

From: [REDACTED] (Op Property)
Sent: 01 May 2014 18:01
To: [REDACTED] (GLA)
Subject: Fw: A312 The Parkway

Thought you might be interested to see email below on open space land at Minet Park. I will talk with internally on how best we define the area.

From: [REDACTED] (Op Property)
Sent: Thursday, May 01, 2014 04:59 PM
To: [REDACTED] (Op Property)
Cc: [REDACTED] (Op Property); [REDACTED] (Op Property); [REDACTED] (ST)
Subject: A312 The Parkway

[REDACTED],

I have just taken a call from Kelly Dyson-Tate, Head of Housing and Property at LB Hillingdon, she wanted to know why the unilateral notice vesting The Parkway land (by Pump Lane) to TfL extends into the adjacent Minet Country Park and includes part of the River Crane.

I told her that we had received a statutory Land Information Requisition Request from GLA (which we are legally obliged to respond to within 14 days of the date it was sent – dated 28th April 2014, expiring on 12th May) and that we are currently investigation whether all of the land is required for highway purposes.

Regards

[REDACTED]

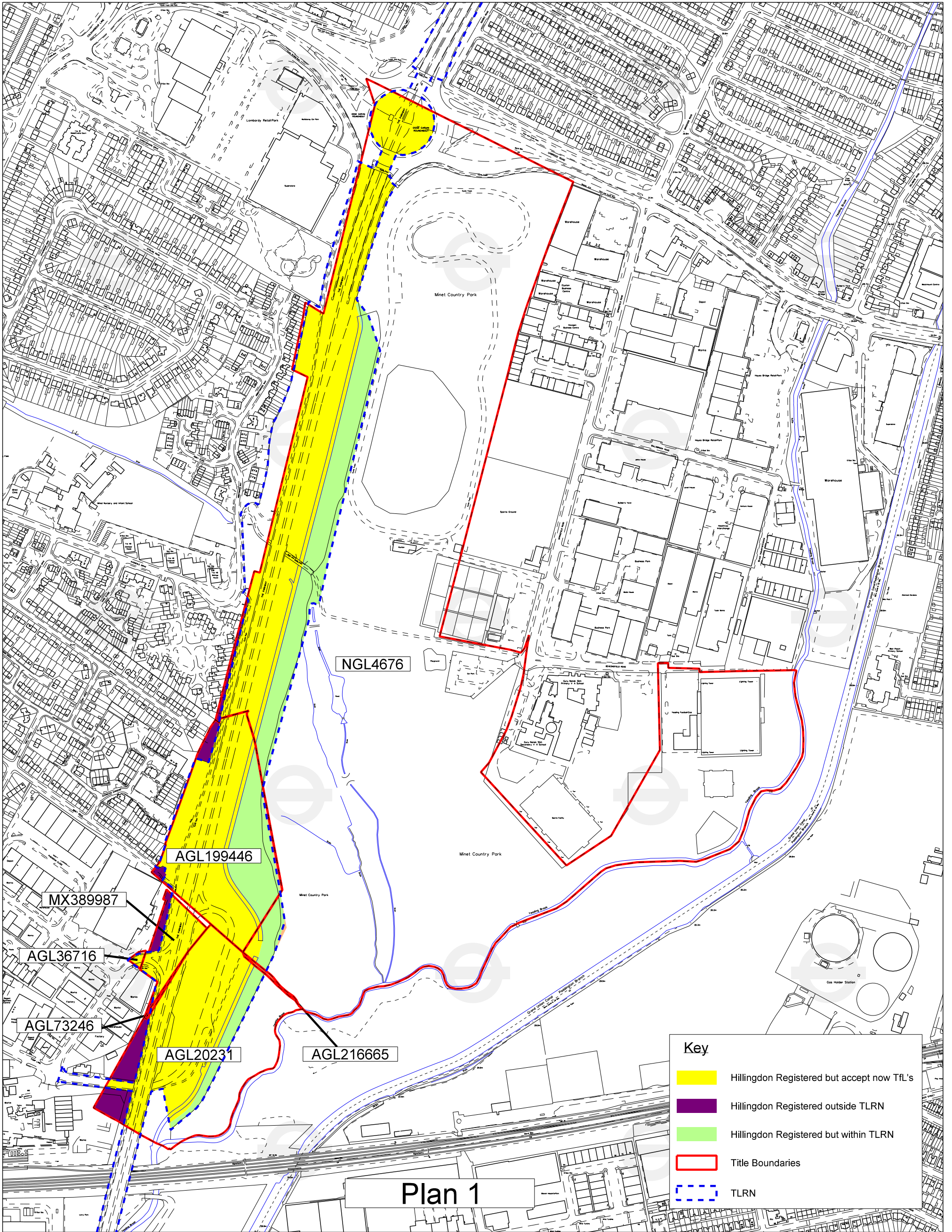
[REDACTED]
Commercial Development

Please note change of address with effect from 17 Feb 2014
5th Floor, South Wing, 55 Broadway, London SW1H 0BD

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Plan 1

From: [REDACTED]
Sent: 04 August 2014 12:04
To: [REDACTED]
Cc: [REDACTED] (GLA) ; [REDACTED] (Op Property) [REDACTED]
Subject: FW: Southall Gas Works

Hi [REDACTED]

Something else to discuss when we speak later.

[REDACTED]

[REDACTED]
Associate - Planning

From: [REDACTED]
Sent: Monday 04 August 2014 11:51
To: [REDACTED]
Subject: FW: Southall Gas Works

fyi – I will call to discuss

From: [REDACTED]
Sent: 04 August 2014 09:53
To: [REDACTED]
Subject: FW: Southall Gas Works

[REDACTED]
Finance Director – St James West London

St James
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Registered in England and Wales Number 3190056

From: [REDACTED]
Sent: 04 August 2014 09:06
To: [REDACTED]
Subject: FW: Southall Gas Works

fyi

Kind regards

[REDACTED]

Managing Director - St James Land and Planning

St James Group Limited
Berkeley House | 15b St George Wharf | London | SW8 2LE

www.stjames.co.uk

Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
Registered in England and Wales Number 3190056

From: [REDACTED]
Sent: 04 August 2014 08:57
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Southall Gas Works

Dear [REDACTED],

Please see below and attached for your information.

With kindest regards

[REDACTED]

[REDACTED]

PA to The Chairman



The Berkeley Group Holdings plc
Berkeley House | 19 Portsmouth Road | Cobham | Surrey | KT11 1JG

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From: [REDACTED] (GLA)
Sent: 01 August 2014 19:38
To: [REDACTED]
Subject: FW: Southall Gas Works

I think this helps resolve the matter.

[REDACTED]

Sent with Good (www.good.com)

-----Original Message-----

From: [REDACTED] (TfL)
Sent: Friday, August 01, 2014 06:49 PM GMT Standard Time
To: [REDACTED] (GLA)
Cc: [REDACTED] (GLA)

Subject: Southall Gas Works

[REDACTED]

Just a quick note to let you know we have resolved the dispute we had with LB Hillingdon on land adjacent to the Southall Gasworks site and Cllr Puddifoot has been informed. In summary we have agreed that Hillingdon did not transfer the disputed land to TfL back in 2000. The next steps are for

1. TfL to draw up plans to demarcate TfL land, the extent of which was agreed in the meeting being the yellow land plus 2metres of green east of the culvert on the attached , and supporting letter for transfer for Hillingdon to sign
2. Hillingdon are to acknowledge the plan and sign the letter of transfer and send back to TfL
3. TfL will then send this to the Land Registry who will officially transfer this land to us.
4. TfL are working with St James on preparing the necessities for their access across our land to the site (yellow land plus 2m of green)
5. It is between St James and Hillingdon to arrange the necessities for access across the remaining ransom strip still held by Hillingdon ie the green strip minus 2m east of the culvert.

If you need anymore let me know

Regards



Transport for London | 9th Floor, Windsor House, 50 Victoria Street, London SW1H
OTL























Property & Planning Legal
Transport for London
6th Floor, Windsor House
42-50 Victoria Street
London
SW1H 0TL

18 September 2014

Dear Ms

Re: Unauthorised access on Council Land

The Council's Estates Manager visited the Southall Gas Works site on Wednesday, 17 September 2014.

During the course of his visit, it came to the attention of the Estates Manager that contractors have commenced work on clearing the land adjoining the By-Pass where the main access to the Southall Gas Works site will be located.

Furthermore, the 2 metre strip of land running alongside either side of the culvert has been cleared. I attach a set of photographs which evidence these works.

The Council is extremely concerned to note that no consent was sought from it, in its capacity as the freehold owner of the land in question, prior to the commencement of both sets of works.

I do understand that the Council is currently in negotiations with TfL in relation to the granting of an easement regarding the 2 metre strip of land on the eastern side of the Yeading Brook Relief Channel and also the possible vesting of highway land in TfL pursuant to the GLA Road and Side Road [Transfer of Property etc] Order 2000.

However, neither of the above property transactions have as yet been completed so the title to this land currently remains vested in the Council. In circumstances where its prior consent has not been sought to enter the land, the Council contends that the contractors are trespassing on its land.

Legal Services

Administration Services

www.hillingdon.gov.uk

London Borough of Hillingdon,

3E/04, Civic Centre, High Street, Uxbridge, UB8 1UW, DX 45101 UXBRIDGE

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The Council not only requires the contractors to stop work on its land but also to remove any vehicles, equipment and other items which it has brought on to the land with immediate effect.

It is the Council's contention that either the contractors have been engaged directly by TfL or alternatively, they have been appointed by St James West London Limited and they have entered Council land with TfL's express knowledge.

I would be grateful if you could confirm without delay that the contractors have stopped work and have removed themselves and their vehicles, equipment etc. from the Council's land. If I do not receive your assurance that this has been done, the Council reserves its right to take whatever action it considers necessary to prevent any ongoing trespass on its land.

Yours faithfully

A small black rectangular box used to redact a signature.

Borough Solicitor

Encl:

From: [REDACTED] (GLA)
Sent: 29 April 2014 11:28
To: [REDACTED] (GLA)
Subject: FW: TfL Highway - Southall CPO

FYI

[REDACTED]
GREATER LONDON AUTHORITY

From: [REDACTED] (Op Property)
Sent: 29 April 2014 11:25
To: [REDACTED] (Legal)
Cc: [REDACTED] (GLA)
Subject: TfL Highway - Southall CPO

Hi [REDACTED]

Hope you are well.

At our meeting Land Assembly meeting with St James on Friday, we were provided an update on their discussions with London Borough of Hillingdon (LBH) and more particularly in relation to the TfL land which was due to be transferred under the GLA Consent Order.

LBH dispute the land which TfL have advised forms part of the highway, despite an Ordnance Survey extract being issued by them which confirms that the extent of the public highway at Pump Lane and The Parkway were TfL are responsible. They believe that some of the land should return to them which is why TfL have been unable to complete a transfer. They have advised that this land forms part of a much larger title (which is correct) and as such not been appropriated to the highways. I'm not sure if this is a red herring on their part or whether there is any mileage in what they say. This concurs with what they have been saying to TfL and one of the main reason as to why formal transfer has not taken place. I would have thought the Consent Order overrides a need to appropriate but may be wrong.

Interestingly, I have reviewed the Minet Country Park Management Plan (2013-2017), a document issued by LBH Green Spaces team, it would appear that part of the land which we say is in TfL's ownership, falls within the parks boundary and through the management plan, it looks like LBH claim to be maintaining in part. I'm aware that the calculation for the S.19 exchange land excluded the TfL land and on the basis there is a dispute between the parties on what should be included. Therefore, is there now a risk, particularly as to date we do not have an agreement with Hillingdon following private treaty discussions.

In terms of TfL verifying their ownership, I understand from colleagues that there was no formal plan attached to the order which would conclusively denote the highway to which the order covered. The basis of our ownership/responsibility is taken from information provided by TfL's Route Manager, responsible for maintaining the highway. Our GIS plans mirrors the land previously identified although having spoken with the Route Manager, it would appear that they say the boundary line is different. Ahead of our legal meeting on Thursday I have asked for confirmation of the land that they believe they are responsible for and have maintained together with an updated plan showing the extent of area. With no agreement in place between LBH and TfL on the highway land and already an indication from LBH that they are not in agreement with what we believe to be land vested in TfL

under the GLA Order do we need to review the basis of our current calculation for the exchange land. If LBH are looking to be difficult this will certainly be an area where they will look to dispute.

I understand your colleague [REDACTED] is currently working with TfL to resolve disputes with other boroughs on transfer of highway land under the General Consent and wondered whether it might be worth having a discussion in order to determine what criteria has been considered through the arbitration route.

I look forward to hearing from you.

Kind regards

[REDACTED]

[REDACTED]

[Commercial Development](#)

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED] (Op Property)
Sent: 02 October 2014 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: TFL's CPO Land Interests

Hi [REDACTED] i,

Hope you are well.

I had a meeting with Jamie Forrester today on Southall and he is not happy. Concerns have been raised about the impact the CPO will have on the culvert wall as he believes these have never been discussed with TfL. I am seeking clarification from St James on this, but suspect if not satisfactory may need to be picked up as part of the undertaking.

He also mentioned the exclusion of the highway land at Pump Lane / The Parkway . I explained that on the basis these works would be undertaken by way of a 278 Agreement (which has always been anticipated) an acquiring authority wouldn't normally include this land in the CPO.

I'll keep you posted.

Kind regards

[REDACTED]
Commercial Development
5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED] (Op Property)
Sent: 02 October 2014 13:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: TFL's CPO Land Interests

Hi [REDACTED]

I have spoken with colleagues internally and the main concern is around why GLA are seeking to CPO the 'concrete embankment to the drainage channel' and the reason for same. I have explained that there will be storm channel diversion from plot 3 into the Yeading Brook. More details as to how this will happen in engineering terms is required to assist in understanding the impact these works may have on the culvert wall. This presumably forms part of the detailed planning so discussions must have happened in the past. The immediate concerns are whether works are required to the culvert wall as they believe this was ever discussed.

My colleague [REDACTED] is currently putting together a e-mail which sets out their concerns and once received I will forward on for your attention. I have suggested that a meeting might be helpful, however with a short window to response to the CPO they will be using their time to respond. The response received to questions they raise will be paramount in determining how they respond to the Order.

I understood that discussions had taken place with TfL on these proposed works, is this correct and if so what was the outcome? If you have any meeting notes, email exchanges etc with TfL as Highway Authority then that would also be useful to see.

I'll send across [REDACTED] e-mail this afternoon.

Many thanks

[REDACTED]

Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED]
Sent: 02 October 2014 11:18
To: [REDACTED] (Op Property)
Cc: [REDACTED]
Subject: TFL's CPO Land Interests

H [REDACTED],

Further to our telephone conversation, I list a brief summary of intended works :-

- Area 4 (& adjacent) – Swales & Landscaping
- Area 7 (& adjacent) – Diversion of Overhead Electric Cables to Underground crossing the bridge over the Storm Channel.
- Area 11 (& adjacent) – Diversion of Storm Channel into the Yeading Brook and New Access Roadway from Pump Lane onto Gasholder Site.

Hopefully this provides yourselves with more information as requested, however feel free to ask for more, or if a meeting is required to discuss in detail, I would be happy to accommodate.

Kind Regards

[REDACTED]



St James Group Limited

From: [REDACTED]
Sent: 25 September 2014 16:55
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: The GLA (Regeneration of Southall Gasworks) CPO 2014

Hi [REDACTED] a

Please see my email below to the solicitor acting for TfL.

[REDACTED] is aware that we are in contact with him.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Thursday 25 September 2014 16:54
To: [REDACTED]
Subject: The GLA (Regeneration of Southall Gasworks) CPO 2014

Dear [REDACTED]

I hope you are well.

You may have already heard but the CPO was made on Tuesday. The objection period runs until 24 October.

I attach copies of the CPO, CPO map and Statement of Reasons.

You will see that the extent of TfL's land affected by the CPO is minimal, with the main area being that in disputed ownership with LB of Hillingdon. I believe that that dispute will soon be resolved with the land remaining with LB of Hillingdon subject to the grant of rights to TfL. Given this, I wonder whether an agreement between the GLA and TfL is still required?

I am happy to discuss this further once you have had chance to review the documents.

Kind regards

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com

From: [REDACTED] (Op Property)
Sent: 19 September 2014 15:27
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Hillingdon disputed land

Thanks [REDACTED]. Yes, they have been on the phone to me. I have spoken with [REDACTED] and [REDACTED] and apparently the permission came from TfL. Did put a call out to [REDACTED] and [REDACTED], no response.

[REDACTED]
Commercial Development
5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED] (GLA)
Sent: 19 September 2014 15:25
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED] (GLA)
Subject: Hillingdon disputed land

Hi [REDACTED]

TFL legal has received a letter from Hillingdon to say that works are taking place on the disputed highway strip and there is no consent in place so it constitutes trespass. I've had a call and been asked to provide a response – are you aware of anything that might be happening? Obviously it has been seen as inflammatory and I gather the letter is written in strong terms.

Be grateful for any information you might be able to share.

Thanks

[REDACTED]
Housing and Land Directorate | **Greater London Authority**

From: [REDACTED]
Sent: 19 September 2014 15:59
To: [REDACTED] (GLA)
Cc: [REDACTED]
Subject: RE: Hillingdon disputed land

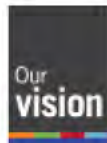
[REDACTED]

I have been out of the office today so was not aware.
I will look into this immediately

Kind Regards

[REDACTED]

St James
Designed for life



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From: [REDACTED]
Sent: 19 September 2014 15:25
To: [REDACTED]
Cc: [REDACTED] (Op Property) [REDACTED] (GLA)
Subject: Hillingdon disputed land

Hi [REDACTED]

TFL legal has received a letter from Hillingdon to say that works are taking place on the disputed highway strip and there is no consent in place so it constitutes trespass. I've had a call and been asked to provide a response – are you aware of anything that might be happening? Obviously it has been seen as inflammatory and I gather the letter is written in strong terms.

Be grateful for any information you might be able to share.

Thanks

[REDACTED]

Housing and Land Directorate | **Greater London Authority**

From: [REDACTED]
Sent: 06 August 2014 13:56
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Calculations sign off.

Thanks [REDACTED]

If I have followed that correctly then it sounds like we could avoid the informal practice pitch altogether and still have a worst-case 435 sqm surplus of Exchange Land (rising to 1,461 sqm if the Hillingdon/TfL deal goes through as anticipated)?

If that is correct then I think we are best to leave their informal pitch intact, i.e., not include any plot there at all.

Kind regards,
[REDACTED]

From: [REDACTED]
Sent: 06 August 2014 13:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall - Calculations sign off.

[REDACTED]

[REDACTED] and I have reviewed the land calculations with due regard to the latest position re TFL land.

The undisputed plots now are as follows:

9A	= 707sqm
9	= 161sqm
8A	= 8616sqm
10c	= 88sqm
10	= 611sqm
10b	= 60sqm
10	= 3072sqm
3	= 8800sqm

Total = 22,115sqm open space land.

We also have an additional 161sqm to account for due to the ransom re bridge landing. The total open space proposed is therefore 22,276sqm.

This leaves a surplus of 1,961 sqm. However we still have to have a margin as the agreement between TFL / LBH is not confirmed. The land of the 2m plots = 1026sqm. Our surplus is therefore 900sqm.

If we remove the 500sqm we currently have identified for the practice pitch our surplus would be 435sqm.

Tactically do we want to put plot 20J around the 500sqm practice pitch in order that this could be removed?

If you could please confirm as a matter of priority in order that [REDACTED] may settle the plan.

Kind Regards



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Registered in England and Wales Number 3190056

From: [REDACTED]
Sent: 07 August 2014 18:53
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED],

Bearing in mind that I am out of the office all day tomorrow (but only tomorrow), can you give some thought to how this plays through to the schedule?

Presumably TfL/GLA would now cite e.g. plot 8A as Hillingdon and only Hillingdon, and correspondingly plot 8B as TfL and only TfL? (i.e., with no overlapping occupiers)

(NB, plot 3 is different it is undisputedly in Hillingdon ownership, but includes some TfL highway at the southern end of the culvert, and so it does have an occupier and highway authority interest to note).

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 07 August 2014 18:01
To: [REDACTED]
Cc: [REDACTED] (Op Property)
[REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED]

Further to our telephone conversation earlier today, I have checked with TfL legal and am assured that plan 2 does allow for a 2 metre strip – the thick red line disguises it slightly.

Individual title plans have been prepared by TfL (attached) – I'm told that a quick check with a scale rule shows that provision has been made for the 2 metre strip.

Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: Thursday 07 August 2014 15:09
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED]
Subject: Southall - Disputed Land

Hi [REDACTED]

Please find attached the plan which TfL has provided to Hillingdon asking them to acknowledge that the land edged red on the plan vested in TfL in 2000. The balance of the disputed land will then remain with Hillingdon. A response from Hillingdon is awaited to the proposal.

Please can you check that the CPO map is consistent with what is shown on this plan? I'm not sure if you or maybe [REDACTED] is best placed to do an overlay.

Thanks.

Kind regards

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: 07 August 2014 19:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED]

Further to below please see our comments on Table 1 and Table 2.

In seeking to provide consolidated comments to Persona I would be grateful if you could send these comments over to Persona with any further comments you may have.

Table 1

- 1) Subject to any further changes suggested by [REDACTED], Plots 3A, 8A, 9A, 10 and 10B will need to be amended to remove TfL as having any interest or being in occupation.
- 2) Plot 1 – based on the TfL plan circulated by yourself earlier today it does not appear that the highways culvert which they have an interest in extends into this plot. If this is correct then TfL should be removed as having any interest or being an occupier of this plot.
- 3) Plot 17 – CRT should be inserted as occupier. This will create consistency with Plots 15 and 25.
- 4) Plot 28 – "canal" needs to be inserted before "bed" in the description column.
- 5) In all those plots where St James have an interest the description includes "all interests, other than those of St James...". This wording should be removed. No distinction of the interests effected should be made and the Table should simply refer to the whole of the plot.
- 6) Plot 51 – a [REDACTED] is mentioned in the requisition for this plot but does not appear to be listed in the Table.
- 7) Plot 66E – Network Rail should be added as being an Owner / Reputed Owner.

Table 2

- 1) Plot 47 and 51B – reference needs to be made to the restriction dated 31.01.1884 stated on the title register.
- 2) Plot 54 – reference needs to be made to the charge dated 6 September 2006 stated on the title register.
- 3) Plots 100-103 – We are in the process of confirming the position with National Grid but it would be good to understand from Persona the method they have used for selecting the interests which they have placed in the Table against these plots. I note that only a very small percentage of those interests stated on the title registers of the plots have been included within the table.

Kind regards

[REDACTED]

From: [REDACTED] i
Sent: 07 August 2014 19:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED]

Yes as regards plot 8A because TfL is waiving any claim to it.

But plot 8B will still need to show Hillingdon as registered owner and TfL as reputed owner and highway authority until the resolution of the dispute is documented.

██████ is checking the TfL plan against the CPO map. It may be that plot 3 will need to be split into highway and non-highway plots.

Kind regards,

██████

From: ██████
Sent: Thursday 07 August 2014 18:53
To: ██████
Cc: ██████
Subject: RE: Southall - Disputed Land

██████

Bearing in mind that I am out of the office all day tomorrow (but only tomorrow), can you give some thought to how this plays through to the schedule?

Presumably TfL/GLA would now cite e.g. plot 8A as Hillingdon and only Hillingdon, and correspondingly plot 8B as TfL and only TfL? (i.e., with no overlapping occupiers)

(NB, plot 3 is different it is undisputedly in Hillingdon ownership, but includes some TfL highway at the southern end of the culvert, and so it does have an occupier and highway authority interest to note).

Kind regards,

██████

From: ██████
Sent: 07 August 2014 18:01
To: ██████
Cc: ██████ (Op Property) ██████
Subject: RE: Southall - Disputed Land

██████

Further to our telephone conversation earlier today, I have checked with TfL legal and am assured that plan 2 does allow for a 2 metre strip – the thick red line disguises it slightly.

Individual title plans have been prepared by TfL (attached) – I'm told that a quick check with a scale rule shows that provision has been made for the 2 metre strip.

Kind regards

██████

██████
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: Thursday 07 August 2014 15:09
To: [REDACTED]
Cc: [REDACTED] (Op Property) [REDACTED]
Subject: Southall - Disputed Land

Hi [REDACTED]

Please find attached the plan which TfL has provided to Hillingdon asking them to acknowledge that the land edged red on the plan vested in TfL in 2000. The balance of the disputed land will then remain with Hillingdon. A response from Hillingdon is awaited to the proposal.

Please can you check that the CPO map is consistent with what is shown on this plan? I'm not sure if you or maybe [REDACTED] is best placed to do an overlay.

Thanks.

