2c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1460	75
3a	Coppice and clear approximately 25% of understorey and bramble in winter	4	150	225
3a	Cut bays into woodland along 10% of boundary with grassland in winter	3	600	1500
3a	Collect litter on regular basis	All	6000	300
3a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
3b	Cut back vegetation and dredge out leaves along 1/3 of length of drainage ditch in winter	4	200	300
3b	Collect litter on regular basis	All	6000	300

Year Four				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
3b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
3c	Collect litter on regular basis	All	8000	400
3c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3d	Cut bays into woodland along 25% of boundary with grassland in winter	3	2000	5000
3d	Collect litter on regular basis	All	8000	400
3d	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3e	Collect litter on regular basis	All	2000	100
3e	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	2000	100
3f	Mow grassland in late summer/autumn and pile arisings in woodland	3	2000	1000
3f	Cut bays into woodland along 25% of boundary with grassland in winter	3	1000	2500
3f	Collect litter on regular basis	All	4000	200
3f	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	4000	200
3g	Mow grassland in late summer/autumn and pile arisings in woodland	3	3000	1500
3g	Collect litter on regular basis	All	6000	300
3g	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
4	Cut 50% of 5m grassland strip on woodland edge in autumn	3	1000	500
4	Collect litter on regular basis	All	10000	500
4	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	10000	500
5	Mow grassland in late summer/autumn and pile arisings in woodland	3	7500	3750
5	Collect litter on regular basis	All	7500	375
5	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	7500	375
6a	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500
6a	Collect litter on regular basis	All	3000	150
6a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6b	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500

Year Four				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
6b	Collect litter on regular basis	All	3000	150
6b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6c	Mow grassland in late summer/autumn and pile arisings in woodland	3	4000	2000
6c	Collect litter on regular basis	All	3000	150
6c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
TOTAL COST FOR YEAR FOUR				36450

Year Five

Year Five				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
1	Cut back vegetation along 1/3 of length of stream in winter	4	100	250
1	Remove piles of cuttings	4	100	50
1	Spay Japanese knotweed with glyphosate and then cut back in early summer.	2	200	100
1	Collect litter on regular basis	All	5000	250
1	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2a	Cut back vegetation along length of stream	4	150	375
2a	Remove piles of cuttings	4	150	75
2a	Collect litter on regular basis	All	1990	100
2a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1990	100
2b	Mow grassland in late summer/autumn and pile arisings in woodland	3	5000	2500
2b	Collect litter on regular basis	All	5000	250
2b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	5000	250
2c	Cut back bramble by 5m along 25% of grassland edge in autumn	3	500	1250
2c	Coppice and clear approximately 25% of understorey and bramble in winter	3	250	625
2c	Clearance of elms and brush by manual and mechanical means	3	50	250
2c	Collect litter on regular basis	All	1460	75
2c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	1460	75
3a	Cut bays into woodland along 10% of boundary with grassland in winter	3	600	1500
3a	Collect litter on regular basis	All	6000	300
3a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
3b	Cut back vegetation and dredge out leaves along 1/3 of length of drainage ditch in winter	4	200	300
3b	Collect litter on regular basis	All	6000	300
3b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300

Year Five				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
3c	Collect litter on regular basis	All	8000	400
3c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3d	Cut bays into woodland along 25% of boundary with grassland in winter	3	2000	5000
3d	Collect litter on regular basis	All	8000	400
3d	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	8000	400
3e	Coppice and clear approximately 40% of understorey and bramble in winter	4	800	2000
3e	Collect litter on regular basis	All	2000	100
3e	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	2000	100
3f	Mow grassland in late summer/autumn and pile arisings in woodland	3	2000	1000
3f	Cut bays into woodland along 25% of boundary with grassland in winter	3	1000	2500
3f	Collect litter on regular basis	All	4000	200
3f	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	4000	200
3g	Mow grassland in late summer/autumn and pile arisings in woodland	3	3000	1500
3g	Collect litter on regular basis	All	6000	300
3g	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	6000	300
4	Cut 50% of 5m grassland strip on woodland edge in autumn	3	1000	500
4	Collect litter on regular basis	All	10000	500
4	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	10000	500
5	Mow grassland in late summer/autumn and pile arisings in woodland	3	7500	3750
5	Collect litter on regular basis	All	7500	375
5	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	7500	375
6a	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500
6a	Collect litter on regular basis	All	3000	150
6a	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6b	Cut back woodland and treat stumps to extend acid grassland area	3	500	2500

Year Five				
Compartment	Activity	Quarter	Area (m2)	Total Cost (£)
6b	Collect litter on regular basis	All	3000	150
6b	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
6c	Mow grassland in late summer/autumn and pile arisings in woodland	3	4000	2000
6c	Coppice and clear approximately 25% understorey and bramble in winter	4	750	1875
6c	Collect litter on regular basis	All	3000	150
6c	Carry out safety and arboricultural inspection of site annually and implement any necessary safety/tree work	3	3000	150
TOTAL COST FOR YEAR FIVE				40100