Kind regards

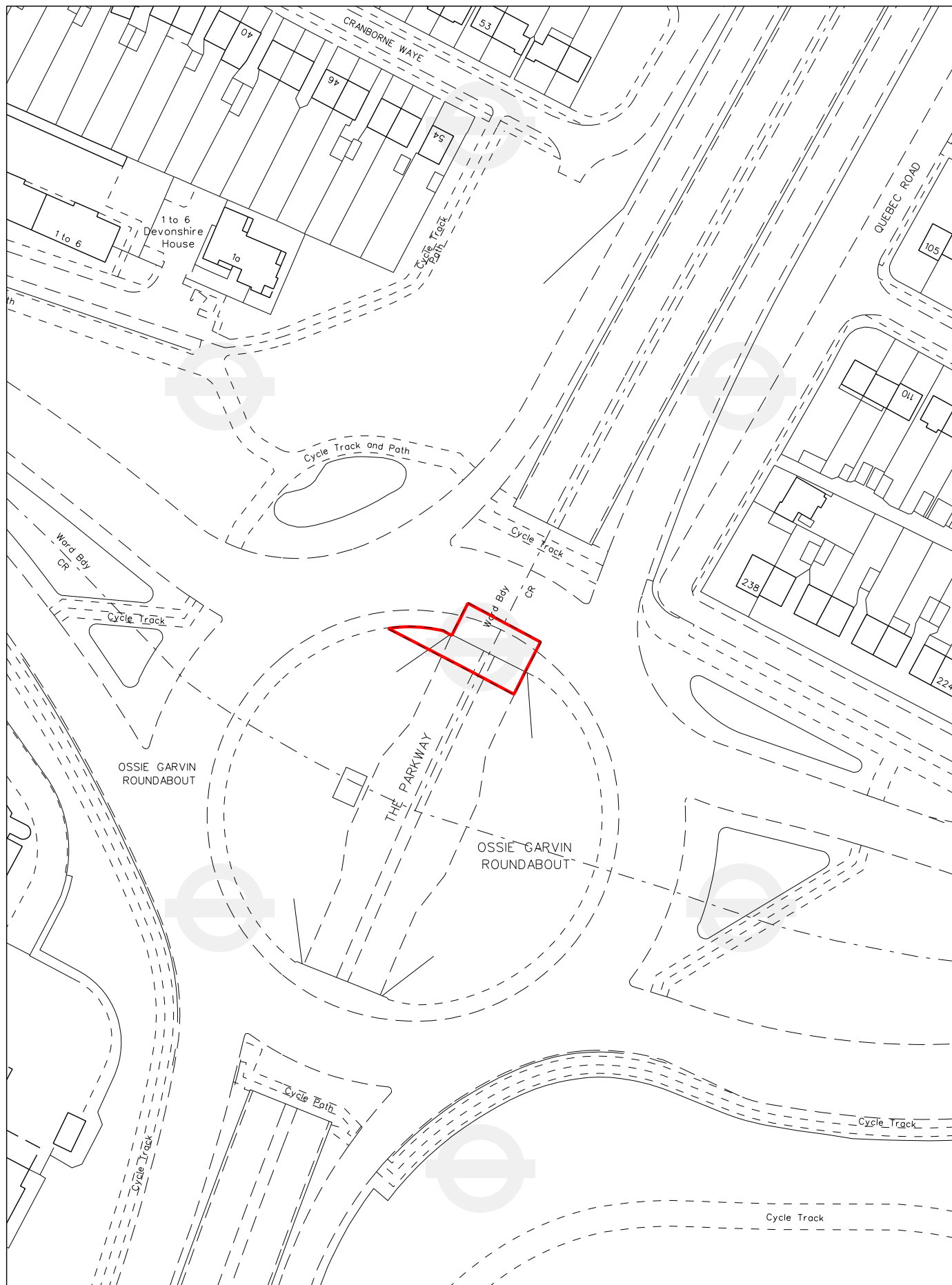
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[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

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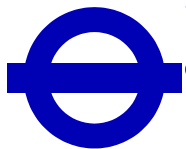
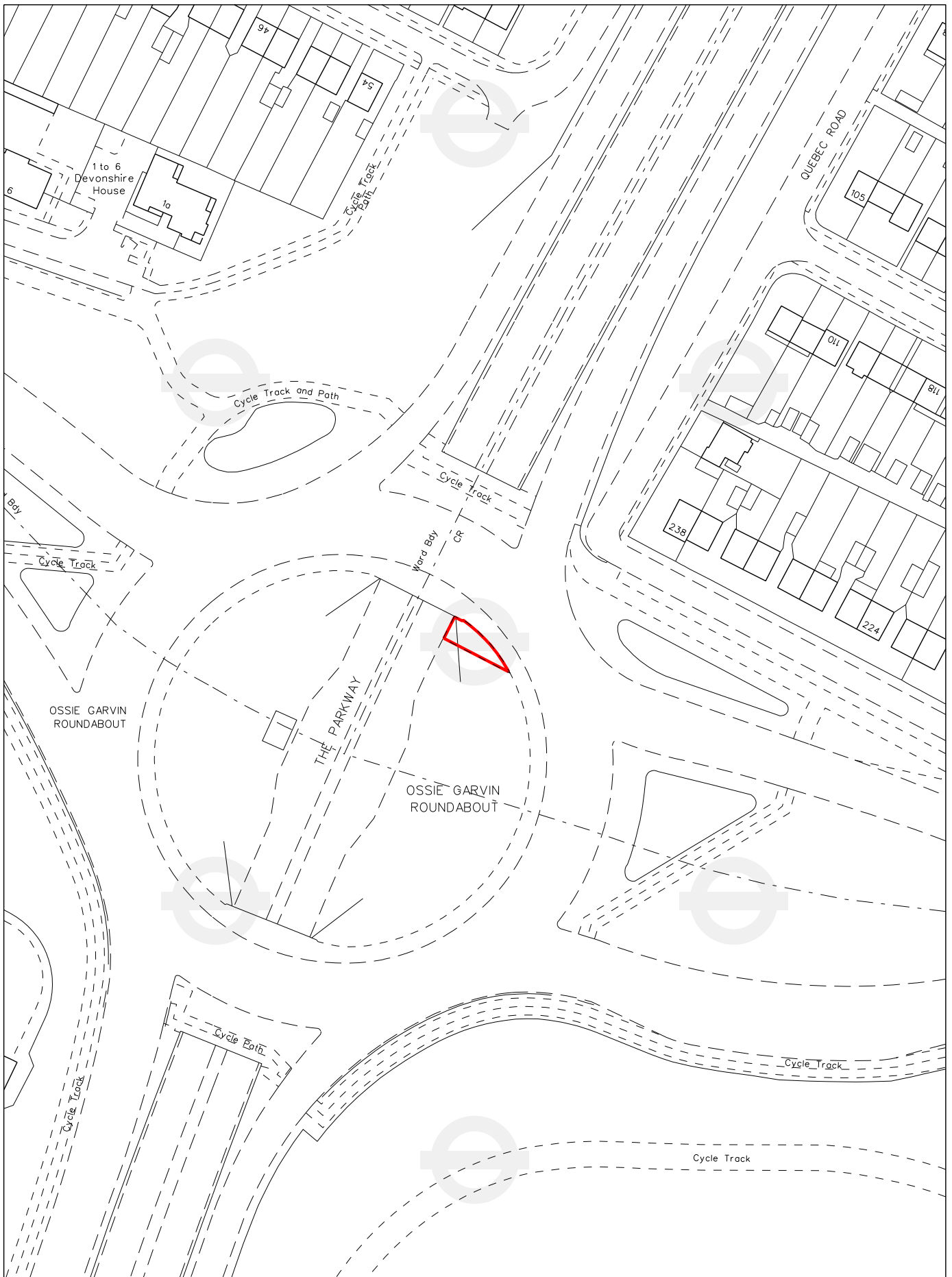
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Commercial Development
Windsor House
42-50 Victoria Street
SW1H 0TL

GLA Roads and Side Roads
(Transfer of Property etc)
Order 2000 LB Hillingdon
Land on the South side of Uxbridge Road
(Part Transfer AGL199863)



A4 Portrait

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Rev :	-
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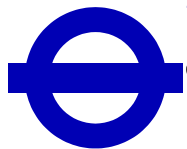
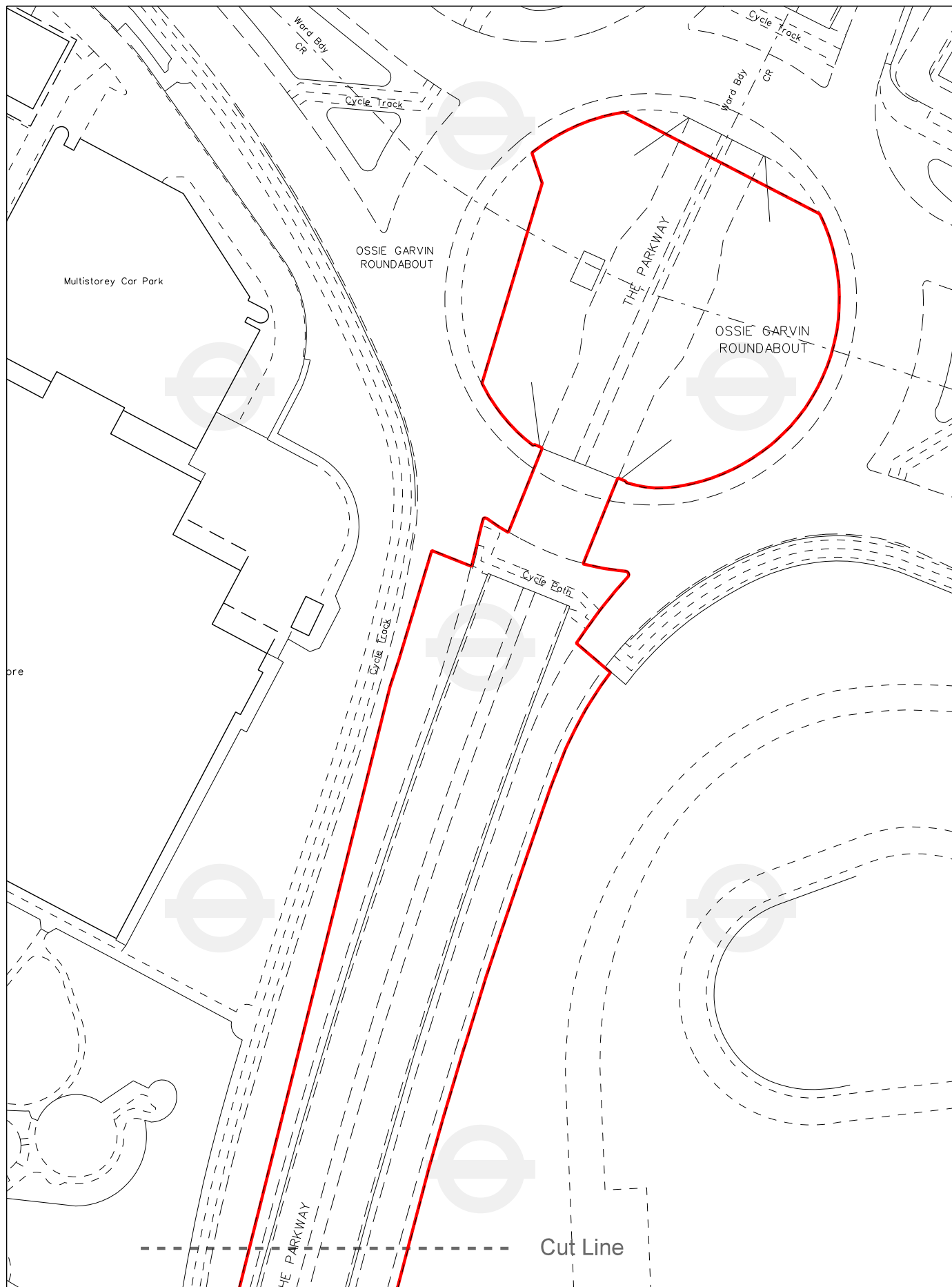
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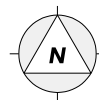
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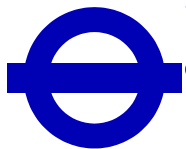
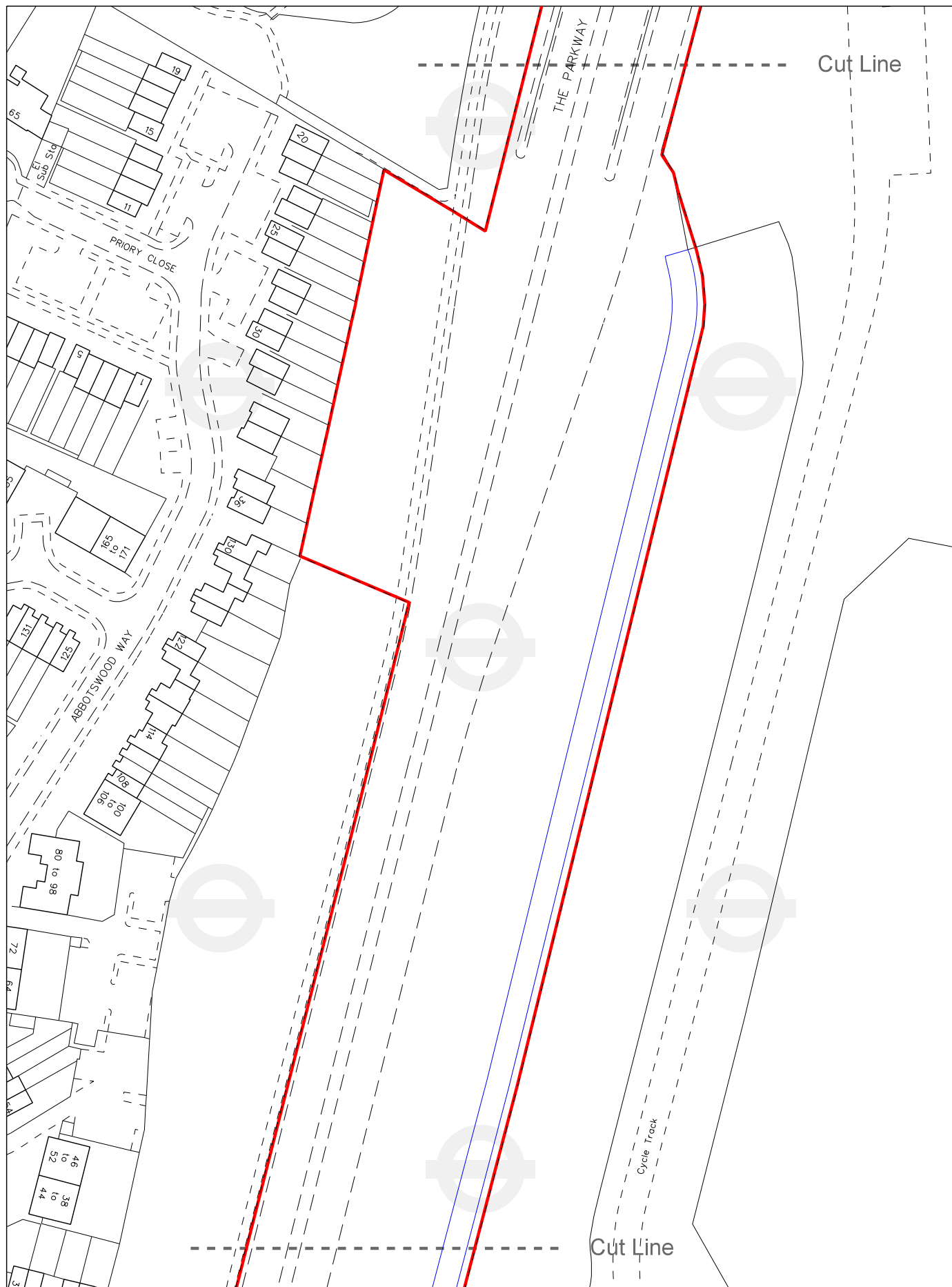
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 42-50 Victoria Street
 SW1H 0TL

GLA Roads and Side Roads
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 The Parkway
 (Part Transfer NGL4676)
 Plan 1 of 4



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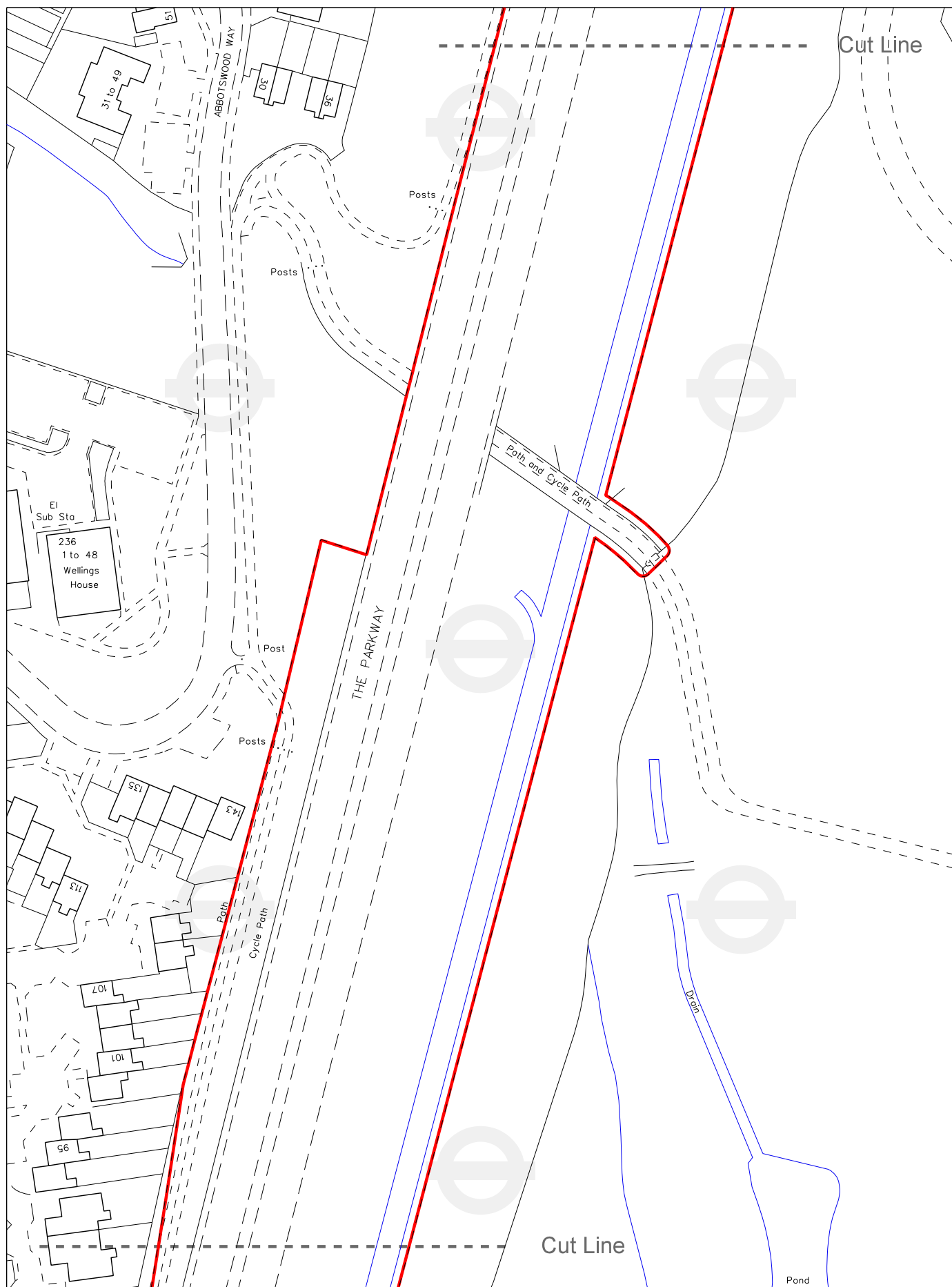
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 Plan 2 of 4



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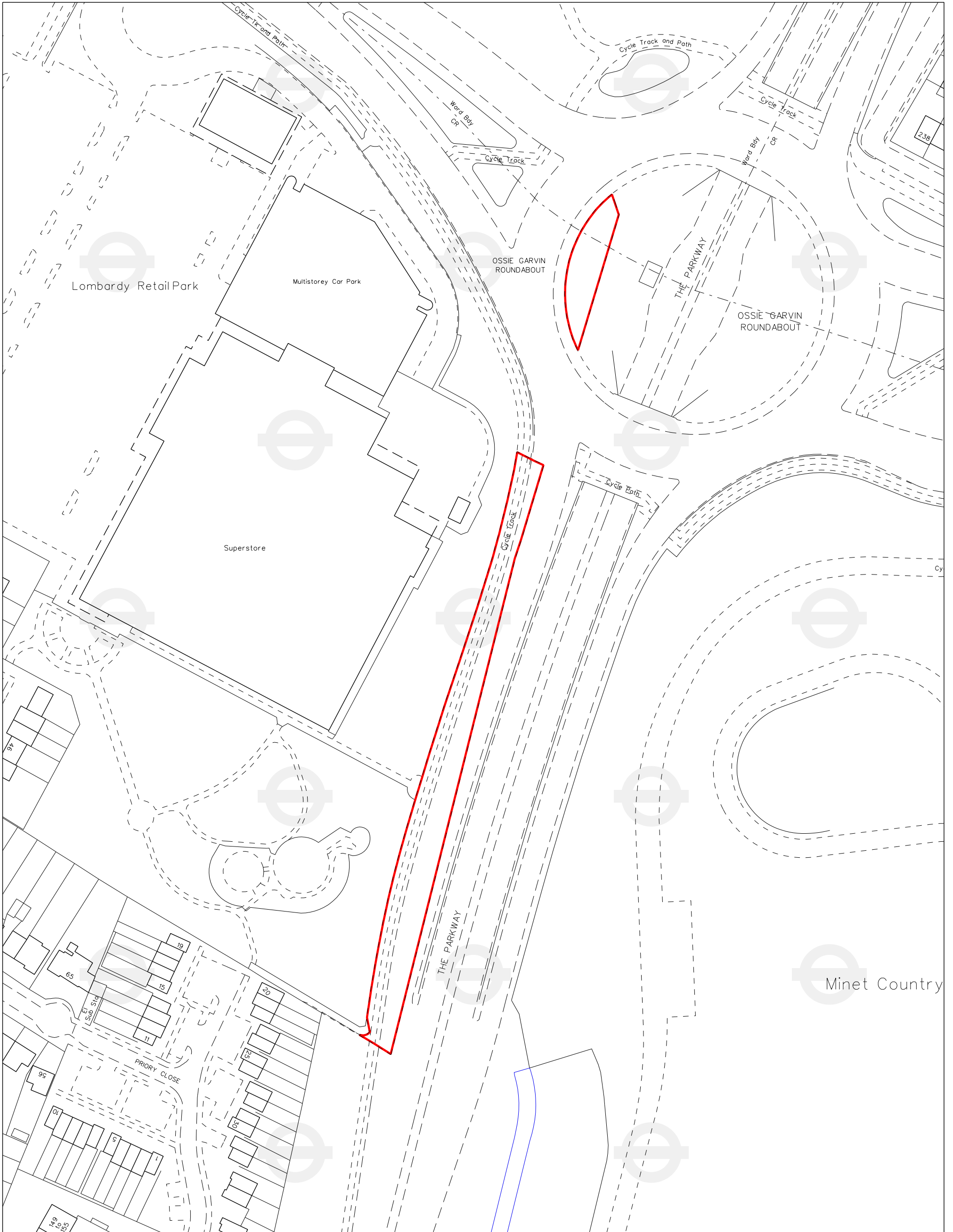
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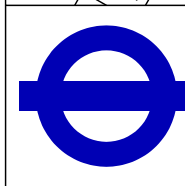
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 Plan 3 of 4



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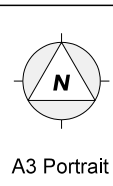




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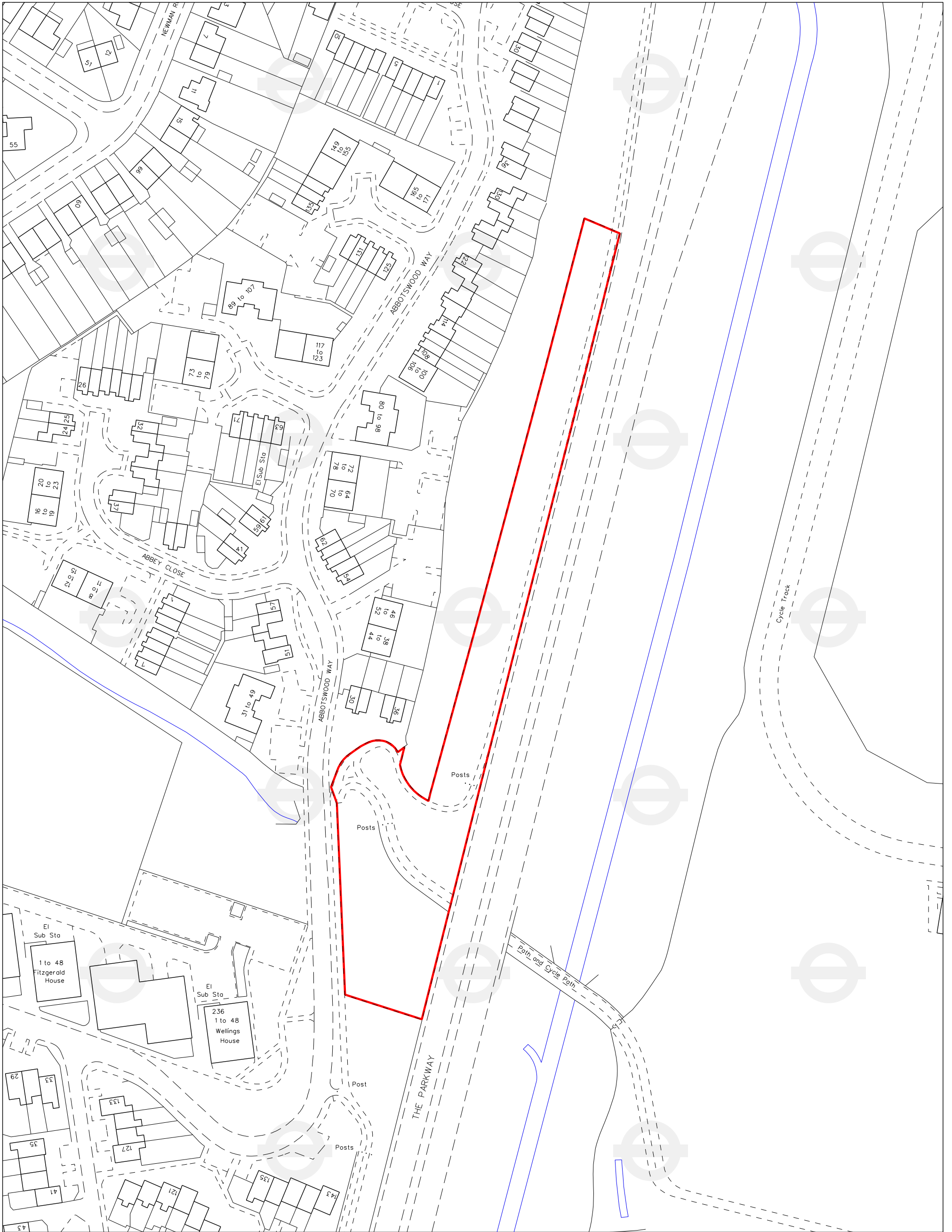
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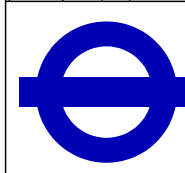


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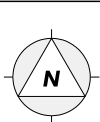
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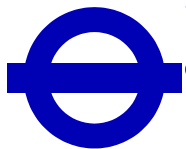
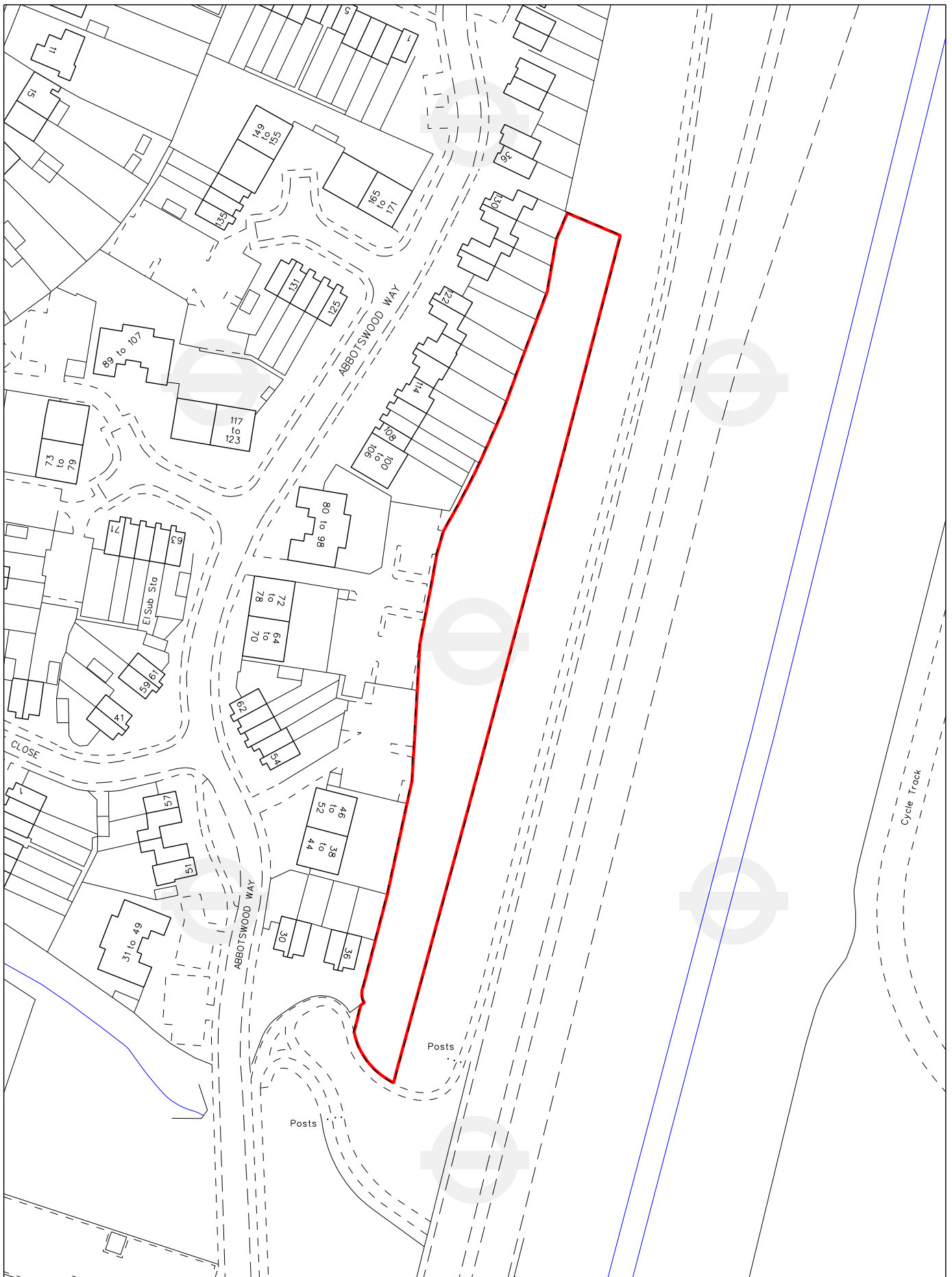
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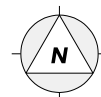
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GLA Roads and Side Roads
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 The Parkway
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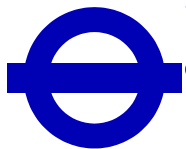
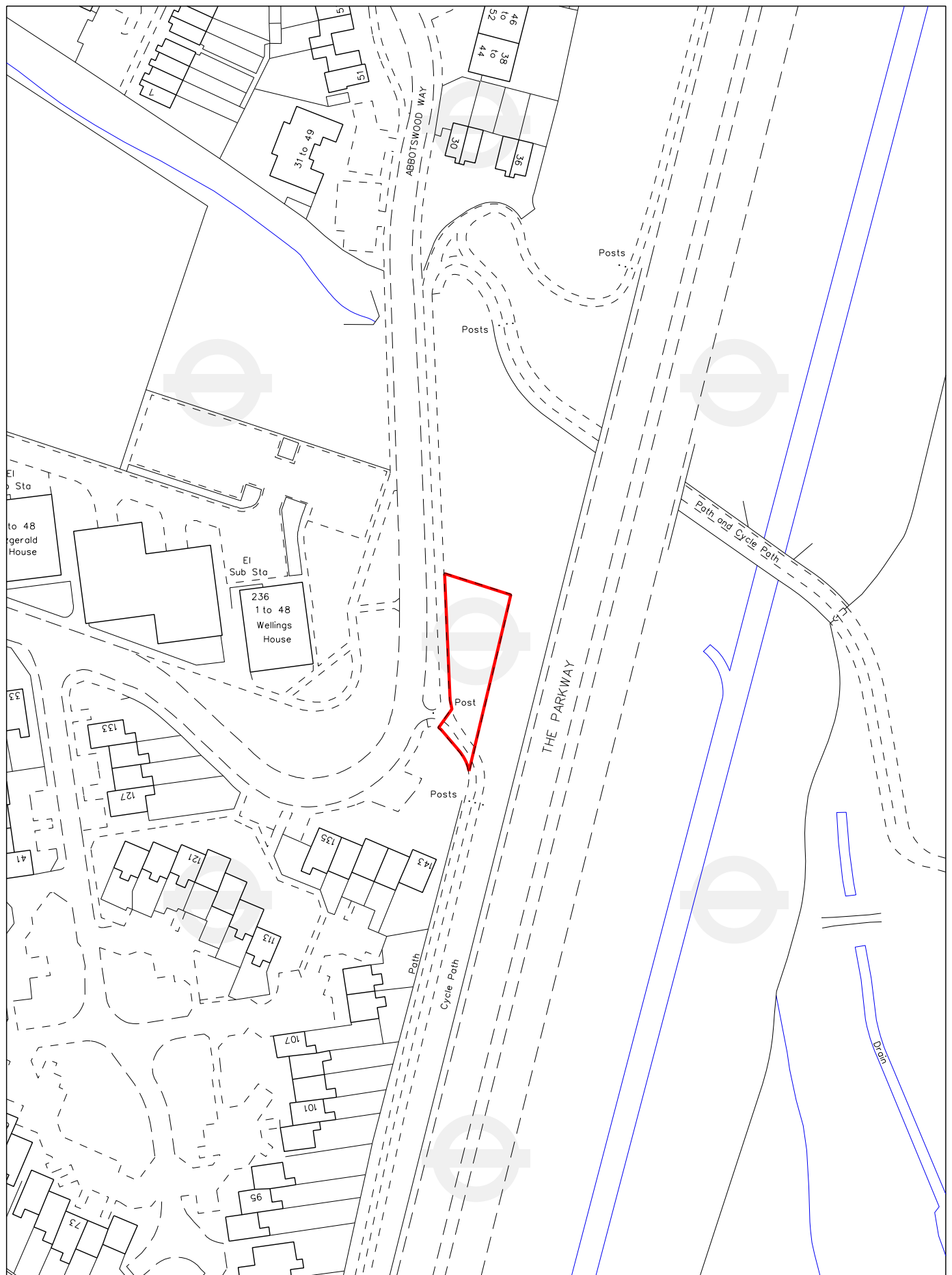
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Rev : -

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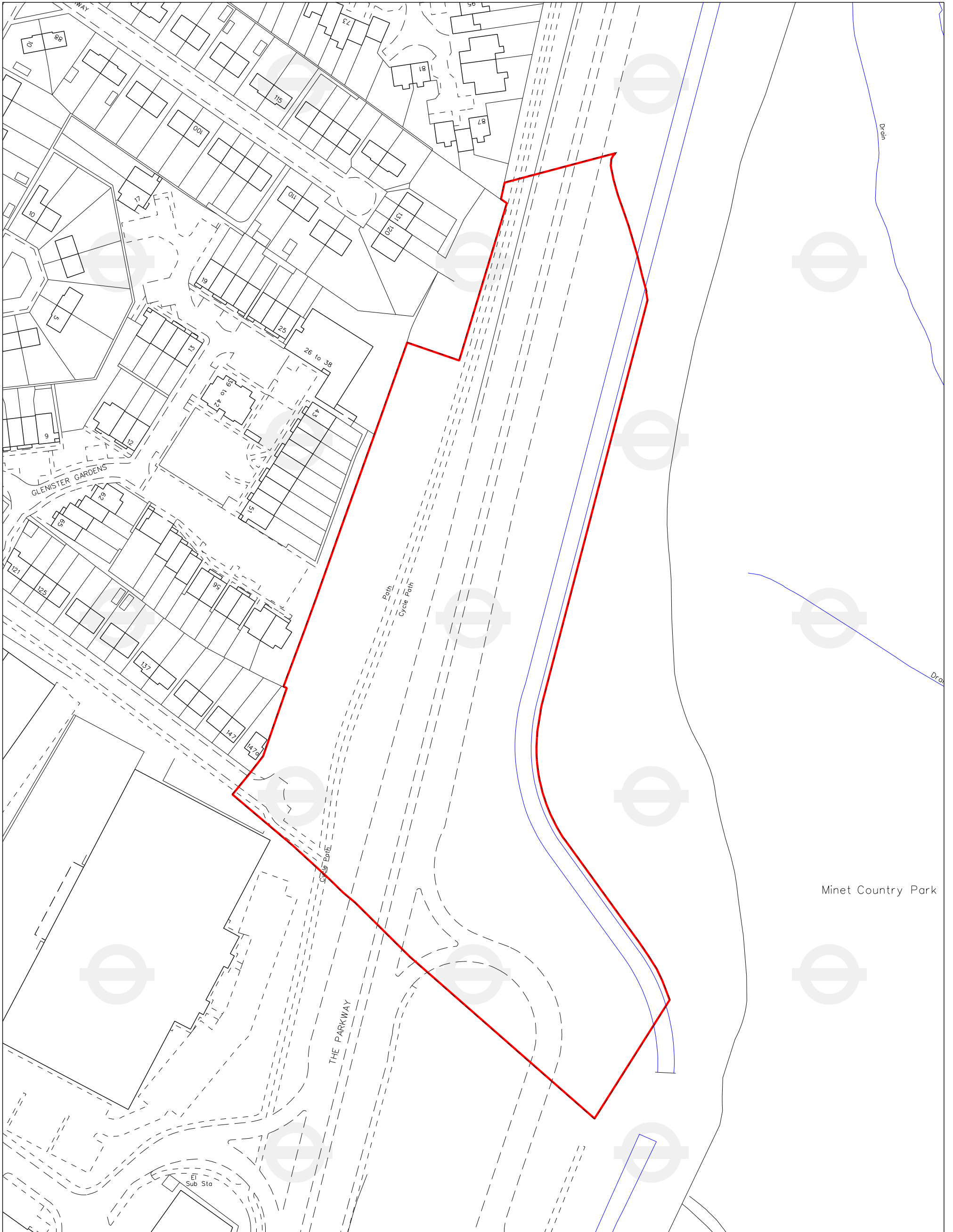
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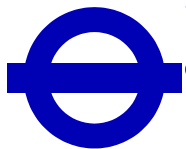
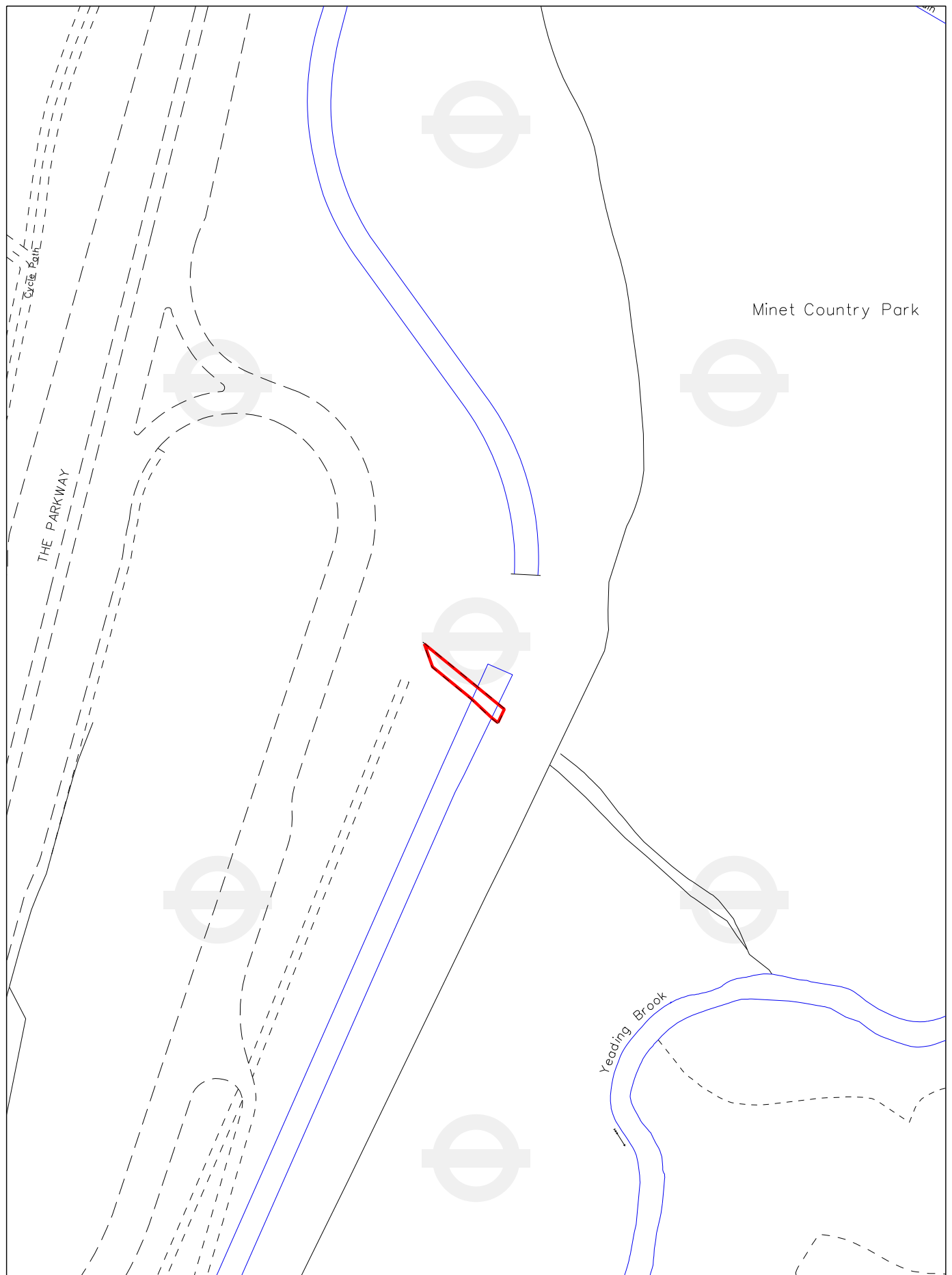
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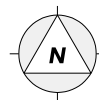


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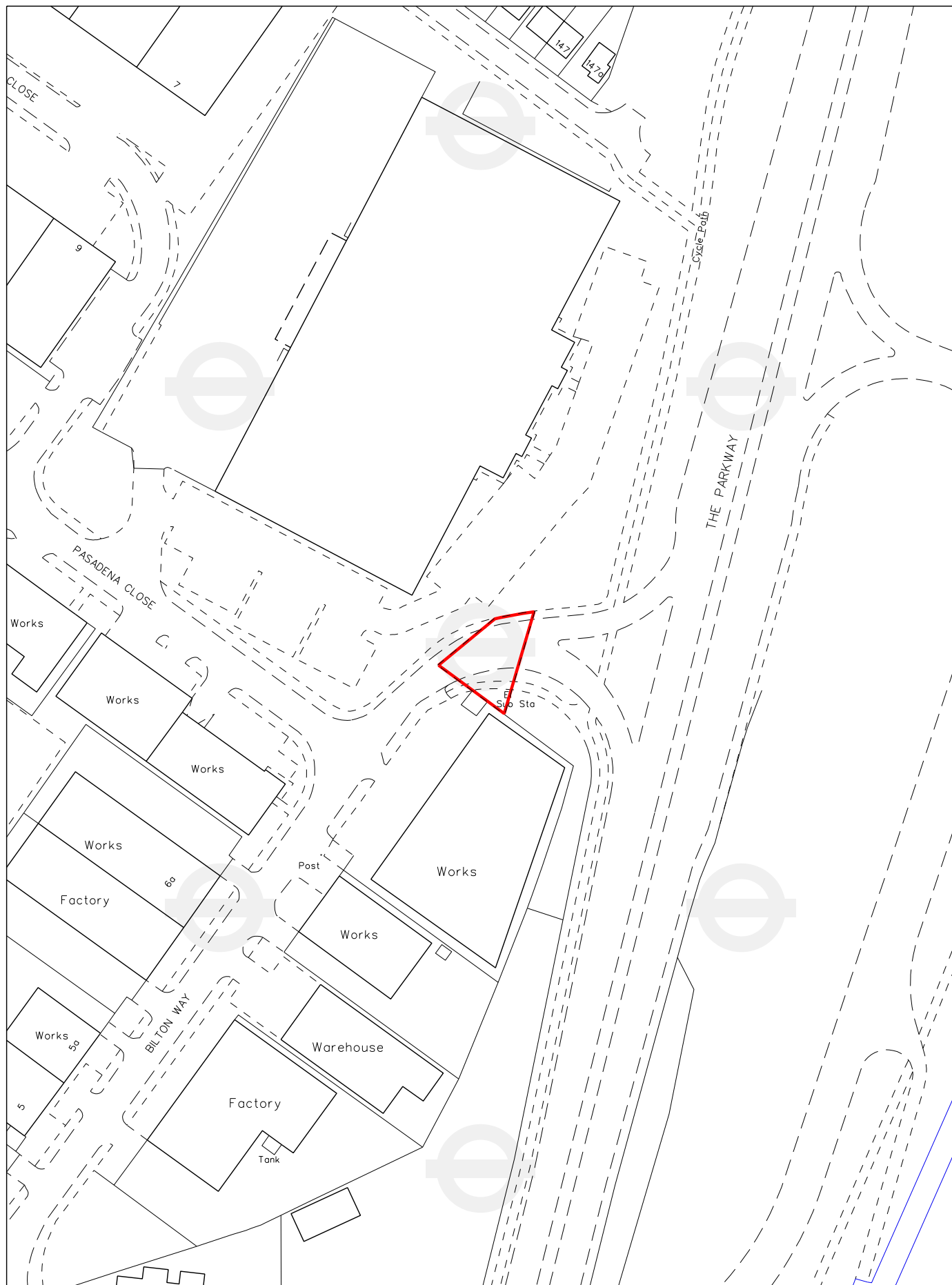
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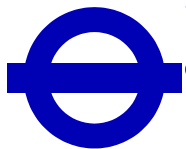
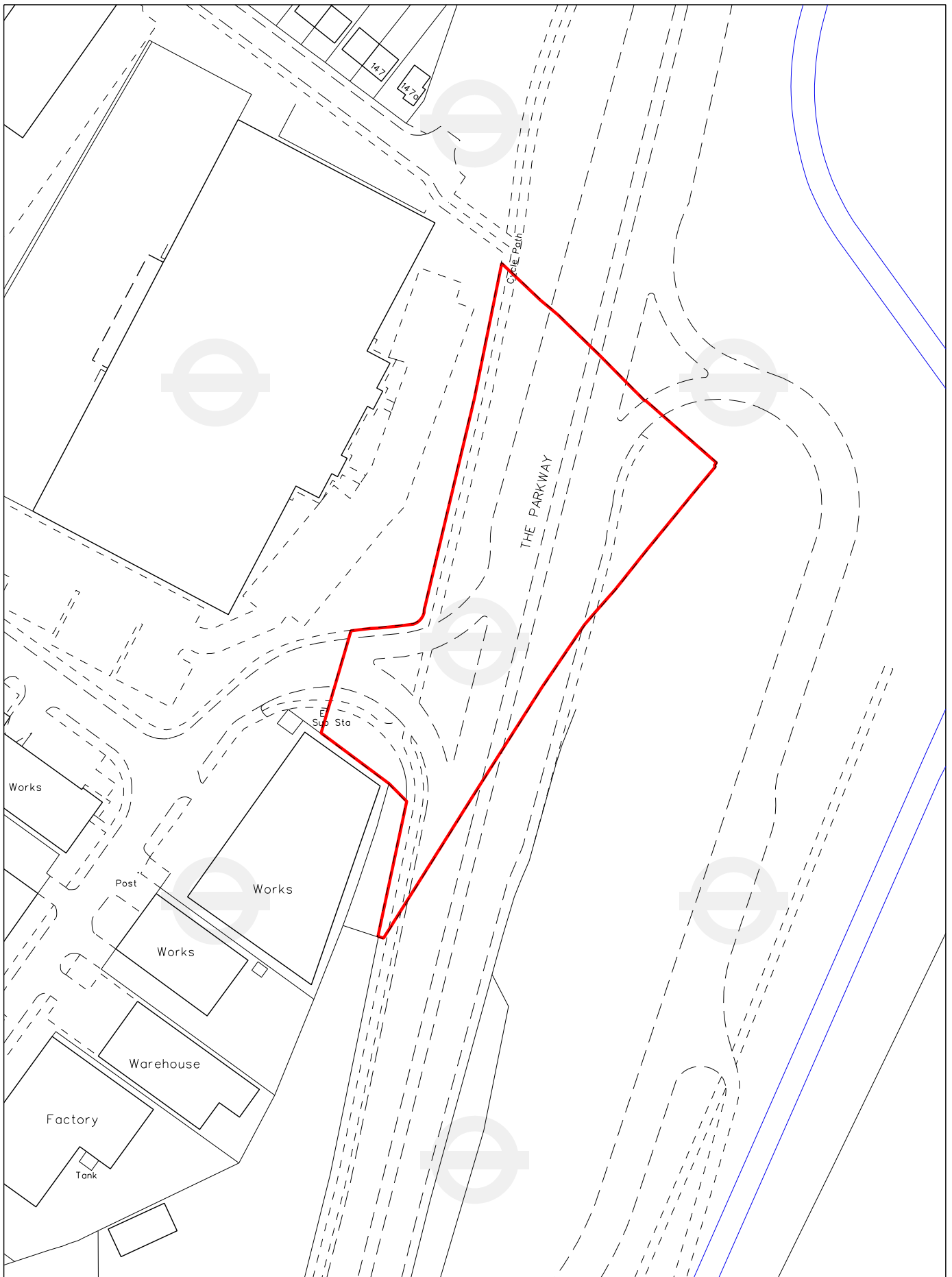
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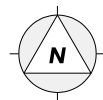
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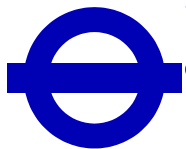
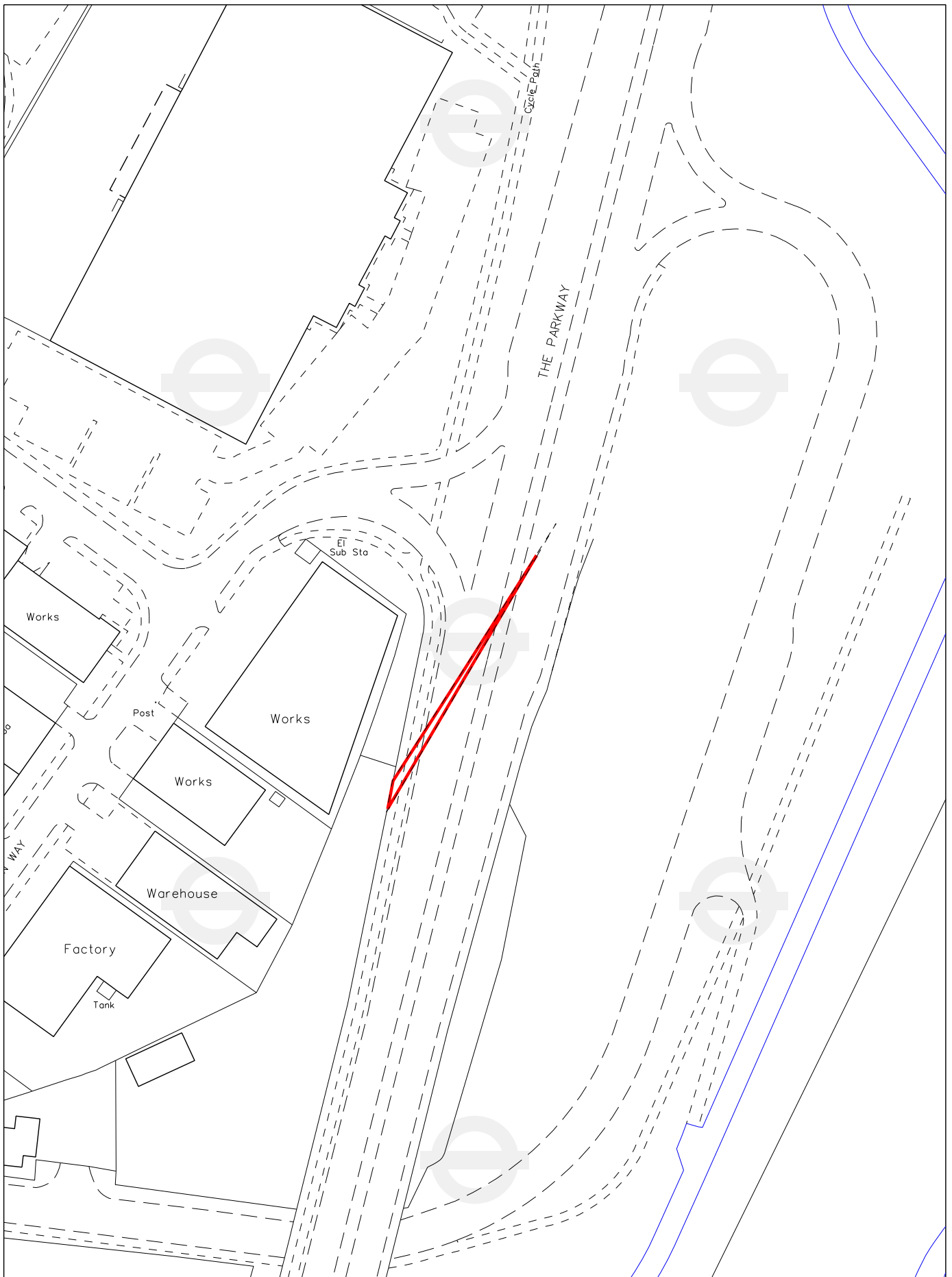
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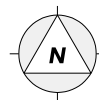
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 42-50 Victoria Street
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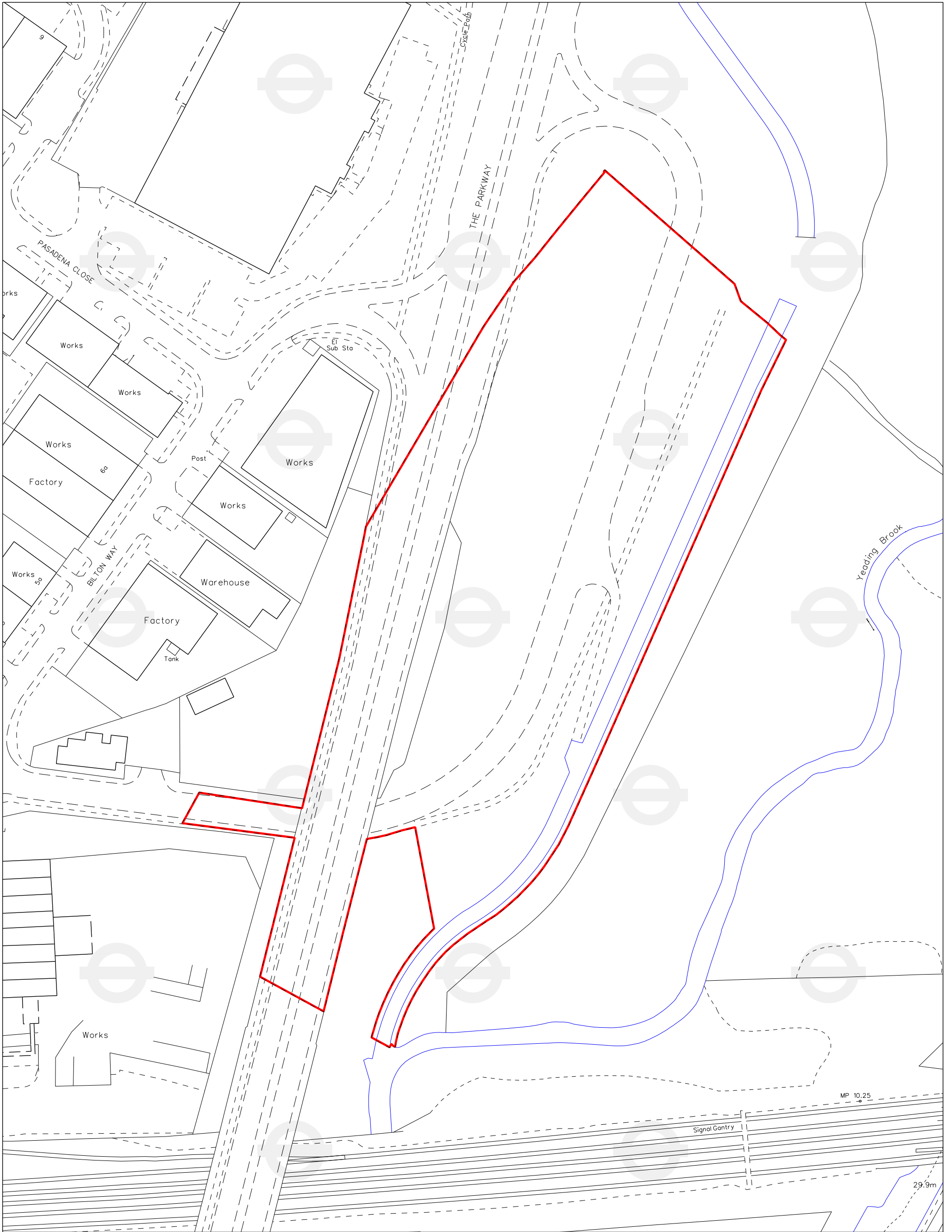
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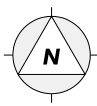
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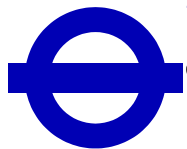
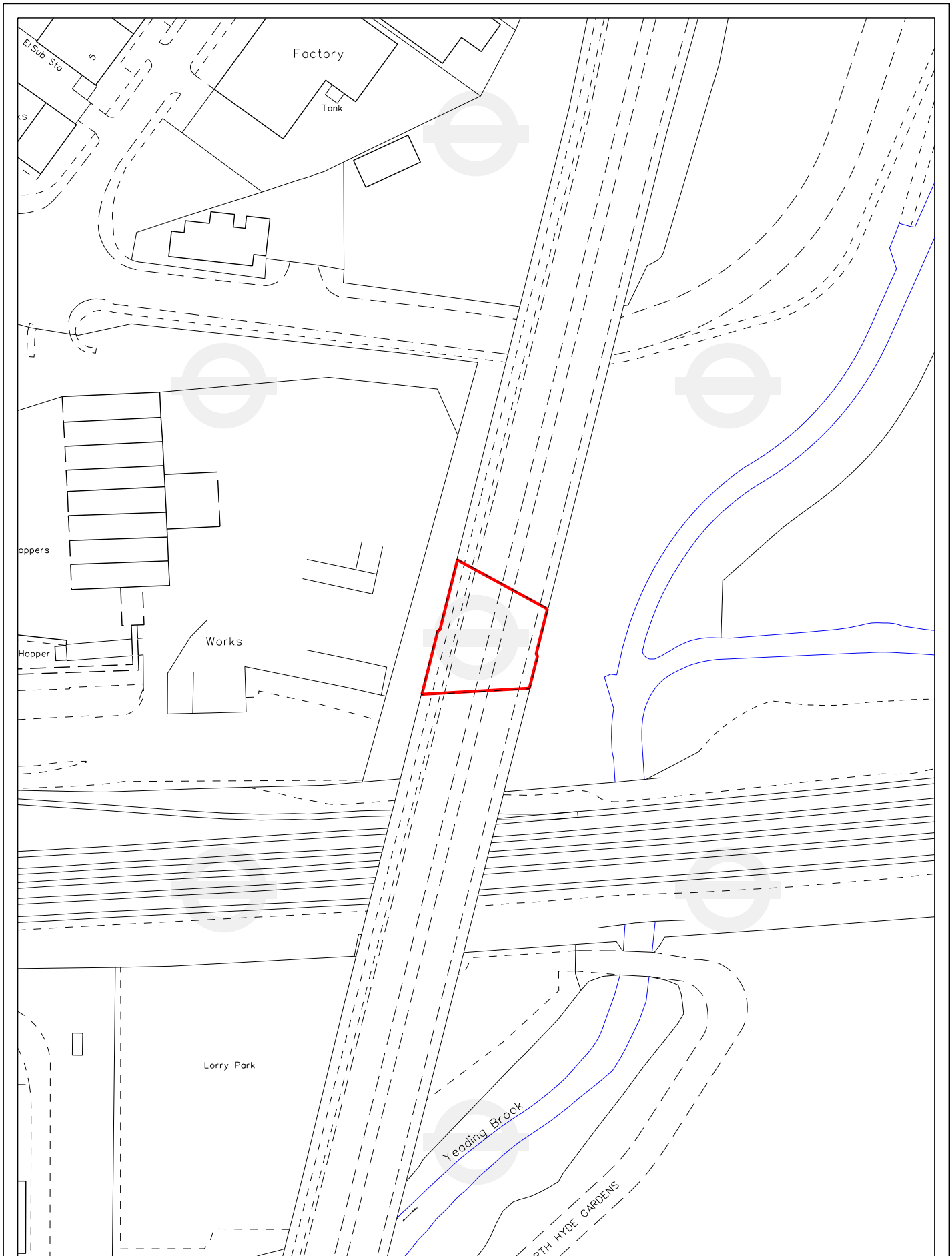
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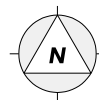
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GLA Roads and Side Roads
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Order 2000 LB Hillingdon
The Parkway
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A4 Portrait

Date : 01/08/2014

Initials : IA

Drg No. : LBH-16349-PT01

Rev : -

Scale : 1:1250 at A4

From: [REDACTED]
Sent: 08 August 2014 10:06
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED],

Yes, that's fine. I have requested it.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Friday 08 August 2014 08:11
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED]

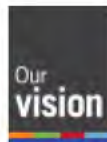
For [REDACTED] to overlay we will still need the CAD version of the drawing.

Kind Regards

[REDACTED]

Planning Manager

St James
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From: [REDACTED]
Sent: 07 August 2014 18:01
To: [REDACTED]
Cc: [REDACTED] (Op Property) ; [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED]

Further to our telephone conversation earlier today, I have checked with TfL legal and am assured that plan 2 does allow for a 2 metre strip – the thick red line disguises it slightly.

Individual title plans have been prepared by TfL (attached) – I'm told that a quick check with a scale rule shows that provision has been made for the 2 metre strip.

Kind regards

■

■
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: ■
Sent: Thursday 07 August 2014 15:09
To: ■
Cc: ■ (Op Property) ■
Subject: Southall - Disputed Land

Hi ■

Please find attached the plan which TfL has provided to Hillingdon asking them to acknowledge that the land edged red on the plan vested in TfL in 2000. The balance of the disputed land will then remain with Hillingdon. A response from Hillingdon is awaited to the proposal.

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Thanks.

Kind regards

■

■
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

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Wragge
Lawrence
Graham
& Co

From: [REDACTED]
Sent: 07 August 2014 16:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Disputed Land

Thanks [REDACTED]

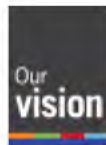
Just reviewing and I will advise.

Kind Regards

[REDACTED]

Planning Manager

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From: [REDACTED]
Sent: 07 August 2014 15:09
To: [REDACTED]
Cc: [REDACTED] (Op Property) [REDACTED]
Subject: Southall - Disputed Land

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Thanks.

Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

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From: [REDACTED]
Sent: 07 August 2014 18:01
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED]
Subject: RE: Southall - Disputed Land

[REDACTED]

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Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

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From: [REDACTED]
Sent: Thursday 07 August 2014 15:09
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED]
Subject: Southall - Disputed Land [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

Please find attached the plan which TfL has provided to Hillingdon asking them to acknowledge that the land edged red on the plan vested in TfL in 2000. The balance of the disputed land will then remain with Hillingdon. A response from Hillingdon is awaited to the proposal.

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Thanks.

Kind regards

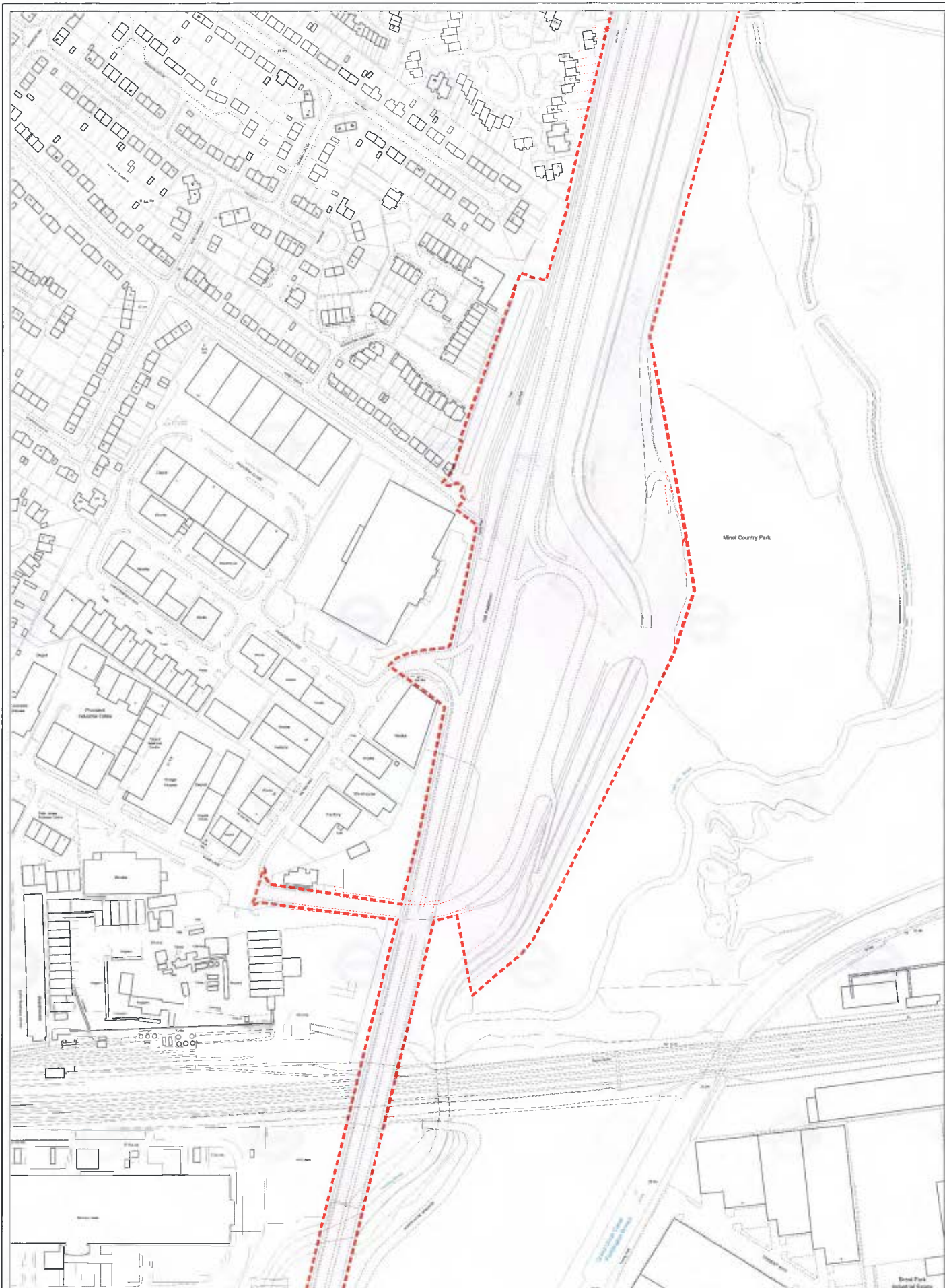
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[REDACTED]
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**Land at The Parkway
 (A312)**



A3 Portrait

Date : Apr 2014

Initial : JG

File : PAR

Scale : 1/2500 at A3



Minet Country Park

Management Plan 2013 – 2017

Year One

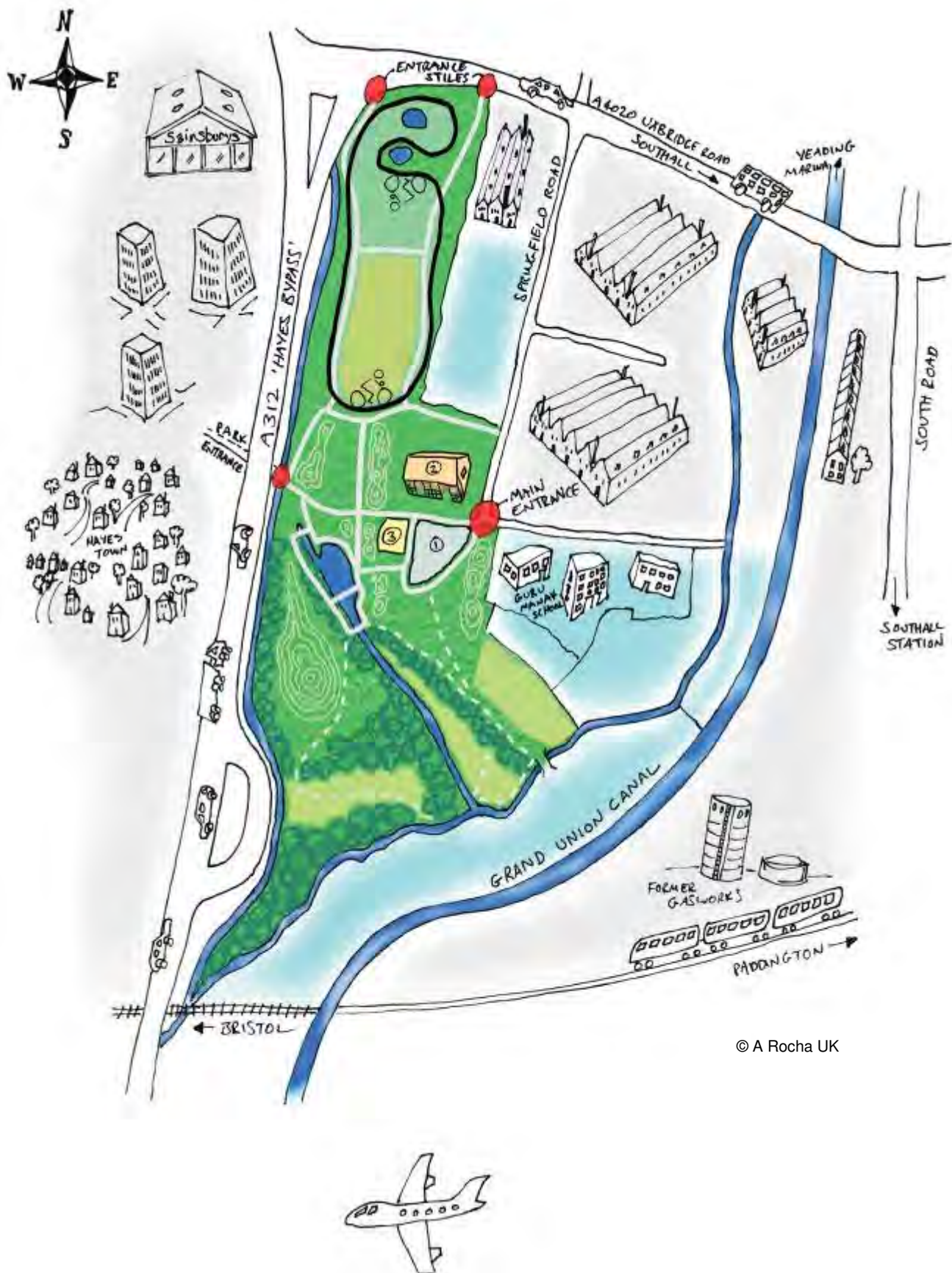


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Artistic impression of Minet Country Park

1. Introduction to Minet Country Park

Minet Country Park is a large park situated between Hayes and Southall. It is 36ha in size and is formed of a variety of habitats and is home to many different species. Most of the site is open grassland, interspersed with pockets of scrub. The site was originally farmland and remnants of this can be found in the southern section of the site where small parcels of wet meadow are boundared by hedgerows.

The site also has a high amenity value and is home to Hillingdon Cycle Circuit which is found in the northern half of the site. This area is managed more formally with coxwell gravel paths linking the access points across the site. Regular cycle club activities take place on the circuit, but it is also used by other forms of sport including Nordic skiers as well as joggers and walkers.

Onsite there is a visitor centre, Minet Lodge, which is open to the public and is used by visiting community and school groups.

A children's playground and two areas of amenity grassland is also found onsite which is well used by local families.

The first management plan for Minet was created in 2005 by Colin Conroy, Scientific Officer for A Rocha Living Waterways.



Minet Lodge Visitor Centre



One of Minet's meadow areas

Funding from Hillingdon Community Trust has enabled A Rocha Living Waterways to provide a Community Events Officer to be based on site, providing events and local involvement. A Rocha also provide a schools education programme, habitat management and wildlife monitoring.

2. How to use this Plan

This plan provides the aims, objectives, background information, and plans for the management of Minet Country Park.

Information relating to the site's key objectives can be found as follows:

Aim	Objective
Create and maintain a welcoming site	P23
Ensure the site is healthy, safe and secure	P24
Ensure the site is clean and well maintained	P26
Ensure sustainable management of resources	P26
Appropriate management of conservation and heritage features	P28
Encourage community involvement	P29
Ensure effective marketing of the facility	P30
Implement effective management strategies	P31

3. Table of Contents

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4. Site Summary

	Details
Site Name	Minet Country Park
Address (Main Entrance)	Springfield Road, Hayes Middlesex
Postcode	UB4 0LL
Grid Reference	NGR TQ 110 799
Size of site	36ha
Ownership	London Borough of Hillingdon
Name of Lead Officer	Alison Shipley
Lead Officer's contact details	Postal: Green Spaces Team Civic Centre 4W/08 High St, Uxbridge Middlesex, UB8 1UW Phone: 01895 250 647 Fax: 01895 250 646 Email: Ashipley@hillington.gov.uk
Date site acquired	Mid 1960s
PPG17 designation	country park
London Parks typology designation	country park
Access points	Main Entrance: Springfield Road between Guru Nanak Sikh Academy and Goals Other Entrances: Via kissing gates off Uxbridge Road Via subway from Abbotswood Way
Access – Public Transport	Buses – 207, 607, 140, 90, E6, 427 Trains – Hayes & Harlington Station – 20mins walk; Southall Station – 30mins walk

Key features	
Key habitats	Wildflower Meadows Tussocky Grassland Wetland Ponds Secondary woodland Hedgerows with mature Oak
Historic features	None
Horticultural features	None

Sporting features	Hillingdon Cycle Circuit
Other recreational / leisure facilities	Children's playground
Resting points	12 x park benches 4 x picnic tables
Other designations	Site of Nature Conservation Borough Grade I
Conservation Area	No
Tree preservation orders	No
Playground/s designations	Local Area of Play

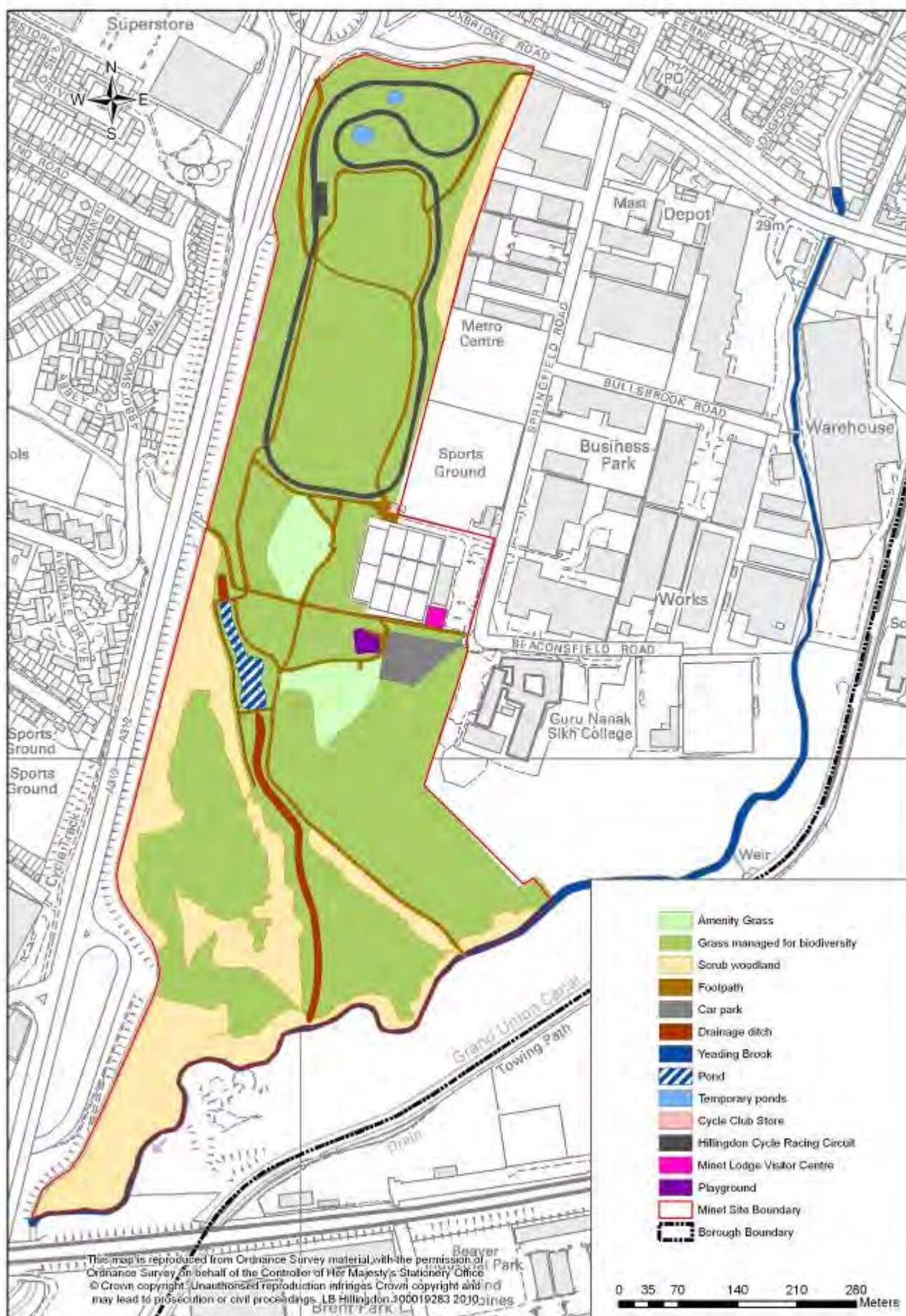
Description:

Minet Country Park is a relatively large green open space situated between Hayes and Southall, Middlesex. Bounded by Uxbridge Road A4020 to the North, and Hayes Bypass A312 to the West. To the east is a small industrial estate and also Guru Nanak Sikh Academy. The site is divided into two main sections – Hillingdon Cycle Circuit to the North and to the South open fields. It has diverse habitats which are great for enjoying and studying wildlife. There is a visitor centre for visiting groups with a classroom and toilets.

The park incorporates a variety of attractive features including:

- wildflower meadows
- Hillingdon Cycle Circuit & Cycle clubhouse
- a well-used children's playground
- a footpath network which allows access for all
- ponds
- events area
- Minet Lodge Visitor Centre

The location of each of these features is shown in Map 1 (Key Features of Minet Country Park) and are easily identifiable on an aerial photograph of the site, Map 2 (Aerial Photograph of Minet Country Park).

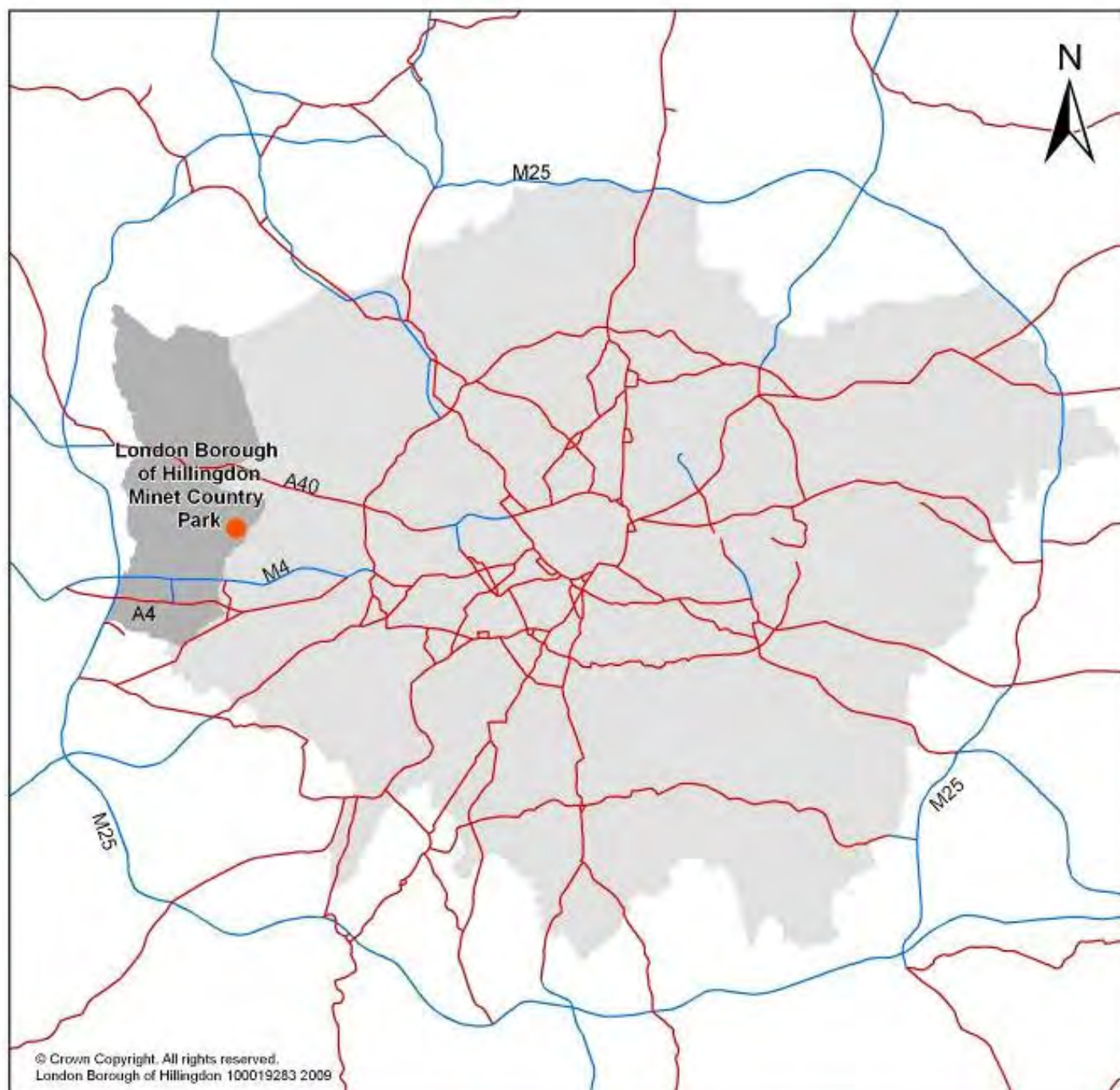


Map 1. Key Features of Minet Country Park

Map 2. Aerial Photograph of Minet Country Park



Map 3. Location of Minet in London



By road, Minet Country Park is:

- 16 miles from the centre of London
- 6 miles from Heathrow airport
- 2 miles from the A40
- 6 miles from M25

Access:

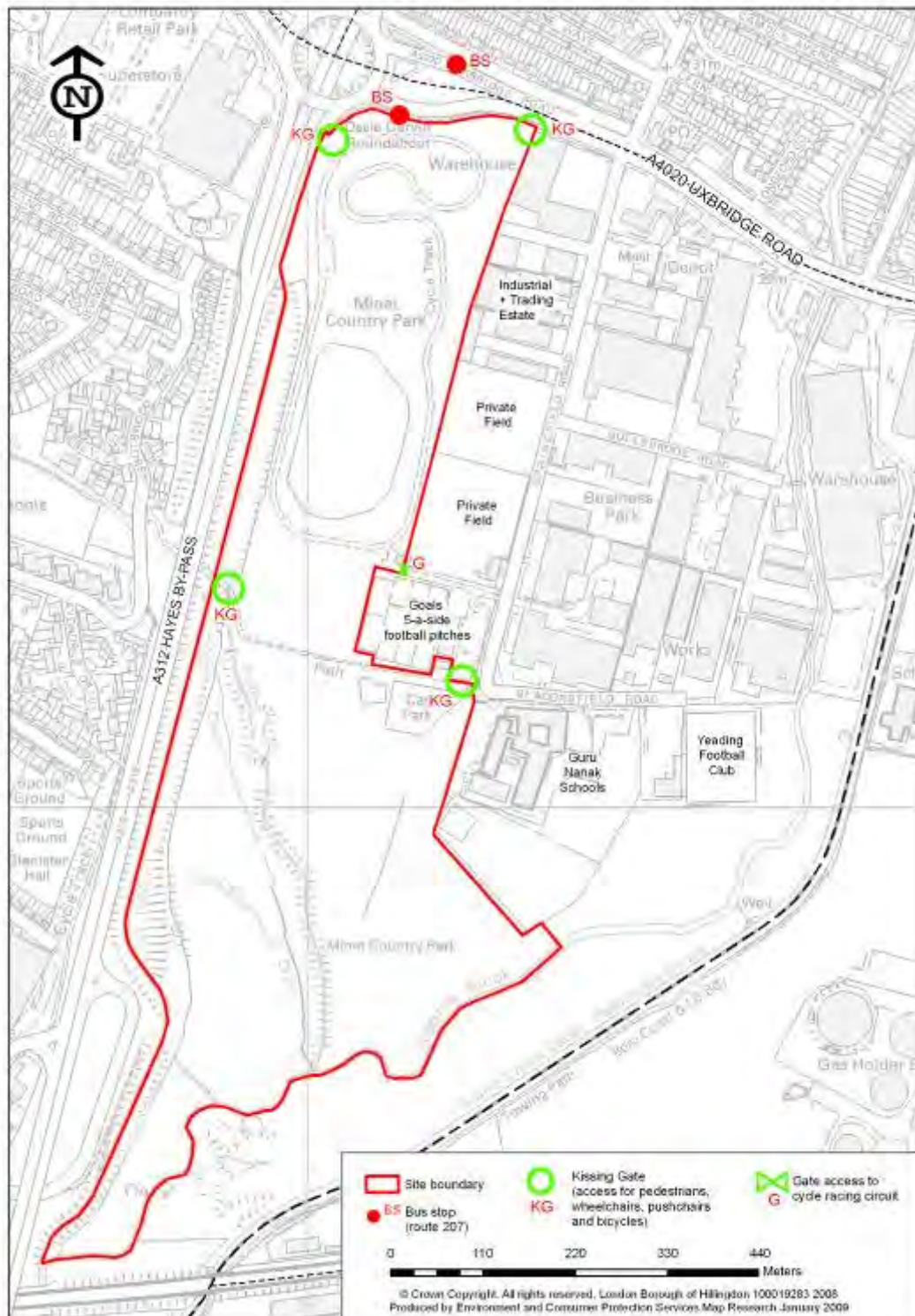
Minet Country Park is situated between Hayes and Southall off Springfield Road and bounded by the Uxbridge Road (A4020) and the Hayes Bypass (A312).

The country park has 5 entrances for the public.

Car Parking - There is a small car park off of Springfield Road, which is opened and closed daily.

Buses – 207, 607, 140, 90, E6, 427

Map 4. Main access points at Minet Country Park



History:

The area now called Minet Country Park was originally part of the Coldharbour Estate, which was owned by the Minet family from 1766 until the mid-20th Century, at which point it was sold to Hillingdon Borough Council. The whole site was originally farmland, dominated by arable in the northern half, and rough pasture in the marshy areas nearer to Yeading Brook in the south. By the time the land had passed into local authority control, farming on the site had effectively ceased.

The northern section of the site, where Hillingdon Cycle Circuit is now situated, was excavated for brick earth during the 19th and early 20th centuries, and was subsequently used as a works compound in the early 1990s during the construction of the adjacent A312 Hayes Bypass, before being landscaped using soil excavated from the site of the road. This part of the site was apparently also the location of a rubbish dump during the Victorian Period (M. Hibbert, *Pers Comm.*)

The two north-south watercourses, the Flood Relief Channel and Willow Ditch, along with the pond Channel, were created in the 1980s to take excess water from Yeading Brook and to take the place of various drainage ditches which were present when the site was active farmland.

In the late 20th century the site became neglected and was perceived by many local people as wasteland and a dangerous place to go, while it was much used by young people for recreation, including off-road motorcycling. With the construction of the A312 came a new problem in the form of large scale fly-tipping in areas of the site nearest to the road. In the 1990s a car-boot sale was started, two days a week, in the middle of the site bringing with it disturbance to wildlife, compaction of soil (resulting in the loss of all vegetation from this part of the site), and large amounts of rubbish which were thrown, or left to blow, into the nearby pond.

In 2002, after several years of discussion involving the borough council, the local Member of Parliament, A Rocha Living Waterways, local residents and numerous other interested organisations, work began on the creation of Minet Country Park. This involved, among other things, the removal of hundreds of tonnes of rubbish, the creation of several large hills or bunds, the extension of the pond, the creation of new ones, and the laying of footpaths, as well as the construction of a car park, a children's playground and an interpretation/education centre, the Minet Lodge Visitor Centre.

The first management plan for Minet was created in 2005 by Colin Conroy Scientific Officer, for A Rocha Living Waterways.

Topography, hydrology, geology and soils

Topography

The original topography of the site was relatively flat, particularly in the Southern areas in the floodplain of Yeading Brook, with a slight rise towards the North. However over the past few years landscaping has resulted in several man-made hillocks and banks of varying sizes.

Soils

The underlying geology of the park is London Clay, which locally has a depth of 50m but there is one strip adjacent to Yeading Brook, which is at the surface. The rest of the area has an overlay of a mixture of brickearths and gravels. In more recent times the natural soil characteristics of the country park have been altered by the extraction of the brick earth and the importation of soil from other parts of the borough and the wider London region.

The northern section, where Hillingdon Cycle Circuit is situated, would originally have had the clayey-silt of the Langley Silt ('Brickearth') deposits at the surface, overlying the Lynch Hill Gravel which comes to the surface in the central and southern parts of the site to the boundary with the band of London Clay mentioned above. The Lynch Hill Gravel is a "typical river terrace deposit associated with glacial (Pleistocene) deposition and subsequent erosion".

Hydrology and Hydrography

Minet Country Park falls within the Yeading Brook catchment, which becomes part of the River Crane immediately downstream of the site. This is a tributary of the Thames. The main course of Yeading Brook forms the boundary of the country park on the south-eastern side, while the western boundary of the site is formed by a man-made, concrete lined, flood relief channel, into which water from Yeading Brook is diverted just north of the country park. This channel rejoins the Brook at the southernmost extremity of the park. As well as these two streams, which have a permanent flow of water, there is also a man-made channel, which starts at a point roughly level with the Avondale Drive entrance to the site, and runs southwards from there into Yeading Brook. This channel does have a permanent flow of water but is strongly influenced by rainwater, which enters it either directly, as surface runoff from the surrounding land within the park, or indirectly via a siphon which carries water from the above-mentioned flood relief channel.

Ecology

Minet Country Park forms part of a Site of Nature Conservation Importance, Borough Grade 1. This means that there would be a significant loss to the borough, in biodiversity, were this site to be developed.

The habitats present in the country park are described fully in "Compartment Descriptions and Management Prescriptions". Generally there are three principle types of habitat at Minet Country Park. These are

1. Grassland
2. Woodland and scrub (including hedgerows)
3. Water (Ponds and wetlands)

The habitats and compartments can be found on Map 5.

The predominant habitat throughout the site is grassland, although most of this is currently fairly species-poor semi-improved or amenity grassland. However there are sections in the south

such as the wet meadow and triangular field, which show a more diverse range of species associated with wildflower/hay meadows such as Meadowsweet. (*Filipendula ulmaria*). The three areas of amenity grassland are the amphitheatre in the centre of the country park behind the Goals site and the picnic area which is just south of Minet Lodge incorporating the play area. This habitat by definition receives regular, close mowing, which creates a uniform and species poor sward.

Bee Orchid present in North section of Minet adjacent to Hillingdon Cycle Circuit

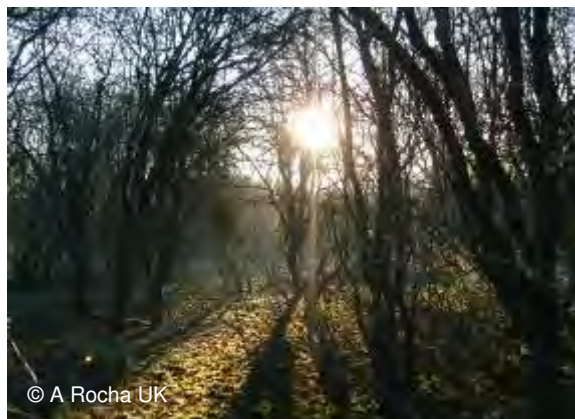


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Several species of ground-nesting bird, including the Skylark (*Alauda arvensis*), which is a nationally declining species, depend on the less disturbed areas to breed in. Many butterflies, moths and grasshoppers also depend on the different types of grassland here, as well as shrews, rabbits, mice and voles, the latter three of which provide food for predators such as Kestrels (*Falco tinnunculus*), Little Owl (*Athene noctua*) and Fox (*Vulpes vulpes*).

The various ponds and channels in the country park are home to a large variety of aquatic life, which forms the basis of a complicated food-web including water beetles (four nationally scarce species were identified and confirmed by a national expert in 2001), leeches, dragonflies, fish, newts and birds such as Grey Heron (*Ardea cinerea*), Little Egret (*Egretta garzetta*) and Kingfisher (*Alcedo atthis*).

Woodland, hedgerows and scrub are very important habitats within the country park. They provide nesting and feeding sites for more than half of the regularly occurring bird species and are home to mammals such as Bank Voles (*Clethrionomys glareola*), Wood Mouse (*Apodemus sylvatica*) and Fox. The most abundant tree species here is English Oak (*Quercus robur*) which supports many different kinds of insects which themselves are food for birds and bats such as Common Pipistrelle (*Pipistrellus pipistrellus*). The hedgerows and



© A Rocha UK

Woodlands in Southern section of park

waterways also perform an important function as linear habitats which connect different parts of the site and allow birds, plants and insects to move easily around the country park. This means that as habitats are created or improved by management, new species will be able to colonise them quicker than would otherwise be the case.

Between 1998 and 2012, 120 species of bird, 24 butterflies, 14 dragon/damselflies, 16 mammals and 4 species of reptiles or amphibians have been identified on or over the country park. Over 200 species of wild plants have also been found here. Further survey works are regularly carried out at the park including bird ringing sessions and, more recently, moth trapping, 121 species, but more species are recorded with each survey.

Please see Appendix E for plant species and for birds; mammals, reptiles, amphibians; butterflies and odonata. For freshwater Invertebrates please see Appendix J.

Compartment Descriptions – Refer to Map 5

Grasslands inside the Hillingdon Cycle Circuit

This is a large area of long grass, with various hummocks and uneven damp areas. The botanical interest is low as it was created from reseeded on an area of fill in the mid 1990s. However, due to the long grass, with patches of tall ruderals and damp areas, and relatively low levels of disturbance, this area has become an important one for ground-nesting birds such as Skylarks, Meadow Pipits and Reed Buntings. It is also used by Snipe, Stonechats, Goldfinches and Linnets. The southern half of this area is surrounded by a 1.3m high stock-proof fence with a 6-bar gate in the south-east corner, while the northern part is unfenced and is therefore more open to disturbance by dog-walkers and others.

Small temporary ponds adjacent to Hillingdon Cycle Circuit

Two round man-made ponds (12.5 and 17 metres in diameter) and one long narrow pond (11.5m long) were created at the northern end of the country park which once contained water temporarily throughout the year, however in recent years have not held water at all. Aquatic vegetation is fairly poor, but includes Floating Sweet-grass in the long narrow pond, which also has Oval Sedge growing on its banks (up until 2004, at least, this was the only location for this species within the park).

Smooth Newt (*Triturus vulgaris*) and Common Frog (*Rana Temporaria*) were found here and aquatic invertebrates recorded here included several nationally scarce beetles, all of which are specialists of temporary ponds, which would probably not be able to survive were the ponds to become permanent.

Grassland around Hillingdon Cycle Circuit

This is short grassland with several areas where tree-planting was carried out in 2003/4. Botanically, it is probably slightly more diverse than inside the cycle circuit, although it was also created on fill in the mid-1990s. Bee Orchids can be found here.

East bank of storm drain

This is the west-facing bank on freely draining gravelly soil, with concrete lip of flood relief channel at the bottom. This is a mosaic of fairly flower-rich grassland and dense brambly scrub, with some patches of recently planted trees. The southern end of this bank, towards where the flood relief channel flows into Yeading Brook, is more dominated with mature scrub, mainly hawthorn and brambles with planted trees of several species including Alder, Hornbeam, Pine and False Acacia. The scrub provides good nesting cover for many bird species including Whitethroat, Lesser Whitethroat, Bullfinch and commoner resident species. The open areas are good for grassland butterflies such as Small Heath and Common Blue and are good potential habitat for reptiles such as Slow Worms, should relocation from other sites take place.

Bramble bank

This is the east-facing bank going from the area around the Cycle Racing Circuit to the eastern boundary of the site. The mix of scrub and grassland is similar to that found on the east bank of the storm drain. The largest open section of grassland has some interesting wildflower species, including Grass Vetchling (*Lathyrus nissolia*). The southern half of the slope has some smaller open areas with long grass, but it is mostly dominated by bramble scrub, providing good cover for nesting birds, and small mammals and possibly reptiles such as Slow Worms.

Amphitheatre

This compartment consists of a flat area of short amenity grassland in between two long crescent shaped mounds, also of short grassland but with a wide band of tree saplings. The

central area is frequented by birds such as Meadow Pipits, Pied Wagtails and, on passage, Wheatears.

Picnic/amenity grass area

This is the area of amenity grass adjacent to the car park and consists of a flat area in the middle surrounded by three long thin mounds. To date there has been no tree-planting on the mounds. Both this compartment and the previous one have been vastly altered in recent years by the importation of subsoil to the site, which has then been covered by topsoil from on-site, and sown with a standard sports-field mix of grass-seed. Included in this area is the children's playground. This is surfaced with plastic matting containing numerous large holes through which grass grows.

Car Park

There are several large flower beds which have not, to date, been planted and are dominated by weeds such as Fat Hen, docks and Scentless Mayweed. These beds are well used by birds such as Skylarks and Linnets.

Eastern Grassland – northern section

This area mostly consists of one large mound, created from imported subsoil and sown with grass-seed. At the northern end of the compartment there is a level area which is dominated by tall weedy plants and so provides good feeding cover for birds such as Linnets and Goldfinches. The vegetation on the top and sides of the mound is a mix of species poor grassland and patches of tall plants such as Spear Thistle (*Cirsium vulgare*) and Bristly Ox-tongue (*Picris echinoides*).

Eastern Grassland – southern section

This compartment contains one large earth mound, approximately 100mX40m. As with most of the other mounds in the park, it was created from imported subsoil in 2002/3 and subsequently sown with grass-seed. In this case however, no topsoil was put on top of the subsoil and so it is hoped that the more nutrient poor status of the soil will encourage greater botanical diversity in time.

Eastern Grassland – central section

This is a flat area of species poor grassland, partly on fill imported in mid 1990s and partly on lake dredgings imported in 2002. Used by Linnets, Meadow Pipits & Crows.

This entire section was excavated in 2010/2011 as part of the Harefield to Southall Gas pipeline installation. The section was reinstated following the excavation and installation works and the area was reseeded with EM5.

Newly planted hedges

Hedges have been planted along the boundary with Guru Nanak Sikh Academy and more recently along the fence boundary adjacent with Uxbridge Road and also the GOALS boundary near Minet Lodge Visitor centre.

Hawthorn (<i>Crataegus monogyna</i>)	40%
Field Maple (<i>Acer campestre</i>)	20%
Hazel (<i>Corylus avellana</i>)	15%
Dog Rose (<i>Rosa canina</i>)	15%
Buckthorn (<i>Rhamnus catharticus</i>)	5%
Holly (<i>Ilex aquifolium</i>)	5%

Triangular Meadow

Neutral grassland, on clay in South and gravel in North, dominated in the south by Rushes (*Juncus* spp.) and Tufted Hair-grass (*Deschampsia cespitosa*) and in the north by False Oat-Grass (*Arrhenatherum elatius*) and bents (*Agrostis* spp.).

Historically the southern half at least used to flood in winter but since the creation of the Flood Relief Channel (see section 4.29), diverting some of the water from the Yeading Brook, the field appears to have become much drier than it was. Ruts created by motorcyclists contain small temporary pools and flora of more disturbed ground.

As well as the dominant species mentioned above, among the more interesting plant species found in this area is Red Bartsia (*Odontites verna*). This is also widespread in several other parts of Minet Country Park, although it is generally scarce in London outside the chalk, Sneezewort (*Achillea ptarmica*), a wet grassland species, is found only in the southern half of this compartment. This latter species is characteristic of damp meadows in the Yeading/Crane Valley and is one of the key species at Minet Country Park.

Until 2005 there was no management in this field, except for occasional fires set by vandals, and as a result most of the grassland was becoming very rank and overgrown and increasingly species poor.

Giant Hogweed (*Heracleum mantegazzianum*) is present at low density in the Southern half of the field adjacent to the Yeading Brook.

Southern Meadow

This field is similar to the Triangular Meadow in that it is dominated by coarse neutral grassland which is drier in the north and becoming damper, with tussocks of Tufted Hair-Grass, to the south. However, it is much smaller and differs in that it still contains many small mounds made of builders' rubble and other waste materials, a legacy of its history of fly-tipping. Several large patches of dense bramble scrub were removed in 2009 allowing a number of piles of rubbish/rubble to be removed and the area is now managed as grassland. There are also a number of thick patches of bramble.

There have been several reports of Grass Snakes from this area, made by members of the public.

As in the Triangular Meadow, there is a small amount of Giant Hogweed growing in low density near the banks adjacent to the Yeading Brook.

South-East Field

Very rank grassland, lots of tall ruderals, Tufted Hair-Grass and Reed Canary Grass, with some bramble scrub.

Wembley Field – Lower Section

Neutral grassland grading into bramble scrub to the south. Scattered small trees and patches of scrub. Fairly wet in winter with some small temporary ponds and wet ditches.

Wembley Hill – North End

This compartment is the northern half of a long earth mound created in 2002 from imported subsoil (reportedly imported from the site of the old Wembley Stadium). The top layer of soil is fairly nutrient rich topsoil and the flora is dominated by common ruderal species. Grass seed was sown in 2003.

Wembley Hill – South End

This compartment differs from the north end of the Wembley Hill in several ways. It consists of a wide plateau with a gradual slope leading down to the level of the rest of the country park, on the south and east sides. The plateau is mainly very nutrient poor gravelly soil, while the soil on the slopes is a heavier clayey subsoil. The vegetation on the plateau is sparser but more diverse than that on the slopes which is dominated, by a lush growth of Scentless Mayweed in summer. The more open areas, particularly on the plateau, are well used by rabbits and are

potentially good for aculeate hymenoptera (bees, wasps and ants), and flora – due to being less susceptible to dominance by coarse grasses and tall herbs.

Hedgerows

There are three main old hedgerows in the country park. The longest one runs roughly north-south, parallel to the line of Willow Ditch, while the other two branch off to the east and the west and are much shorter. The hedge to the east is no longer physically connected to the main north-south hedge, as the line of Willow Ditch separates them, although bramble scrub and young trees are already starting to grow back in this area, including on the banks of the channel.

The hedgerows are fairly old and are marked on Ordnance Survey maps from 1868. They are dominated by Oak, Blackthorn and Hawthorn with some Ash, Crack Willow, and English Elm suckers and have sparse ground flora. The eastern hedge and the northern half of the long one are fairly thin with many gaps, while the southern and western hedges are thicker, with several large Oaks including some dead ones which provide nesting and feeding sites for woodpeckers, Jays and many species of insect.

The hedges are used by foxes and many bird species including Green and Great Spotted Woodpecker. They are also used by bats, including two Pipistrelle species which feed along them and also use them as lines of navigation to get to feeding sites in other parts of the country park (smaller bat species cannot navigate across open country and need linear features such as hedges to travel along.).

There is one small temporary pond in the Southern Hedge, which has potential for further restoration.

Pond in the Hedge

Works to restore this were carried out in 2009 and included pollarding of the willows around the pond, and cutting down those growing within the pond and the logs used to create habitat piles. Some of the vegetation and detritus covering the bottom of the pond were removed but a thick layer of silt remains.

Scrub Woodland

This is tall scrub dominated by Hawthorn and Elder. The understorey and ground flora are sparse, due to shading, but there are many Common Dog Violets.

Scrubby Grassland Strip

This is a strip of scrub, grassland, trees and tall ruderal plants between Willow Ditch and the main North-South hedge. There are no rare species or habitats but there is a moderate diversity of common plants and animals characteristic of the locality.

The Scrape

This scrape was created in summer 2002 by digging into the underlying layer of London Clay. Since its creation it has filled with water in winter (c0.5m depth) and dried out in spring and summer, when the bottom has become covered with sparse weedy vegetation.

The original intention of creating a scrape here was to attract wading birds on migration in winter and that it might retain some water and mud throughout the year. However, it is now apparent that without a regular inflow of water during the spring and summer months, the scrape would have to be a lot deeper to retain water year-round. The scrape is rather too enclosed by tall scrub and trees to attract most waders.

Central Drainage Channel

North Section - This is a small section of Willow Ditch from where the water enters the channel via a siphon to where it goes through a concrete pipe passing under the first crossing point. It is wet in winter and dry in summer with occasional pools after rain. The channel is covered with a

tangle of weedy vegetation, including Woody Nightshade. The banks are fairly sparsely vegetated with common ruderals.

Middle Section - This section includes the largest pond in the country park and also the narrow section of channel leading down into it from the first crossing point.

Prior to the creation of the country park in 2002/3 the pond was considerably smaller with a large amount of Common Reedmace growing through a dense layer of fly-tipped rubbish, which extended up the channel to the north. During the creation of the country park, the pond was extended on the eastern side and all the rubbish and most of the Reedmace was cleared out.

The aquatic vegetation in the pond includes Common Reedmace (*Typha latifolia*), Nuttall's Waterweed (*Elodea nuttallii*), a Water Crowfoot (*Ranunculus* sp.), Jointed Rush (*Juncus articulatus*) and False Fox Sedge (*Carex otrubae*). Both the pond and the channel are used by several species of dragonfly and damselfly. The banks are gravelly with sparse, but reasonably diverse, vegetation, including Bee Orchids. On the east side the banks were raked and sown with grass seed.

Southern Section - This is a narrow channel with more aquatic vegetation than in the northern and middle sections. It includes two small ponds held back by weirs, which may be quite good for aquatic invertebrates, although only informal pond-dipping has yet been carried out. Smooth Newts and Common Frogs are common here, and Kingfishers, Herons and Teal have all been seen here several times. The bank vegetation is taller further south, with some Bramble and Hawthorn scrub re-growing from areas where it was cut back.

Yeading Brook

This is a small tributary of the The Crane which forms the south-eastern boundary of Minet Country Park. The aquatic fauna and flora are fairly species poor although it is unclear to what extent this is because of the river being shaded by Willows (*Salix* spp.), Ash (*Fraxinus excelsior*) and other trees, and to what extent it is due to contamination of the sediment by run-off from the adjacent, British Waterways-owned land, the soil of which apparently contains large amounts of gas-works spoil.

The banks are clay and the brook is frequently used by Kingfishers (*Alcedo atthis*) which probably nest most years. The bank flora is quite poor and in places is dominated by Himalayan Balsam, Giant Hogweed, and Japanese Knotweed.

Flood Relief Channel

NB: This is not part of Minet Country Park, but the management of the two sites should be co-ordinated.

This is a flat, concrete lined channel, about 8m wide, which was created in the mid-1980's to divert flood-water from Yeading Brook. There is a silty sediment layer of varying depths which allows a dense growth of Watercress and Fool's Watercress to develop during the warmer months, although this is usually washed out by flood-waters in the winter. The channel is fairly well-sheltered and undisturbed for most of its length and is used by birds such as Grey Heron, Snipe, Water Rail, Kingfisher and Grey Wagtail and by bats including Daubenton's Bat. At one point the main east-west bridleway across the country park goes over the channel, and around the bridge there is frequent dumping of rubbish.

Recreational Facilities:

Minet Country Park consists of Hillingdon Cycle Circuit and clubhouse, an events area, car park, picnic areas, playground facilities and remnant farmland. Onsite facilities include Minet Lodge Visitor Centre which has toilets and is used for various community and educational environmental activities. The lodge also houses an office for the Community Events Officer who is based permanently onsite.

Minet Country Park has circular footpaths linking in with local roads and the canal. A network of formal pathways cross the site, linking these areas and is disabled accessible. The open grasslands and more formal parts allow a place of peace to rest and enjoy the wildlife close to the heart of the busy Hayes town centre. The playgrounds provide safe play environments for children of varying ages. Dog bins are present at the formal entrances.

Present Use:

A recent survey of site users was completed at 20 London Borough of Hillingdon Green Spaces, in October 2008. The following key findings were drawn from those surveys completed at Minet Country Park in relation to the site:

The top five reasons (out of twenty-four possible answers) for people to visit the Park were:

1. To get fresh air = 1
2. For a walk = 2. To visit the play area
3. Children/Family Outing = 3. To improve my health
4. To Keep fit = 4. Ride a bike
5. Play sports or games = 5. Walk the dog

69.23% rated the design and appearance of the park as good or very good

61.81% rated the park as fair/good or very good regarding its protection of nature and wildlife

69.23% were satisfied or very satisfied regarding their overall impression of the park

The only negative comment was *"It feels a bit desolate here, sometimes don't feel so safe coming here unless I am with other people."*

Other comments included the suggestion for more trees to be planted. Planting is an ongoing feature of the plan and has been implemented, but where appropriate and/or necessary. Also the need for toilets, however toilets are onsite but are situated in the Lodge. The lodge is now being left open longer and it is hoped to get the lodge open on weekends for the public to use.

Some comments were made which will be considered in planning and future management, including:

- Improving information available, e.g. what is on/events
- The "need for café, more facilities, more entertainment"

Many comments praising the site and its management were made, for example,

"Great for cycling"
"Ideal for dog-walking"

It is proposed to repeat these surveys at key Green Spaces periodically. The latest survey was undertaken in the summer of 2009.

Hillingdon Cycle Circuit is not just used by cyclists; it is regularly used by locals who walk the circuit as part of their daily exercise regime, by London Region Nordic Ski Association and Middlesex Athletics Association.

Management Arrangements:

The country park is managed by the London Borough of Hillingdon's Green Spaces Team (see Appendix A for Green Spaces Structure). A Rocha Living Waterways provide an Education Officer and funding from Hillingdon Community Trust provides a Community Events Officer who is based onsite 3 days a week providing a community events programme but also provides additional elements such as wildlife surveying and publicity.

Minet is also part of the Colne Valley Project, a partnership project between London Borough of Hillingdon, Groundwork Trust and Herts and Middlesex Wildlife Trust. The project identifies 10 key sites within the Colne Valley and provides a project officer for these sites whose key role is to promote these sites via events and interpretational material.

The Management Advisory Group (MAG) and the Friends of Minet Country Park provide constructive guidance on the direction of the management and the overall vision for the Country Park. They meet four times a year, with the Countryside & Conservation Officer and Community Events Officer attending meetings to review the success of past works, develop new ideas, identify areas of concern, and plan new works. Once agreed, these initiatives are then taken forward by the Green Spaces Team, or implemented directly by the Friends or A Rocha Living Waterways. Avondale Resident's Association and Hillingdon Cycle Circuit Users Group provide input in this process.

The Friends also organise various community events including the community festival, quiz nights and also make funding bids for various projects within the park.

The country park falls under the guidance of the following Habitat Action Plans (within the Hillingdon Biodiversity Action Plan). These give management targets for maintaining and enhancing the borough's biological sustainability:

- Meadows and Pastures
- Parks and Amenity Grasslands
- Standing Water
- Woodlands and Hedgerows

The lead contact for the site is the Countryside and Conservation Officer (South) who liaises with A Rocha Living Waterways and also has involvement with the park. Specialist contractors, organised through LBH Waste Division, carry out the dog bin collections regularly.

The play area is inspected weekly by trained Park Officers. In addition, specialist playground contractors inspect quarterly, and the Council's insurers carry out an annual, independent inspection. Any defects that may arise are reported to the relevant Green Spaces Area Officer who can implement procedures for the necessary repairs. If the equipment is found to be in an unsafe condition it will be decommissioned with immediate effect. The Parks Officers also look for any dangerous objects (e.g. broken glass).

Community Contacts:

Friends of Minet Country Park - Chair – Peter Ryerson (until April 2013)

Hillingdon Cycle Circuit User Group - Chair – Stuart Benstead

Avondale Residents Association – Bernard Fagan, Chair

5. Vision for Minet Country Park

Our vision for Minet Country Park is

“We aim to instil a deep sense of ownership and pride in our unique country park in the heart of Hayes and Southall. Mixing active and passive recreation with nature conservation through dynamic partnerships across all communities and faiths.”

We seek to continue to protect, conserve and enhance the living landscapes, which form Minet Country Park, whilst creating an exciting and appealing site for all and ensure that the site is easily accessible to everyone, including people with disabilities.

A number of key projects are planned to continue the programme of continual site improvements. For more details see section 7a. 3 -Year Plan and 7b. Individual Project Outlines.



The pleasant surroundings at Minet offers enjoyment to visitors.

6. Site Aims and Objectives

6.1 Main Aims

1. Create and maintain a welcoming site
2. Ensure the site is healthy, safe and secure
3. Ensure the site is clean and well maintained
4. Ensure sustainable management of resources
5. Appropriate management of conservation and heritage features
6. Encourage community involvement
7. Ensure effective marketing of the facility
8. Implement effective management strategies

6.2 How these aims are being met and future objectives

6.2.1 Create and maintain a welcoming site

There are 5 entrances to this park, with the main entrance situated on Springfield Road. All entrances have sign boards welcoming you to Minet Country Park. There is an additional sign adjacent to the Minet Lodge Visitor centre. (See picture)

In addition to these signs site interpretation boards and notice boards were installed in 2012 and these are essential to create a welcoming and well-maintained feel to the park.

The configuration of the site allows for visitors to be able to walk the full length of this park. There is also a public footpath from Avondale Drive to Springfield Road, which allows people to use it as a pleasant cut through rather than using the busy roads, a route which is regularly used by workers accessing the local industrial park and also school children walking to the adjacent Guru Nanak Sikh Academy.



In order to be welcoming, the country park must cater for a wide range of people's needs whilst protecting and enhancing the wildlife. Owing to historic uses of this site the park consists of a more formal amenity section in the North and a more natural living landscape in the South. There is a network of pathways throughout the park, hard coxwell gravel surfaced paths in the North and grass mown pathways in the South, which compliment the natural surroundings.

The combination of amenity grassland and wildflower meadows, provides a beautiful setting, with designated areas for picnics or other activities. The Cycle Circuit provides an excellent sporting facility and is surrounded by footpaths, which improves accessibility. The abundance of trees, shrubs and wildflower meadows create a diverse habitat and are home to many different species of wildlife. The cycle circuit and play area are a great attraction and the seating helps to make Minet welcoming.

Objectives

1. Secure and standardise all access points, where applicable.
2. Maintain all boundary walls and fences as necessary.
3. Maintain footpaths as necessary.
4. Install and maintain new interpretive signage.
5. Maintenance and provision of site furniture where appropriate.



Grass pathway in Southern section of park

6.2.2 Ensure the site is healthy, safe and secure

Healthy

The country park provides the opportunity for passive and active recreation, e.g cycling. The cycle circuit can be used by anyone, but there is a formal agreement between the council and Hillingdon Cycle Circuit Group. They regularly hold various events on the circuit. People may also use the gravel paths on site as part of a walking or jogging route. The playground area provides children with activity.

Hillingdon Slipstreamers



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Play areas are inspected weekly by trained Park Officers. In addition, specialist playground contractors inspect quarterly, and the Council's insurers carry out an annual, independent inspection. Any defects that may arise are reported to the relevant Green Spaces Area Officer who can implement procedures for the necessary repairs. If the equipment is found to be in an unsafe condition, it will be decommissioned with immediate effect. The Parks Officers also look for any dangerous objects (e.g. broken glass).

All accesses and path networks are DDA compliant.

The LBH park byelaws (a copy of which can be obtained from LBH Green Spaces) apply to Minet and are enforced by the Council Officers and members of the Enforcement team when necessary. Under the Health and Safety at Work Act (1974), the LBH is responsible for ensuring, so far as practical, the health and safety of employees, contractors and visitors whilst conducting all involved activities. As such, it is important to LBH and all staff and contractors are aware of their respective obligations. Details can be found from the Health and Safety Executive (HSE) or on LBH web pages (www.hillingdon.gov.uk/index.jsp?articleid=6837). This includes a link to the guidelines for reporting incidents and RIDDOR, the HSE incident reporting scheme. Risk assessment policy states the procedures necessary to comply with the Act.

Safe and Secure

Generally the site is not heavily vandalised and anti social behaviour does not regularly affect the park, as it did in the past, mainly due to the development of GOALS five-a-side football facility in 2007.

A Community Events Officer is based on site and reports any anti-social behaviour found at the park. Issues are also dealt with by our Enforcement Team. If a pattern of anti-social behavior is noted, good relationships have been established with the local Police and Safer Neighbourhood Officers who can be called upon to assist.

Any safety issues identified are dealt with as and when appropriate.

Park Officer Team

The park rarely suffers from severe vandalism but low-level anti-social behaviour occurs from time to time. This generally includes graffiti, litter and broken glass caused by smashed bottles.

The council's Park Officers fall under the umbrella of the council's Green Spaces Team, which manages the park. The Park Officers provide a park-keeping facility and enhance the security of the park and its visitors. The Team carries out daily checks so that any defects, such as graffiti, are dealt with quickly. In many cases the Park Officers will deal with urgent problems (such as broken glass) there and then.

The Park Officers' role includes:

- Undertaking regular visits to the park and reporting as necessary
- Basic maintenance of park equipment and facilities
- Non-specialist horticultural work and litter picking
- Regular inspection of playgrounds
- Identifying acts of vandalism and submitting reports.
- Investigating and gathering information on accidents etc.
- Responding quickly and effectively to public complaints.
- Locking designated parks at night.
- Minor Tree maintenance works
- practical conservation works

Objectives

1. Undertake a regular cleaning regime to remove litter, and respond quickly to fly tipping.
2. Continue to implement Health and Safety policies.
3. When appropriate, ensure that people using the park are aware of the relevant bylaws.
4. Continue to encourage residents to value the park, through involvement with local groups.
5. Ensure residents feel more engaged by informing them of upcoming events on site notice boards.

More serious anti-social behaviour is very rare at Minet Country Park but may need to be addressed by other agencies such as the police or the council's Enforcement Team.

The Enforcement Team is responsible for dealing with a range of issues including noise, dog fouling, motor bikes, horse riding and fly tipping. Although this team is not on the premises on a regular basis, they are able to respond quickly to any reports that require their attention.

Police Community Support Officers regularly attend Friends and residents groups and are kept up to date with any local issues of concern. On occasion, drug-related debris has been found at Minet Country Park and the PCSOs have been very helpful in dealing with those responsible for it.

6.2.3 *Ensure the site is clean and well maintained*

Minet Country Park is maintained by the borough's maintenance contractor. All works are carried out inline with the detailed specification which provides clear definition of the standards and quantity of work required, a summary of which can be found in appendix B. The Community Events Officer also contributes by reporting any areas of maintenance needed and carrying out maintenance or other tasks not covered by the grounds maintenance team. This includes arranging minor maintenance tasks required using volunteer work parties. The Community Liaison Officer inspects the site daily, and reports any graffiti to the Green Spaces Team graffiti service (which operates five days a week). Broken glass, litter and other issues are also dealt with during these daily inspections.

The country park has a number of litter bins, around the site, which assist visitors in keeping the area clean. The litter bins are emptied weekly by the contractor in line with the specification. Litter collection is also carried out prior to mowing. In this way, littering is kept to a minimum. Dog fouling bins are provided on site and are emptied weekly. The Park Officers and the Countryside and Conservation Officer monitors this and reports if extra emptying is required.

The guidelines on allowing dogs within parks and open spaces are covered within the byelaws. The Enforcement Team can advise dog owners of their responsibility when visiting the park. In addition to this, the Enforcement Team are empowered to issue dog fouling tickets in line with the Dogs (Fouling of Land) Act 1996.

Although the present arrangements mean that Minet Country Park is kept clean, tidy and presentable, further improvements can be made. The improvements will be centred on areas, which often do not look as well maintained as the rest of the park. For example, maintaining the park boundary along the Uxbridge Road A4020, which is a litter hotspot due to the bus stops on this section of the road.

Objectives

1. Strive to improve current maintenance arrangements.
2. Enhance maintenance regimes where practical.
3. Encourage the continued involvement of the Friends of Minet Country Park.
4. Carry out a programme of improvements.

6.2.4 *Ensure sustainable management of resources*

The London Borough of Hillingdon recognises and is aware of the need to minimise adverse impact on the environment, and agrees with the principles of waste minimisation as defined in Local Agenda 21. LBH, therefore, actively pursues ways of delivering sustainable development and ensuring environmental sustainability is a vital part of this. The Council has signed up to the peat charter, and discourages the use of peat-based products in its horticultural work. Maintenance agreements discourage the use of pesticides and herbicides on the site, a stance that has environmental and financial benefits. In specific reference to Minet Country Park, maintenance agreements discourage the use of pesticides and herbicides on the site, a stance that has environmental and financial benefits. Therefore, other methods of pest control are utilised, and, where possible, non-herbicidal weed control is carried out. Where it is absolutely necessary, the contractor will use non-residual herbicide applications (e.g. glyphosate), to reduce environmental impact. Also, where they are used, herbicides are applied as spot treatment rather than blanket sprayed, and all operatives are trained and certified for that particular operation.

All green waste created by the grounds maintenance contractor is recycled off-site. This ensures waste minimisation. Tree trimmings are also recycled by the borough's term tree maintenance contractor. All new plantings are being devised to limit the need for watering and our contractor is looking at ways to minimise the use of carbon fuels.

It is most important that we are seen to 'practice what we preach' and maintain high standards of sustainable management that demonstrate our awareness of environmental, conservation and resource issues. We therefore seek to actively research and promote new initiatives in the field of sustainable resource management. 'A Green Flag Park must have a management plan or strategy in place which reflects the aspirations of agenda 21 and clearly and adequately addresses all the above criteria' (ISPAL, formerly LAM).

The London Borough of Hillingdon has recently (Dec 2008) released a draft Climate Strategy for consultation. This can be found at:

http://www.hillingdon.gov.uk/media/pdf/j/j/Climate_change_consultation_complete.pdf

This has been formally adopted (April 2009). These policies will be embedded in site management processes.

The LBH Green Spaces team is responsible for Minet Country Park's management and is committed to continue improving the site over the next five years. It is managed according to Green Spaces standards as summarized in the Site Summary. The staff structure as already described outlines how this works and how management is kept effective. The Countryside and Conservation Officer is responsible for the day-to-day management, and the Green Spaces grounds maintenance team and various other contractors carry out the majority of the maintenance works. All are under the charge of the Area Manager.

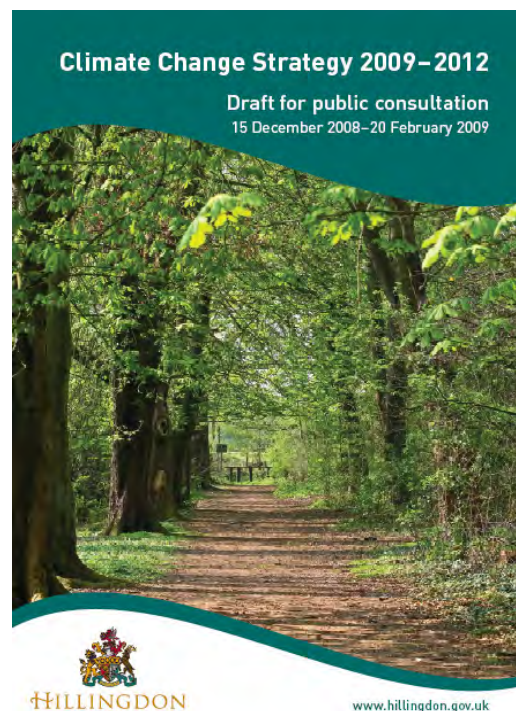
Effective management of the park will be through staff engagement and involvement. Site staff will be involved in the planning process as they are an integral component of the site and important for its smooth running. Each year a Performance and Development Appraisal is completed for each staff member, which helps them to achieve set objectives for learning and this also applies to staff employed through contractors.

The Green Flag assessment process itself will also ensure further enhancement as it is a means for review of the management and will be used to encourage new thinking and to guide dynamic and adaptable management.

The following management operations outline the effective management plan in place for Minet and, through them, we will carry through the effective management of the site. Other works are ongoing and improvements are continual as described throughout but the projects outlined are the major planned works essential to the upkeep of the site.

Objectives

1. Continue to minimize the application of pesticides and where possible encourage the use of physical /cultural forms of weed control.



2. Where possible encourage the use of physical / cultural forms of weed control.
3. Continue to recycle and re-use hay cuttings.
4. Carry out regular reviews of all management operations and projects.
5. Learn from past vandalism to minimize repairs and associated material use.
6. Ensure robust designs are used for new furniture.
7. Identify potential sources of appropriate funding.
8. Continue to promote waste minimization.
9. Plan long-term management for all features of the park.
10. Ensure efficient use of resources.
11. Develop and promote resource conservation and sustainable development.

6.2.5 *Appropriate management of conservation and heritage features*

'Particular attention should be paid to the conservation and appropriate management of natural features, wildlife and fauna, landscape features, buildings and structural features' (ISPAL, formerly ILAM).



The country park is home to many species of flora and fauna that are rightly appreciated by the site users. The last five-year management plan was very good in creating continuous and appropriate management. This has enabled wildlife to flourish and improve. The management of the grasslands includes rotational cutting, annual cutting which will improve diversity also leaving areas permanently uncut for invertebrates and over-wintering Skylark cover.

The bunds are managed as meadows and cut on rotation to encourage wildlife and to aid site integrity.

The site is designated a Site of Nature Conservation Borough Grade I.



site.

The importance of green spaces for conservation of wildlife is understood, and they naturally provide habitats that are not normally available in urban surroundings.

As this site was originally farmland many of the originally field boundaries remain in the southern half of the park, including an old ditch. In the 19th century the site was excavated for Brickearth and subsequently a work compound for the building of the A312 during the 1990s, this has ultimately affected the overall structure of the park in the Northern half of the



Cinnabar caterpillars on Ragwort at Minet Country Park

Therefore, Minet Country Park, through its very nature of being a green space, is home to flora and fauna as detailed earlier. Ongoing survey works will be carried out to ensure that management techniques in place are effective. Access is allowed to all areas of the park except the fenced off area within the cycle circuit in the North section. This is to ensure that breeding skylarks are protected and other wildlife has a safe area for breeding and foraging.

Objectives

1. Maintain the pond, wildlife grasslands, hedgerows and scrub area for nature conservation.
2. Monitor and adjust management accordingly.
3. Control invasive species esp. Japanese Knotweed.
4. Consider further meadow diversification.
5. Conserve existing field structures.
6. Consider further hedgerow gapping up.
7. Continue with ongoing surveys.
8. Improve biodiversity of all habitats.

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A full breakdown of the management prescription of the different areas of the park can be found in section 7.

6.2.6 Encourage community involvement

'Management should actively pursue the involvement of members of the community who represent as many of the park user groups as possible' (ISPAL, formerly ILAM).

Minet has an active and formal Management Advisory Group, which helps steer the progression of the site. This level of community involvement and commitment to the site's management is an indispensable asset to its future success. The constitution of the MAG can be found in appendix H. It meets at least four times a year, and is made up of three LBH representatives and a representative of each of the following organisations:

A Rocha Living Waterways
Friends of Minet Country Park
GOALS
Avondale Residents Association
Minet Infants & Junior School
Guru Nanak Sikh Academy
Hillingdon Slipstreamers
Hillingdon Cycle Circuit Users Group
Hayes & Yeading United Football Club
Hayes & Harlington Local History Society
Hillingdon Natural History Society
Middlesex AA/Thames Valley Harriers

As stated in their constitution, the MAG's role includes providing new ideas to LBH, reviewing progress, assisting in fundraising and providing reports, as well as investing much needed enthusiasm and interest in the site.

Overall, their role is described as:

“To advise the council in the development and management of Minet and the preservation and development of its ecological and social quality to ensure continued use by the public for leisure and recreational pursuits”.

Hillingdon Cycle Circuit brings many users and families to enjoy the site. For instance, the club instigated a schools outreach programme and wider community development. www.hillingdoncyclecircuit.org.uk

The Countryside and Conservation Officer organizes the annual community festival at Minet Country Park in close liaison with the Community Events Officer, Education Officer, Colne Valley Project officers as well as informing the MAG/Friends group.

The Friends group meets four times a year (excluding socials and special meetings) and this regularity is essential in order for the community to be more directly involved. Ultimately, the Friends should represent all stakeholders including people from the Avondale Residents Association (ARA), dog walkers, cyclists, Guru Nanak Sikh Academy and immediate residents. These meetings enable the community to have active involvement in the issues and future management of Minet Country Park. These meetings are also attended by the Community Events Officer and the Countryside & Conservation Officer and are minuted.

The site is popular with local residents as shown by the site user survey (see section 4); people come to the park for many reasons and most were either satisfied or very satisfied with it. The Friends group addresses issues affecting locals and is the main voice of the people. This type of community involvement is important for feeding back comments, complaints or suggestions about the park.

A Rocha provides an education officer, who has established links with a variety of schools and community groups and will continue to encourage their interest.

Various community events have taken place at Minet Country Park including the annual community festival and regular events including guided walks and talks

Objectives

1. Continue promoting Friends of Minet and Hillingdon Cycle Circuit.
2. Continue holding annual Country Fair/Community Festival.
3. Look for further ways to increase dedicated community support for Minet Country Park.
4. Continue to work with Minet MAG.
5. Improve joint working with local voluntary groups.
6. Further promotion of the site and its importance to schools, youth and community groups.

6.2.7 Ensure effective marketing of the facility

Minet is featured on both the council's website and A Rocha Living Waterways' website and includes information on site facilities, activities, site directions, wildlife found at the park and its history.

The management plan is available online on the council's website, making it more accessible to all. The LBH also has a map featuring all of its sites on the green spaces web page.

Minet events are advertised on various websites, Hayes FM, a local radio station and in the local newspaper.

In order to ensure that the local community and the general park users are aware of what is going on in the park, it is essential that a supply of information is available throughout the year. This information will be presented in a variety of different ways and will seek to encourage understanding and awareness of Minet itself and the wider remit of the Council.

The sign boards at each entrance further enhance the marketing of the site. Staff are provided with a uniform which enables the public to identify them as staff so that the public knows who to approach for further information or queries about the park.

Objectives

1. Preparation of interpretive materials for the park.
2. Promote the park through press releases and continue links with local radio station
3. Attend local community events e.g. Hayes and Harlington Youth Partnership

6.2.8 Implement effective management strategies

The site has been owned and managed by the London Borough of Hillingdon since the 1960s. However, until relatively recently, the upkeep and management of the site was not well organised, due to a lack of funding for parks. Now, the LBH Green Spaces team is responsible for this and all other borough green spaces as outlined in the Site Summary (p11). The staff structure (in Appendix A) outlines how this works and how management is kept effective; the Countryside and Conservation Officer is responsible for daily management, and most maintenance works are carried out by the Park Officers, Grounds maintenance team and other contractors. All are under charge of the Countryside & Conservation Officer and ultimately the Area Manager. The management operations outlined in the following pages, including several improvement projects along with the regular maintenance regime, outline the effective management plan in place for Minet and, through them, we will carry out the effective management of the site.

Furthermore the site's management is kept effective through staff engagement and involvement. The on-site staff are an integral component of the site and important for its smooth running and, each year a Performance and Development Appraisal is completed for each staff member, which helps them to achieve set objectives for learning and development.

Finally, the Green Flag assessment process will ensure further enhancement, as it is a means for review of the management and will be used to encourage new thinking and to guide dynamic and adaptable management, as well as attracting publicity and interest.

Objectives

1. Use sustainable management strategies and methods as described in section 6.2.4
2. Carry out regular reviews of all management operations and projects.
3. Identify potential sources of appropriate funding.

7. Management Actions and Maintenance Plan

7a) 5 Year Plan

The following is a quick reference to the planned timing of the management operations in the five-year period 2013 - 2017. The exact timing of given project may be subject to availability of funding being secured. Consequently there is potential for some movement of projects from year to year.

Year	Project
2013	MCP-6 Control of New Zealand Stonecrop MCP-7 Drainage channel scrub control MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-12 Information/interpretation boards - planning MCP-14 Community Outreach MCP-15 Yeading Brook restoration - ongoing MCP-18 Grazing Project -HLS
2014	MCP-1 Re-seed Area 11 MCP-2 Create Skylark squares MCP-3 Car park improvement scheme MCP-4 Graze Area 1 MCP-5 Graze Area 2 MCP-6 Control of New Zealand Stonecrop MCP-8 Plant oak and alder to create copse MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-11 Interpretation Walk Minet MCP-12 Information/interpretation boards - installation MCP-13 Review existing way marking MCP-14 Community Outreach MCP-15 Yeading Brook restoration - ongoing MCP-16 Site User Survey MCP-19 Promotional Leaflets
2015	MCP-2 Create skylark squares MCP-4 Graze Area 1 MCP-5 Graze Area 2

	MCP-7 Drainage channel scrub control MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-14 Community Outreach MCP-16 Site User Survey MCP-17 Fencing off of 2 nd nature area within Hillingdon Cycle Circuit
2016	MCP-2 Create Skylark Squares MCP-7 Drainage channel scrub control MCP-6 Control of New Zealand Stonecrop MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-14 Community Outreach MCP-16 Site User Survey
2017	MCP-7 Drainage channel scrub control MCP- 6 Control of New Zealand Stonecrop MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-14 Community Outreach MCP-16 Site User Survey

7b) Individual Project Outlines

The following pages contain a brief project outline for each of the projects listed in 7a. These provide not only descriptions of the projects, but also the rationale behind them, when the works are likely to be carried out, by whom, and how much they are likely to cost.

Project:	MCP-1 Re – Seed Area 11
Summary:	Re-seed Area 11 with cornfield mixture as per EM4 (supplied by Emorsgate Wild Seeds) or similar mix pending soil pH test.
Rationale:	Depending on the time of seeding the resultant flush of cornfield flowers will create an instantly pleasing effect, reminiscent of the traditional cornfields of over forty years ago remembered by local people, when the site was part of Coldharbour Farm. The scheme will help to mitigate negative visual effects and provide an abundance of nectar and seed fairly quickly, encouraging insect and bird species to flourish.
Constraints:	Sowing of seed will be dependent on time of year and weather conditions
Who will do it?	Contractors
Budget Estimate:	Within existing resources
Project update	Some thistle may need removing prior to seeding.

Project:	MCP-2 Create Skylark squares (as per RSPB's SAFFIE research material).
Summary:	Create bare patches of soil to increase foraging areas for various Bird species.
Rationale:	The combination of providing traditional farmland habitat and Skylark squares will increase the availability of foraging area for Skylark during the breeding season and seed for over wintering flocks of Linnets (<i>Carduelis cannabina</i>), Skylark, Meadow Pipit (<i>Anthus pratensis</i>) and Goldfinch (<i>Carduelis carduelis</i>). Squares of between 16 and 24 square metres are created either by treating existing vegetation with Glyphosate or turning the seed drill off during sowing. The bare patches provide safe foraging and breeding havens and have been proven to increase the number of Skylark broods during the breeding season. Placing two per hectare away from field edges and tramlines has yielded significant benefits.
Constraints:	Nil
Who will do it?	Contractors
Budget Estimate:	Within existing resources
Project update	However, areas of exposed bare soil were created during the cyclocross races held in Dec and Oct.

Project:	MCP-3 Car Park Improvement Scheme.
Summary:	Commission the redesign of the car park by a landscape architect.
Rationale:	• Redesign/improve car park. • Re-surface sand with grass-crete or similar product to improve appearance • Prepare & plant beds with small to medium-sized native flower/fruit-bearing trees & shrubs e.g. Crab Apple (<i>Malus sylvestris</i>), Wild Cherry (<i>Prunus avium</i>), Field Maple (<i>Acer campestre</i>), Elder (<i>Sambucus nigra</i>), Honeysuckle (<i>Lonicera periclymenum</i>), Buckthorn (<i>Rhamnus catharticus</i>), Hawthorn (<i>Crataegus monogyna</i>) etc. • Instant hedging on outside of car park fencing The above suggestions are only ideas and professional will be sought to make best use of this area. The importance of this project should not be under-estimated given the size of the car park and the potential for good practice as well as the enhancement of the general vista looking out from Minet Lodge Visitor Centre. The general comments 'we need more trees' and the overwhelming impression of being surrounded by metal fence lines necessitates some creative planning and vision if this area is to be used to its full potential. Plans must take into account the possibilities of planting/seeding for educational use.
Constraints:	Limit disruption to visitors and adjacent school
Who will do it?	Contractors
Budget Estimate:	£91,000
Project update	Works need to assessed to incorporate the issue of the Easter fair using the car park

Project:	MCP-4 Graze Area 1 Skylark Field.
Summary:	Introduce grazing management of grassland
Rationale:	Year 1 - introduce a hard graze of total area followed by subsequent years of rotational grazing between existing compartments (since 2005, area has been managed using two compartments, mowing one side one year and the other side the next). Areas which are of higher nutrient levels to be grazed more often. Low stocking rates should be used allowing for flexibility of movement between areas; grazing would not put any pressure on the Skylark population. Ensure Winter cover is maintained over 50 per cent of field for Snipe (<i>Gallinago gallinago</i>) on passage, Stonechat (<i>Saxicola torquata</i>) and Reed Bunting (<i>Emberiza schoeniclus</i>).
Constraints:	Grazing will require monitoring and from April - Nov
Who will do it?	Contractors
Budget Estimate:	£4,500
Project update 2011	A grazier has been sourced, but a grazing programme has yet to be established.

Project:	MCP-5 Graze Area 18 Wembley Field – North End.
Summary:	Install angle-iron & high tensile wire fence for cattle & running water supply. Graze cattle May to November.
Rationale:	Grazing should be intensive, particularly during the first 5 years or so to reduce the nutrient value of the soil. Low stocking densities should be used to prevent over grazing. Stock could be moved between grazing areas to allow grass to re-grow during the grazing period.
Constraints:	Grazing will require monitoring and from April - Nov
Who will do it?	contractors
Budget Estimate:	£11,500
Project update	Fencing works will need to be arranged prior to grazing, however due to financial restrictions this has been delayed.

Project:	MCP-6 Control New Zealand Stonecrop in Drainage Channel
Summary:	Removal of invasive species from drainage channel
Rationale:	Clear vegetation of channel down to water level & lay thick black plastic sheeting to mulch out existing plants.
Constraints:	Advice should be sought to clarify control method.
Who will do it?	Staff Blue Sky
Budget Estimate:	£1500
Project update	Ongoing

Project:	MCP-7 Selective removal of Silver Birch, Hawthorn, Blackthorn and Willow from Drainage Channel
Summary:	Remove invasive tree and scrub species from
Rationale:	Cut and treat Silver Birch with herbicide, aiming to remove all birch in the channel. Follow with selective removal of Hawthorn, Blackthorn and Willow. This particularly important to conserve water in the channel whilst drainage from the country park could permanently increase owing to the gas pipeline works. Purchase of a pesticide store and associated review of health and safety procedures is required.
Constraints:	
Who will do it?	Contractors Blue sky Staff Volunteers
Budget Estimate:	£2000
Project update	This has currently been carried out for the last 2 years but alternate 10m sections have been cleared

Project:	MCP-8 Plant Oak and Alder Buckthorn to create a copse, extending the woodland edge into the field.
Summary:	Planting up of field edge to improve habitat structure/zonation
Rationale:	Use existing Hawthorn and Oak standards as markers to delineate new woodland edge and plant between standards and woodland. Allow Brambles to grow between the new woodland edge and the existing meadow, clearing brambles on a rotational basis to keep to a manageable size. Coppicing the Oaks can be considered at a later stage. Opportunities exist to create a coppice on a 10 year rotation which would be of educational use and provide green wood for use in the park e.g. hurdles, environmental sculpture, shelter making (currently covered by Environmental Encounters sessions, by A Rocha), stick making etc. The addition of Alder Buckthorn would provide a new habitat for Brimstone butterflies (<i>Gonepteryx rhamni</i>), which readily locate small stands of their food plant. This species, suitable for damp areas, will also establish a shrubby layer with the coppiced Oak, whilst providing a point of interest when the Oak is coppiced. Two or three old varieties of English Apple trees (<i>Malus spp.</i>) could also be planted to maintain the historic character of the woodland itself which is remnant derelict orchard.
Constraints:	
Who will do it?	Blue sky; Staff; Volunteers
Budget Estimate:	Within existing budget constraints
Project update	This project is currently on hold and under review due to Gas work developments.

Project:	MCP-9 Remove trees, Blackthorn and Brambles from grasslands to restore fully to open meadowland.
Summary:	Removal of scrub from meadows
Rationale:	To maintain existing meadows the need to remove any scrub encroachment and tree suckers is required
Constraints:	
Who will do it?	Staff Blue Sky
Budget Estimate:	Within existing Budget constraints
Project update	ongoing

Project:	MCP-10 Species Surveying and Monitoring
Summary:	Update species surveys and create concise and extensive database
Rationale:	Species lists and initial species surveys were undertaken as part of Colin Conroy's Management Plan of 2004. Minet Country Park has been extensively surveyed over the past years, but methodology has not been comprehensive. Consultants have made general site surveys sometimes based on only a few visits to complete environmental impact assessments associated with local development proposals. These include Moore, Piert & Brookes, White, Young and Green and Hyder Consulting. All reports are available; Hyder Consulting's data remains the most comprehensive.
Constraints:	
Who will do it?	Staff Volunteers Specialist contractors
Budget Estimate:	£1,150
Project update	Ongoing. Annual: Butterfly Transect; Odonata; Skylark survey – requires method update & records analysed. Weekly: Bird Survey Fortnightly: Bird ringing A full phase 1 habitat survey was completed in 2010 by Sarah Hodgetts on behalf of A Rocha and is available on request.

Project:	MCP-11 Interpretation: 'Walk Minet' Project
Summary:	Minet Country Park has a good network of made and unmade paths with opportunities for increasing ease of use to the public. At present very few visitors know the entire geography of the park, preferring to stay close to the car park or cycle circuit. This is partly owing to the lack of information usually provided via interpretation boards which indicate the visitor's various options for walking.
Rationale:	The purpose of this project is to provide visitors with the information they need to use the existing paths and increase their enjoyment of the features that the park has to offer. At the same time, the project will have education at its core, enabling visitors to learn about the wildlife and landscape features that can be seen during their visit. There is also considerable scope for using including local history and art to help the visitor experience a 'sense of place' as they discover the part that Minet has played in the local landscape. Walk Minet will comprise the following elements: • Establish trails with varying lengths and difficulties leading from paths adjacent to playground and car park. Establish as marked routes on interpretation boards. Name landmarks e.g. Wembley field, using historical connections if available. • Develop the above walks for health in association with Healthy Hillingdon • Develop walks for the deaf and blind with signing if possible & launch as a pioneering project • Launch project with supporting leaflets & interpretation activities. Distribute in libraries etc.
Constraints:	Nil
Who will do it?	Staff Volunteers
Budget Estimate:	£5,000
Project update	Walks being finalised with publication subject to grant funding

Project:	MCP-12 Information & Interpretation Boards
Summary:	Design and produce interpretation boards for entrance points and points of interest.
Rationale:	a) Produce interpretation material for minet lodge visitor centre b) Place three interpretation boards at the following locations: Hillingdon Cycle Circuit (re: Skylark etc) Damp field Outside Minet Lodge
Constraints:	Nil
Who will do it?	Staff Contractors
Budget Estimate:	Within existing resources & National Grid to supply 3 boards
Project update	

Project:	MCP-13 Rationalise Way marking & Furniture:
Summary:	Review & replace existing way markers and fingerposts
Rationale:	The present cast iron fingerposts are of little use in indicating areas of the park and once the above boards have been installed, they should be re-sited within the park or removed if necessary. Wooden structures are preferable to help reinforce the country park setting.
Constraints:	All materials used should be hard wearing and long lasting
Who will do it?	Staff Contractors
Budget Estimate:	£5,000 – Grant funding may be required.
Project update	Existing way markers to be reviewed and requirements assessed

Project:	MCP-14 COMMUNITY OUTREACH Volunteers & Scientific Research
Summary:	To improve community outreach.
Rationale:	a) Establish volunteers to assist with habitat management, wildlife surveying, events, general park duties etc. Local contacts include Brunel University and Capel Manor. Possibilities also exist via the European Volunteer Scheme (EVS). b) Make links with Brunel University regarding possibilities for student project work. c) Continue to cultivate links locally especially via local churches in the Hayes area, Hillingdon Association for Volunteer Services (HAVS) and London Borough of Hillingdon generally.
Constraints:	Nil
Who will do it?	Staff
Budget Estimate:	Within existing budget constraints
Project update	

Project:	MCP- 15 Restoration of Yeading Brook (Area 25)
Summary:	Improvements/restoration of banks to improve condition of river
Rationale:	Pursue links with Environment Agency to develop improved stream profile, substrate and bank side vegetation. If successful this could improve the brook's water quality to a certain extent. Currently at the negotiation stage.
Constraints:	none
Who will do it?	Staff
Budget Estimate:	Within existing budget constraints
Project update	Currently in negotiations with Crane Valley Project Officer and also working with Thames 21 project officer

Project:	MCP-16 Site User Survey
Summary:	A survey of as many site users as possible will be conducted using the Resident survey form.
Rationale:	As part of a larger survey at sites across the borough, the information collected will be used to guide future management decisions.
Constraints:	Nil
Who will do it?	Green Spaces Area Officer Friends of group Park Officers
Budget Estimate:	Within existing resources
Project update	This is due to be carried out

Project:	MCP- 17 Create additional conservation area in North section of park
Summary:	Create 2 nd conservation area within Hillingdon Cycle Circuit
Rationale:	Enclose area which was the original site for velodrome as this is a foraging and breeding site for skylarks. Access by public to be limited to less sensitive times of year ie after breeding season. Fence with wooden post and stock fencing To include 2 gate entrances
Constraints:	Liaise with HCCUG and British Cycling to allow access during Winter for Cyclocross races.
Who will do it?	Contractors
Budget Estimate:	Within existing budget constraints
Project update	Postponed as funding may be required.

Project:	MCP - 18 Grazing Project - HLS
Summary:	Investigate the possibility of Introduce grazing as a grassland management of tool
Rationale:	Identify areas which could be grazed. • Costs for fencing • Costs for water • Establish links with local farmer Grazing should be intensive during the initial years to reduce the nutrient value of the soil. Low stocking densities should be used to prevent over grazing. Stock could be moved between grazing areas to allow grass to re-grow during the grazing period.
Constraints:	Additional funding may be required, possibly funded by Hillingdon Community Trust. Public consultation will be needed.
Who will do it?	Staff; contractors
Budget Estimate:	£20k
Project update	Currently in the process of completing a Higher Level Stewardship bid which will include monies for capital works such as fencing.
Project Status	Ongoing

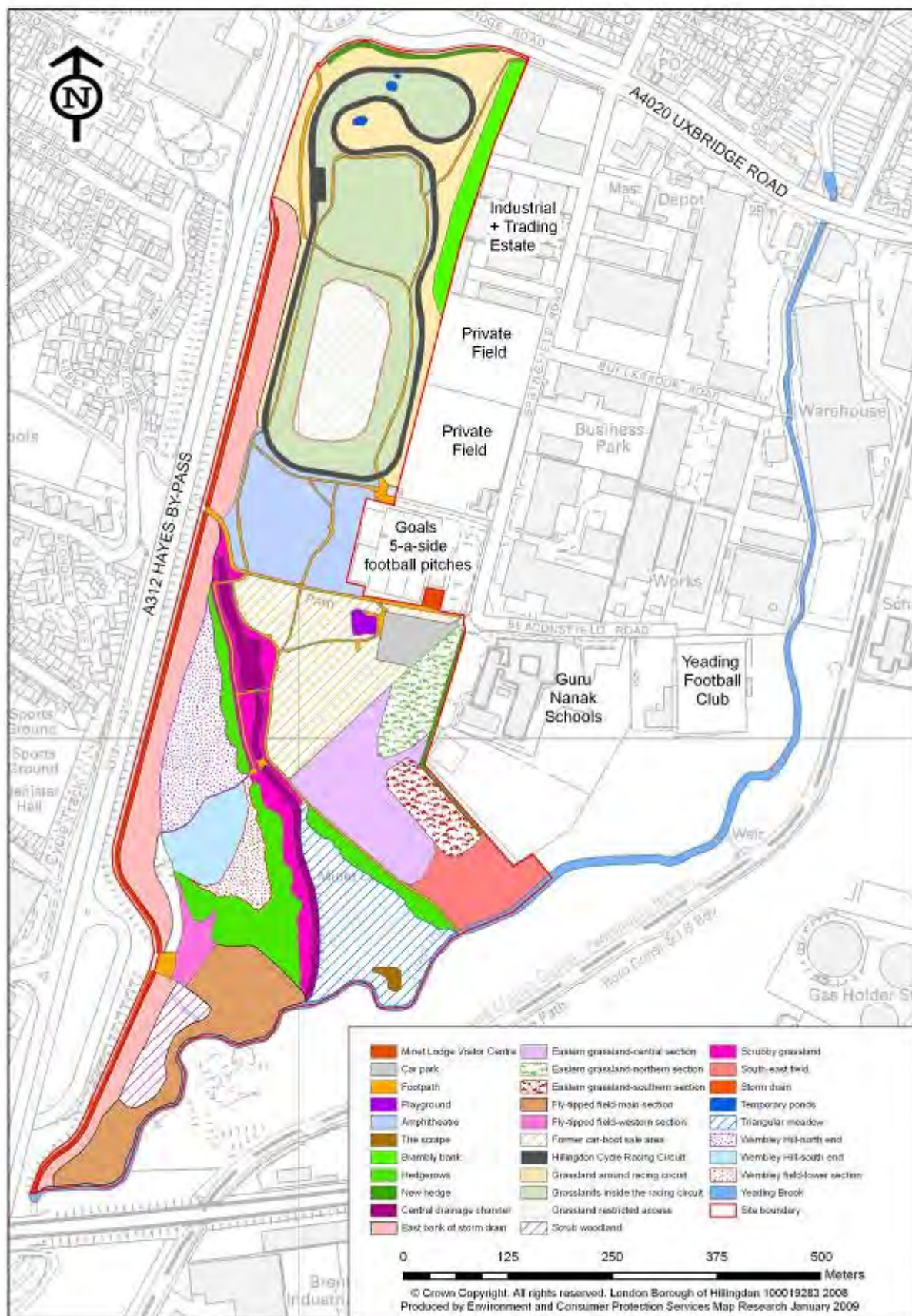
Project:	MCP- 19 Promotional Leaflets
Summary:	Production of a range of information leaflets
Rationale:	A range of information leaflets will enhance the experience of site visitors, as well as attract new visitors. Topics could include: • History of the site • Nature trail • walks • Activity trail
Constraints:	Need to work with Council's Corporate Communications Team
Who will do it?	Friends of CP, Local History Society, Council Officers
Budget Estimate:	£3,000
Project update	Additional funding may be required

7c) Regular Maintenance Plan

In addition to the regular maintenance of the site, as outlined in the Site Grounds Maintenance programme (see Appendix C), the following actions shall be undertaken on an ongoing basis:

- Undertake regular cleaning regime to remove litter
- Continue to implement Health and Safety Policies
- Ensure that park users are aware of relevant byelaws
- Continue to encourage users to value Minet Country Park
- Enhance maintenance regimes where practical
- Encourage the involvement of the Friends of and Resident's Association.
- Continue to promote waste minimisation on sites
- Continue to minimise the application of herbicides
- Where possible encourage the use of cultural forms of weed control
- Continue to recycle and re-use organic matter generated on site.
- Develop and promote resource conservation and sustainable development
- Conserve existing hedgerows and boundaries
- Carry out regular reviews of all management operations and projects
- Identify new sources of funding and secure.

Map 5 – Management Compartments



7d) Management of compartments – as shown in Map 5

Grasslands inside the Hillingdon Cycle Circuit

Fenced off area - Annual late summer mow in rotation, with half of area being cut each year. Mown areas should be cut to a height of six inches and the cuttings removed. The route of the Minet Country Park Butterfly Transect runs through this area and this is kept short either by regular mowing.

Unfenced area - Annual mow (late summer) with some areas left uncut each year, except for 2m wide band at edge of cycle track which should be mown monthly during growing season.

Small temporary ponds adjacent to Cycle Circuit

Although these areas have not held water for some years now they are to be kept free of litter. Monitor for encroachment of vegetation (none at present) and take action if necessary, e.g. by cutting back encroaching vegetation.

Grassland around Hillingdon Cycle Circuit

Annual mow in late summer with 2m wide band at edge of cycle track being mown monthly during growing season.

East bank of Flood Relief Channel

Grassland and New Scrub

Grassland to be kept from getting too overgrown, therefore annual mowing in late July/August is required. Arisings from the mowing to be removed, but some to be used to create reptile breeding sites in the adjacent scrub.

Prevent scrub encroachment and cut back brambles.

On areas where grassland has been completely over-run by scrub in the last couple of years, remove scrub and reinstate grassland. Treatment of bramble stumps with Glyphosate or other herbicide may be necessary. Remove *Robinia* saplings and seedlings from area around Pump Lane entrance and keep only mature trees. Prevent this species from spreading further

Mature Scrub

Bramble bank

Bramble to be managed by cutting back sections annually.

Events Area

Main Parts

This area is managed as amenity grass and is mown regularly during the growing season. Thinning & pruning in tree-planting areas, and replacement of dead/ vandalised trees, as necessary. As the trees become more mature, allow the development of denser scrub, with brambles and brushwood piles at the woodland edges to provide habitat for small mammals, birds, reptiles and invertebrates.

Work to improve the appearance of the area especially with regards to repairs post-Gas Pipeline Project.

Strip of Brambles along path.

Allow to grow bigger but prevent from spreading onto path or too far onto grass. This will break up the large area of amenity grassland in this part of the site and provide habitat for birds and small mammals

Amenity Grassland

The central, flat part of this compartment is to be mown regularly, every 2-3 weeks until the end of October each year. The hilly bunds around the sides are to be cut twice a year, in July and September, with the arisings being removed off-site. The Children's Playground will be mown at the same times as the flat central area. The footpaths and the areas around the picnic tables and benches, are to be weed sprayed in May, July and September. If and when trees are planted, manage in the way described above.

Car Park

Coxwell gravel surface to be sprayed as and when during the growing season to keep the area free from weeds.

Bed to be regularly strimmed and managed as grass areas.

Eastern Grassland

Mow grass by tractor as part of annual summer haycut as far as practical, avoiding steep banks and groups of trees.

Manage brambles in winter, scalloping edges at least once in every 3 years to keep vegetation varied in age structure and young enough to manage by hand. Monitor bramble encroachment, treating with Glyphosate if necessary. Keep areas free of litter especially adjacent to NE pedestrian entrance.

Monitor Bee Orchid numbers.

Newly planted hedges

This hedge adjacent to Guru Nanak Sikh Academy was planted during a period of very dry weather in 2003 and it is unclear how many of the plants were still alive by the time the hedge was accidentally coppiced in 2004.

The hedge adjacent to the Uxbridge Road was planted in November 2008 and the hedge along the GOALS boundary fence next to Minet Lodge Visitor Centre was planted in November 2009.

Normally a hedge would be left for 7-10 years before any further maintenance, such as laying, was needed. However, because this hedge is positioned immediately adjacent to a chain-link fence great care will need to be taken to prevent the trees from growing through the fence. If this is allowed to happen it will be very hard to properly maintain either the fence or the hedge, and laying the hedge will become virtually impossible.

In this case the best course would be to reassess the situation within two years of the trees being coppiced and to consider whether it might be possible to lay the hedge at a younger age than would be usual. If it is decided that hedge-laying is appropriate then this might be a good activity to involve volunteers from the local community.

Triangular Meadow

Northern half

- Mow in late summer (September), by tractor; cut and bale.
- Control encroachment of scrub into grassland but allow existing small patches and bushes to remain, in particular the patches around the trunks of the two large dead trees near the northern corner of the compartment.

Southern Half

- Mow 25% of the area each year, in blocks rather than strips, on a four year rotation. This will result in a variety of vegetation heights, which, in time, will increase diversity of plants and animals.
- Keep mown paths open along route of butterfly transect.
- Construct low hay ricks to create habitat piles. Place out of general site to prevent fire.
- Control encroachment of scrub into grassland but allow existing small patches and bushes to remain.
- Annually treat, with glyphosate (or other appropriate herbicide) any Giant Hogweed that appears. This should be carried out by an authorised person, and in addition a licence must be obtained from the Environment Agency for any application of herbicides within 10 m of the Yeading Brook.

Southern Meadow - main section

Mow open areas in late summer on a four year rotation. Due to the nature and history of this compartment, this will best be carried out by supervised parties of volunteers, using brush-cutters and a power scythe, with the arisings being raked into discretely located piles.

Also:-

- Remove remaining fly-tipped rubbish, with the exception of the piles of bricks and builders' rubble, and the piles of rubbish which are covered in earth and covered over with vegetation.
- Particular effort should be made to eradicate the Giant Hogweed from the riverbank and from the middle of the field.
- Control Creeping Thistle using Glyphosate if necessary, in April and September.

Southern Meadow – western section

Monitor encroachment of bramble across path. This section covers several tonnes of rubbish and provides a graduation of habitats from grass to bramble to Blackthorn and Oak. Do not cut but monitor closely.

South-East Field

This area is currently recovering from gas pipeline disturbance. Late summer haycut with tractor and flail. Monitor for further changes in management.

Wembley Field – Lower Section

Control brambles in the inner area where Meadowsweet has been dominant (i.e. up to the small, isolated oak tree), using a brush-cutter. The cut scrub to be made into piles in the southern corner. This would be a good task for volunteer work parties

Wembley Hill

Mow with tractor and flail, bail and remove arisings.

One of the sections of the Minet Country Park butterfly transect runs through this area and should be kept open during the recording season (1st April – 29th Sept every year).

Wembley Hill – South End

Plateau area

Avoid uneven areas as tractor accessibility allows.

Slopes

Monitor Grass vetchling adjacent to hedgerow.

Monitor visitor movements across field as this could lead to major erosion and disturbance of wildflower sward, especially Grass vetchling.

Top of hill to south could hold breeding Marbled white population

Hedgerows

Retain all hedges and reinforce where necessary.

Possibly pollard willows around the temporary pond in Southern Hedge, and possibly also excavate pond more to remove thick silt layer.

Retain all standard mature trees and dead trees where possible without causing danger to public. Encouraging the growth of dense bramble scrub around the bases of mature and standing dead trees can lessen the risk of arson.

Plant native, locally occurring tree species, from local stock if possible, to thicken up hedge and fill in gaps. This could be used as the focus of a project involving local schoolchildren, who could gather seed and raise seedlings themselves.

Allow the natural scrub re-growth, which has already started, to close the gap between the hedges, where the central channel runs through, to improve connectivity. The progress of this re-growth should be reassessed in 2-3 years to decide whether or not additional planting is needed.

Pond in the Hedge

This was restored 2009 which included pollarding of the willows around the pond, with the remaining ones being cut down and cut up to create log piles either here or elsewhere on the site. The pond could also be excavated more to remove the thick silt layer.

Scrub Woodland

Use herbicide and manual labour to eliminate Giant Hogweed. Creating glades and scalloped edges to maximise edge habitat, would probably increase the overall diversity of the stand.

The Scrape

Cut bramble encroachment when necessary. Monitor for new plant species and treat Giant hogweed seedlings with Glyphosate in April – repeat if necessary.

Willow Ditch

Four sections: dig out one section every year & coppice willow. Leave one Hawthorn/Oak/Blackthorn every 10 metres on each side and remove all other trees, treat stumps. Cut brambles as necessary allowing at least 50% of each bank to remain open for lichens and wildflowers. Keep area adjacent to bridges open for pond dipping & odonata. Maintain bridges and steps as necessary.

The Yeading Brook

Use a combination of cutting and herbicide application to control and eventually eradicate Giant Hogweed, Japanese Knotweed and Himalayan Balsam. As this will involve using herbicide within 10m of the stream, a licence will need to be obtained from the Environment Agency.

Prevent unauthorised vehicular access to site.

Protect from disturbance, particularly during spring and summer months. The Kingfisher is protected by Schedule 1 of the Wildlife and Countryside Act (1981) and therefore must not be disturbed at or near the nest during the breeding season. This will have an effect on the times of year at which works on the river banks and channel can be carried out.

Work with Crane Valley Project Officer to decrease shade by pollarding the four trees currently overshadowing the water. Stack wood in habitat piles

There is good scope for future improvements to the channel, for example widening it to create shallow berms or wetland terraces that would flood periodically which would be a good way of increasing the variety of riverside habitats and wildlife. However, any works on the channel itself would have to be done with the approval and co-operation of the Environment Agency as well as requiring significant amounts of funding, and so are probably several years away from happening.

Storm Drain

Come to agreement with owners (Transport for London) and Environment Agency (EA) about who is responsible for management and rubbish removal.

Suggested management is as follows:-

Keep clear of rubbish.

Time any major works so as not to disturb breeding waterbirds.

Possibly (after discussion with EA)–

Investigate potential for management with EA, TFL and a water vole ecologist. Seek funding for future joint project.



Minet Pond

Appendices

Appendix A

Introduction to the London Borough of Hillingdon

Description

Hillingdon is situated on the western edge of Greater London and is the second largest London borough, covering a total area of about 42 square miles. The Borough is just 14 miles from central London and bounded by the counties of Buckinghamshire, Hertfordshire and Surrey and the London Boroughs of Hounslow, Ealing and Harrow.

Hillingdon is home to Heathrow, the world's busiest airport that caters for more than 60 million passengers a year.

The Borough has eight leisure centres and 2 pools, 17 libraries, two theatres and over 170 green spaces including Ruislip Woods Natural Nature Reserve and Lido.

History

The London Borough of Hillingdon was one of the 32 London Boroughs created by the London Government Act 1963. It was formed by the amalgamation of the Borough of Uxbridge and the Urban Districts of Hayes and Harlington, Ruislip/Northwood and Yiewsley and West Drayton.

The new borough came into existence on April 1, 1965 when the new council started work.

As well as taking on the work of the four previous district authorities the council became responsible for local services such as education, libraries and the children's services. These had previously been run by the Middlesex County Council, which ceased to exist on April 1 1965.

Hillingdon's purpose-built Civic Centre opened its doors to the public in 1977. The council specified the use of traditional materials such as bricks and tiles while the sloping roofs were designed by the architects to reflect the style found in many of the borough's homes.

Workforce

The council employs approximately 6,500 people, including schools' staff.

People

Hillingdon has a population of 243,006 (2000 estimate). There is a growing proportion of young people, particularly of school age children.

Around 15.7% of the borough's residents are from ethnic minority groups (mainly Indian, Pakistani, other Asian and Black Caribbean).

There is an active voluntary sector, and a wide variety of community groups, tenants' and residents' associations.

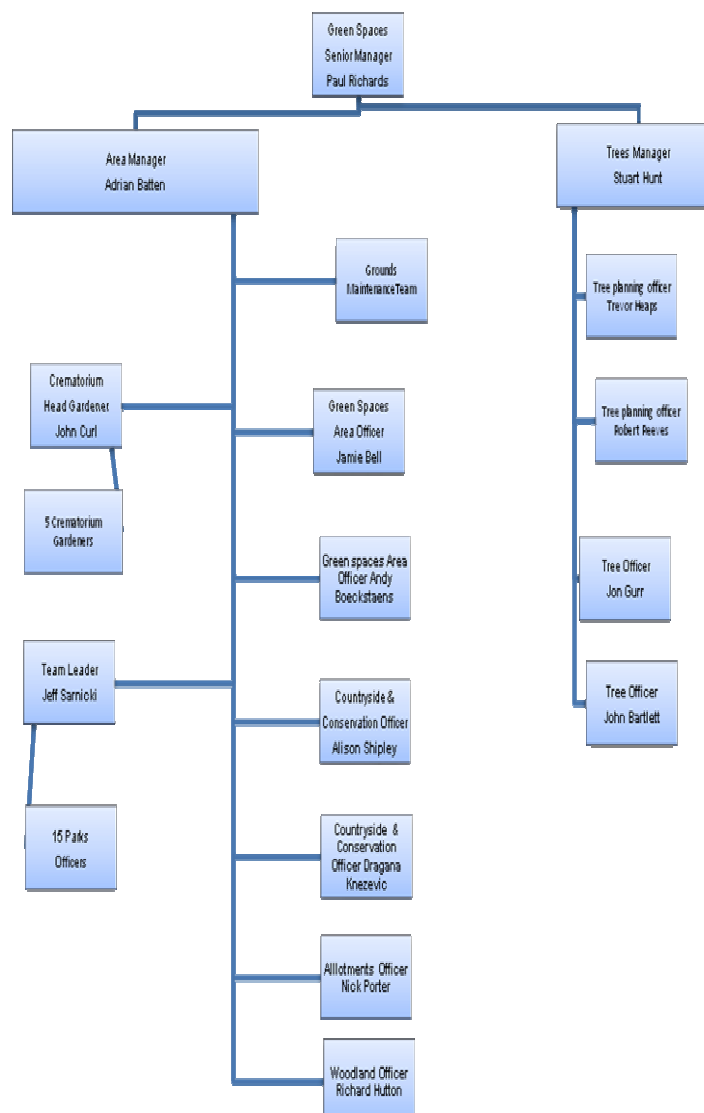
Leisure

Hillingdon is rich in wildlife and wildlife habitat including waterways, lakes, meadows and nature reserves. Ruislip Woods have been designated London's first National Nature Reserve, while nearby Ruislip Lido boasts 40 acres of water. The borough also offers a host of sporting activities, including six sports centers, many with newly refurbished gyms and four exceptional 18-hole golf courses, including a championship standard course at Stockley Park. The arts and entertainment thrive, with The Beck professional theatre in Hayes, the Compass Theatre, Ickenham, and various other venues. There is major new shopping centre, The Chimes in Uxbridge.

The Environmental and Consumer Protection Group

The Environmental and Consumer Protection Group of the London Borough of Hillingdon has the responsibility for the Environmental Development and sustainability of Hillingdon's Green Spaces. Amongst the other responsibilities it provides events and promotes outdoor activities in the Borough's Parks and Other Green Spaces. The Green Spaces Team (see Fig 1.) oversees the management and development of all public green spaces within the London Borough of Hillingdon, which also includes parks, allotments, playing fields, woodlands and other green spaces.

Figure 1. Green Spaces Team Structure



Appendix B

Summary of annual frequencies

Key	
	Period for operation
1	Number of times to perform operation

Operation	Annual Frequency	Monthly Frequency *											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Litter pick of formal areas inc grassland (prior to cutting)	16			1	2	2	2	2	2	2	2	1	
Amenity grass cutting inc. back up	16			1	2	2	2	2	2	2	2	1	
Litter pick of path edges, grass paths (prior to cutting)	11			1	2	1	2	1	2	1	1		
Path edge cutting (inc woodland)	11			1	2	1	2	1	2	1	1		
Car park grass cutting	11			1	2	1	2	2	1	1	1		
Mowing grass pathways	4			1	2	1	2	1	1	1			
Woodland coppicing	1												
Hedgerow management inc. laying	1												
Weed removal of paths and soft surfaces	1												
Litter Pick of wildlife areas	6	1		1		1		1		1		1	
Dog bin emptying	52	5	4	4	5	4	4	5	4	4	5	4	5
Graffiti check and removal	52	5	4	4	5	4	4	5	4	4	5	4	5
Safety check of playground	17	1	1	1	1	2	2	2	2	2	1	1	1
Graffiti removal	As reqd	Within 48hrs of reporting											
Rubbish bin emptying	52	Weekly											
Litter picking and collection	52	Weekly											
Visual inspection	52	Weekly											
Clearance of all fence lines	As reqd	Depends according to site variations											

* Note – exact timing may vary according to local conditions

Frequencies are for guidance only and are subject to change seasonally and according to site.

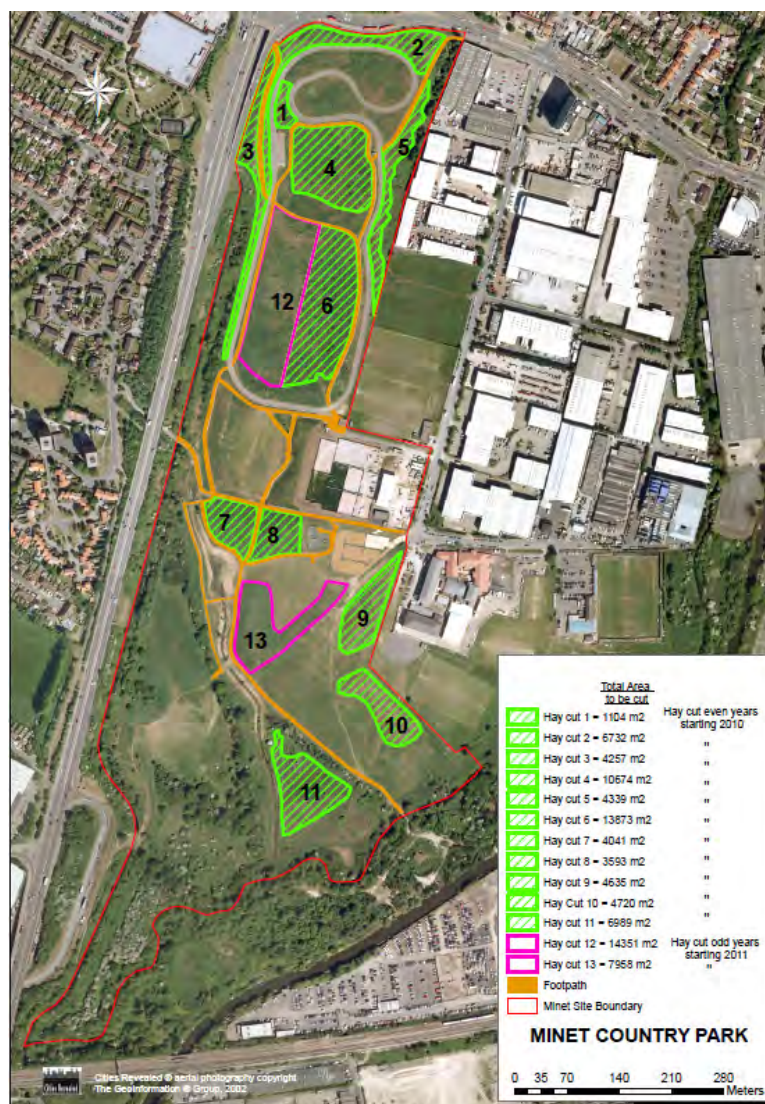
Appendix C

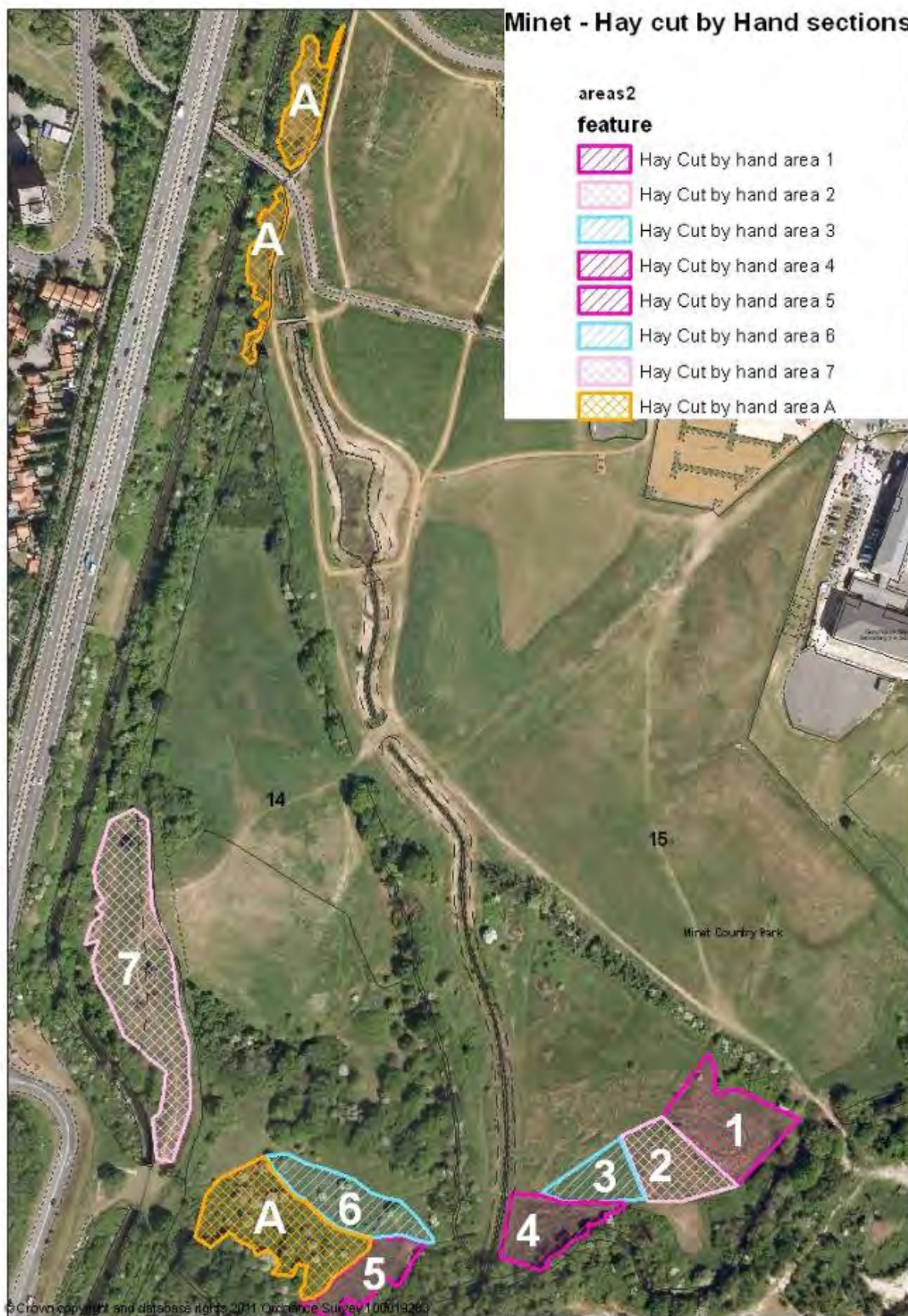
Annual Works Programme

This programme remains similar each year, and is valid for the duration covered by the plan. The MAG meeting dates change each year.

	Month											
Works to be Carried out	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Hedge planting												
Litter collection - low frequency												
Litter collection - high frequency												
Green Flag preparation												
Path edge mowing												
Mowing/spraying car park area												
Giant Hogweed spraying												
Hay cut												
Festival & prep work												
Pond clearance												
Tree planting												
Butterfly Survey												
Bird survey												
MAG meetings 2013	14 th			8th			7 th			14 th		

Appendix D Hay Cut Programme





Appendix E - Plants Species Lists

HERBS	
Scientific Name	Common Name
<i>Achillea millefolium</i>	Yarrow
<i>Achillea ptarmica</i>	Sneezewort
<i>Alliaria petiolata</i>	Garlic Mustard
<i>Anagallis arvensis</i>	Scarlet Pimpernel
<i>Anthriscus sylvestris</i>	Cow Parsley
<i>Apium nodiflorum</i>	Fool's Water-Cress
<i>Arctium minus</i>	Lesser Burdock
<i>Armoracia rusticana</i>	Horse Radish
<i>Artemisia vulgaris</i>	Mugwort
<i>Aster sp.</i>	Michaelmas Daisy
<i>Bryonia dioica</i>	White Bryony
<i>Calystegia sepium</i>	Hedge Bindweed
<i>Capsella bursa-pastoris</i>	Shepherd's Purse
<i>Cardamine hirsuta</i>	Hairy Bitter-cress
<i>Cardamine pratensis</i>	Cuckoo Flower
<i>Cardaria draba</i>	Hoary Cress
<i>Centaurea nigra</i>	Common Knapweed
<i>Cerastium fontanum</i>	Common Mouse-ear
<i>Chamerion angustifolium</i>	Rose-bay Willowherb
<i>Chenopodium album</i>	Fat Hen
<i>Cirsium arvense</i>	Creeping Thistle
<i>Cirsium vulgare</i>	Spear Thistle
<i>Convolvulus arvensis</i>	Field Bindweed
<i>Coronopus squamatus</i>	Swine-cress
<i>Corydalis sp.</i>	Corydalis
<i>Crepis capillaris</i>	Smooth Hawk's-beard
<i>Daucus carota</i>	Wild Carrot
<i>Dipsacus fullonum</i>	Teasel
<i>Elodea nuttallii</i>	Nuttall's Water-weed
<i>Epilobium hirsutum</i>	Great Willowherb
<i>Epilobium montanum</i>	Broad-leaved Willowherb
<i>Epilobium sp.</i>	Willowherb sp.
<i>Erigeron acer</i>	Blue Fleabane
<i>Eupatorium cannabinum</i>	Hemp Agrimony
<i>Fallopia japonica</i>	Japanese Knotweed
<i>Filipendula ulmaria</i>	Meadowsweet
<i>Galega officinalis</i>	Goat's Rue
<i>Galeopsis tetrahit</i>	Common Hemp Nettle
<i>Galium aparine</i>	Cleavers
<i>Geranium dissectum</i>	Cut-leaved Crane's-bill
<i>Geranium robertianum</i>	Herb Robert
<i>Heracleum mantegazzianum</i>	Giant Hogweed
<i>Heracleum sphondylium</i>	Common Hogweed

<i>Hyacinthoides non-scripta</i>	Bluebell
<i>Hypericum perforatum</i>	Perforate St. John's-Wort
<i>Hypochaeris radicata</i>	Common Cat's-ear
<i>Impatiens glandulifera</i>	Himalayan Balsam
<i>Iris pseudacorus</i>	Yellow Flag Iris
<i>Lactuca serriola</i>	Prickly Lettuce
<i>Lamium album</i>	White Dead-Nettle
<i>Lamium purpureum</i>	Red Dead-Nettle
<i>Lapsana communis</i>	Nipplewort
<i>Lathyrus pratensis</i>	Meadow Vetchling
<i>Lemna minor</i>	Common Duckweed
<i>Lemna minuta</i>	Least Duckweed
<i>Lepidium latifolium</i>	Dittander
<i>Leontodon autumnalis</i>	Autumn Hawkbit
<i>Leontodon hispidus</i>	Rough Hawkbit
<i>Leucanthemum vulgare</i>	Ox-eye Daisy
<i>Linaria vulgaris</i>	Toadflax
<i>Lychnis flos-cuculi</i>	Ragged Robin
<i>Malva sylvestris</i>	Common Mallow
<i>Matricaria matricarioides</i>	Pineapple-weed
<i>Medicago lupulina</i>	Black Medick
<i>Melilotus officinalis</i>	Ribbed Melilot
<i>Mentha aquatica</i>	Water Mint
<i>Mercurialis perennis</i>	Dog's Mercury
<i>Myosotis sp.</i>	Forget-me-not
<i>Odontites verna</i>	Red Bartsia
<i>Oenothera sp.</i>	Evening Primrose
<i>Lotus corniculatus</i>	Bird's-foot Trefoil
<i>Lotus pedunculatus</i>	Greater Bird's-foot Trefoil
<i>Picris echioides</i>	Bristly Ox-tongue
<i>Pilosella aurantiacum</i>	Orange Hawkweed
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Plantago major</i>	Greater Plantain
<i>Poa annua</i>	Annual Meadow-grass
<i>Poa trivialis</i>	Rough Meadow-grass
<i>Polygonum amphibium</i>	Amphibious Bistort
<i>Polygonum aviculare</i>	Knotgrass
<i>Polygonum persicaria</i>	Redshank
<i>Potamogeton pectinatus</i>	Fennel Pondweed
<i>Potentilla reptans</i>	Creeping Cinquefoil
<i>Primula vulgaris</i>	Primrose
<i>Pulicaria dysenterica</i>	Fleabane
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Ranunculus ficaria</i>	Lesser Celandine
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Raphanus raphanistrum</i>	Wild Radish
<i>Reseda luteola</i>	Weld
<i>Rumex acetosa</i>	Common Sorrel

<i>Rumex conglomeratus</i>	Clustered Dock
<i>Rumex obtusifolius</i>	Broad-leaved Dock
<i>Rumex sanguineus</i>	Wood Dock
<i>Senecio erucifolius</i>	Hoary Ragwort
<i>Senecio jacobaea</i>	Common Ragwort
<i>Silene silaus</i>	Pepper Saxifrage
<i>Silene alba</i>	White Campion
<i>Silene dioica</i>	Red Campion
<i>Solanum dulcamara</i>	Bittersweet
<i>Sonchus asper</i>	Prickly Sow-Thistle
<i>Sonchus oleraceus</i>	Smooth Sow-Thistle
<i>Sparganium erectum</i>	Branched Bur-reed
<i>Stellaria graminea</i>	Lesser Stitchwort
<i>Sisymbrium officinale</i>	Hedge Mustard
<i>Tanacetum vulgare</i>	Tansy
<i>Taraxacum sp.</i>	Dandelion
<i>Trifolium campestre</i>	Hop Trefoil
<i>Trifolium dubium</i>	Lesser Trefoil
<i>Trifolium pratense</i>	Red Clover
<i>Trifolium repens</i>	White Clover
<i>Tripleurospermum inodorum</i>	Scentless Mayweed
<i>Tussilago farfara</i>	Colt's-foot
<i>Typha latifolia</i>	Common Reedmace
<i>Urtica dioica</i>	Nettle
<i>Veronica montana</i>	Wood Speedwell
<i>Veronica persica</i>	Common Field Speedwell
<i>Vicia cracca</i>	Tufted Vetch
<i>Vicia hirsuta</i>	Hairy Tare
<i>Vicia sativa</i>	Common Vetch
<i>Vicia tetrasperma</i>	Smooth Tare
<i>Vinca sp.</i>	Periwinkle
<i>Viola odorata</i>	Sweet Violet

GRASSES, SEDGES AND RUSHES	
Scientific Name	Common Name
<i>Agrostis capillaris</i>	Common Bent
<i>Agrostis stolonifera</i>	Creeping Bent
<i>Alopecurus geniculatus</i>	Marsh Foxtail
<i>Alopecurus pratensis</i>	Meadow Foxtail
<i>Arrhenatherum elatius</i>	False Oat-grass
<i>Carex otrubae</i>	False Fox Sedge
<i>Dactylis glomerata</i>	Cock's-foot
<i>Deschampsia cespitosa</i>	Tufted Hair-grass
<i>Elytrigia repens</i>	Couch Grass
<i>Festuca arundinacea</i>	Tall Fescue
<i>Festuca rubra</i>	Red Fescue

<i>Glyceria fluitans</i>	Floating Sweet-grass
<i>Holcus lanatus</i>	Yorkshire Fog
<i>Hordeum murinum</i>	Wall Barley
<i>Juncus bufonius</i>	Toad Rush
<i>Juncus conglomeratus</i>	Compact Rush
<i>Juncus effusus</i>	Soft Rush
<i>Juncus inflexus</i>	Hard Rush
<i>Lolium perenne</i>	Perennial Rye-grass
<i>Phalaris arundinacea</i>	Reed Canary-grass
<i>Phleum pratense</i>	Timothy
<i>Poa annua</i>	Annual Meadow-grass

FERNS

Scientific Name	Common Name
<i>Dryopteris filix-mas</i>	Male Fern

TREES AND SHRUBS

Scientific Name	Common Name
<i>Acer campestre</i>	Field Maple
<i>Betula pendula</i>	Silver Birch
<i>Buddleja davidii</i>	Buddleia
<i>Crataegus monogyna</i>	Hawthorn
<i>Cupressocyparis leylandii</i>	Leyland Cypress
<i>Cytisus scoparius</i>	Broom
<i>Fraxinus excelsior</i>	Ash
<i>Hedera helix</i>	Ivy
<i>Ilex aquifolium</i>	Holly
<i>Populus nigra var. italica</i>	Lombardy Poplar
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	Pedunculate Oak
<i>Rosa canina</i>	Dog Rose
<i>Rubus fruticosus</i>	Bramble
<i>Salix alba</i>	White Willow
<i>Salix caprea</i>	Goat Willow
<i>Salix cinerea</i>	Grey Willow
<i>Salix fragilis</i>	Crack Willow
<i>Sambucus nigra</i>	Elder
<i>Sorbus aucuparia</i>	Rowan
<i>Sorbus sp.</i>	Whitebeam
<i>Ulmus procera</i>	English Elm

Species Lists at Minet – Collated by A Rocha Living Waterways

Mammals

Species	Priority London BAP?
Fox	
American Mink	
Rabbit	
Weasel	
Grey Squirrel	
Common Pipistrelle Bat	P
Soprano Pipistrelle Bat	P
Whiskered/Brandt's Bat	P
Noctule Bat	P
Daubenton's Bat	P
Common Shrew	
Bank Vole	
Short-tailed Field Vole	
Wood Mouse	
Brown Rat	
Muntjac Deer	

Herptiles

Species	Records	Priority London BAP species?
Grass Snake	3 records 1999-2003	P
Terrapin sp.	16/5/02 -1 in canal	
Common Frog	Present in ponds at north end of Country Park, and also in the central channel and ponds.	P
Smooth Newt	Seen in good numbers in central channel and ponds at north of Park.	

Birds

BoCC Red-listed Species (19 species)
species)

BoCC Amber-listed Species (49

Species	BoCC	Priority BAP?	Species	BoCC	Priority BAP?
Lapwing	Red	P	Little Grebe	Amber	
Herring Gull	Red	P	Little Egret	Amber	
Turtle Dove	Red	P	Whooper Swan	Amber	
Cuckoo	Red	P	Greylag Goose	Amber	
Lesser Spotted Woodpecker	Red		Barnacle Goose	Amber	
Wryneck	Red		Teal	Amber	
Skylark	Red		Mallard	Amber	
Tree Pipit	Red	P	Gadwall	Amber	
Yellow Wagtail	Red		Shoveler	Amber	
Ring Ouzel	Red		Tufted Duck	Amber	
Fieldfare	Red		Honey Buzzard	Amber	
Song Thrush	Red	P	Red Kite	Amber	
Redwing	Red		Kestrel	Amber	
Grasshopper Warbler	Red	P	Merlin	Amber	
Spotted Flycatcher	Red	P	Jack Snipe	Amber	
Starling	Red	P	Snipe	Amber	
House Sparrow	Red	P	Woodcock	Amber	
Linnet	Red	P	Redshank	Amber	
Lesser Redpoll	Red	P	Common Sandpiper	Amber	
Bittern	Red		Green Sandpiper	Amber	
			Black-headed Gull	Amber	
			Common Gull	Amber	
			Lesser Black-backed Gull	Amber	
			Yellow-legged Gull	Amber	
			Great Black-backed Gull	Amber	
			Common Tern	Amber	
			Stock Dove	Amber	
			Barn Owl	Amber	
			Swift	Amber	
			Kingfisher	Amber	
			Green Woodpecker	Amber	
			Sand Martin	Amber	P
			Swallow	Amber	
			House Martin	Amber	
			Meadow Pipit	Amber	
			Grey Wagtail	Amber	
			Dunnock	Amber	P
			Nightingale	Amber	
			Black Redstart	Amber	P
			Common Redstart	Amber	
			Whinchat	Amber	
			Wheatear	Amber	
			Mistle Thrush	Amber	
			Dartford Warbler	Amber	
			Whitethroat	Amber	
			Willow Warbler	Amber	
			Pied Flycatcher	Amber	
			Bullfinch	Amber	P
			Reed Bunting	Amber	P

Butterflies

Species	Priority London BAP?
Small Skipper	
Essex Skipper	
Large Skipper	
Small White	
Green-veined White	
Large White	
Marbled White	
Orange-tip	
Brimstone	
Clouded Yellow	
Common Blue	
Holly Blue	
Small Copper	
Purple Hairstreak	
Meadow Brown	
Gatekeeper	
Comma	
Small Heath	P
Peacock	
Small Tortoiseshell	
Red Admiral	
Painted Lady	
Speckled Wood	
Ringlet	

Odonata

Species	Notes	London BAP?
Damselflies		
Azure Damselfly	Common in suitable habitat	
Banded Demoiselle	Good numbers usually seen around the bridge over Yeading Brook	
Emerald Damselfly	Several seen over large pond on central channel in 1999 (CC). No records since.	BAP
Large Red Damselfly	First record May 2009.	
Common Blue Damselfly	Common in suitable habitat	
Blue Tailed Damselfly	Common in suitable habitat	
Dragonflies		
Emperor Dragonfly	Regular along central channel	
Migrant Hawker	recorded from central channel and pond 1999	
Brown Hawker	Several records most years.	
Black Tailed Skimmer	1 seen in 1999, several in 2003 (central channel)	
Broad-bodied Chaser	Good numbers present most years in central channel and occasionally in ponds at north of Park	
Ruddy Darter	Both common and ruddy darter apparently common, with Ruddy possibly slightly commoner.	BAP
Common Darter	Both common and ruddy darter apparently common, with Ruddy possibly slightly commoner.	
Four-Spotted Chaser	First record, June 2009. Seen over brackish water in main pond.	

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
1035		<i>Acleris berganniana</i>							y	1
1331		<i>Acentria ephemerella</i>					y			
937		<i>Agapeta hamana</i>					y		y	
		<i>Agapeta zoeopeta</i>								1
1032		<i>Aleimma Loefflingiana</i>							y	
2306	Angle Shades	<i>Phlogophora meticulosa</i>			1	y				
		<i>Aphomia sociella</i>		1						
1093		<i>Apotomis betuletana</i>					y			
	Barred Straw	<i>Eulithis pyraliata</i>		widespread						
	Beautiful China-mark						1			
	Blood-vein	<i>Timandra comae</i>	BAP							
	Blue-bordered Carpet	<i>Plemyria rubiginata</i>			1					
1839	Bordered Pug	<i>Eupithecia succenturiata</i>					y			
	Bramble Shoot-borer				1					
2160	Bright-line Brown-eye	<i>Lacanobia oleracea</i>		1	1	y				
1906	Brimstone Moth	<i>Opisthograptis luteolata</i>		1	2	y	y		y	
2164	Broad-barred White	<i>Hecatera bicolorata</i>				y				
2110	Broad-bd Yellow Underwing	<i>Noctua fimbriata</i>					y			
	Buff Arches	<i>Habrosyne pyritoides</i>			5+					
2061	Buff Ermine	<i>Spilosoma luteum</i>	BAP			y				
2463	Burnet Companion			1	2				y	
	Burnished Brass	<i>Diachrysia chrysitis</i>		1						
658		<i>Carcina quercana</i>					y			
	Centre-barred Sallow		BAP				1			
		<i>Chrysosteuchia culmella</i>		several						
	Cinnabar		BAP	1						
2193	Clay	<i>Mythimna ferrago</i>					y			
2341	Cloaked Minor	<i>Mesoligia furuncula</i>					y		y	
1958	Clouded Silver				2				y	
1738	Common Carpet	<i>Lomographa temerata</i>					y		y	
	Common Emerald	<i>Hemithea aestivaria</i>			2					
2050	Common Footman						y			
1764	Common Marbled Carpet								y	
	Common Rustic sp.						y			

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
17	Common Swift	<i>Hepialus lupulinus</i>			6+	y			y	
2199	Common Wainscot				2				y	
	Common White Wave									
	Copper Underwing sp.						y			
1301		<i>Crambus Lathoniellus</i>							y	
1693	Cream Wave	<i>Scopula floslactata</i>				y				
	Cream-bordered Green Pea									1
2321	Dark Arches				3		y			
	Deep Brown Dart		BAP				2			
	Dusky Brocade		BAP		4					
1174		<i>Epiblema cynobatella</i>							y	
	Elephant Hawkmoth				2					
	Figure-of-Eighty				1					
	Flame				1					
2102	Flame Shoulder	<i>Ochropleura plecta</i>			4	y	y		y	
	Flounced Rustic						1			
	Ghost		BAP		3					
1776	Green Carpet								y	
	Green Oak Tortrix				1					
1860	Green Pug				3+				y	
2089	Heart and Dart	<i>Agrotis exclamationis</i>		1	5	y				
	Hummingbird Hawkmoth				1					
	Ingrailed Clay				1					
2289	Knot Grass		BAP				y			
	Knot Grass (caterpillar)			1						
	Lackey moth (caterpillars)		BAP							y
2107	Large Yellow Underwing				2+		4		y	
	Least Carpet			1						
2112	Least Yellow Underwing						y			
2111	Lesser B-bd Y Underwing						y			
2109	Lesser Yellow Underwing						y			
	Light Arches				1					
	Light Brown Apple Moth						2			
1961	Light Emerald								y	
	Lime Hawkmoth				1					

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
1825	Lime-speck Pug	<i>Eupithecia centaureata</i>				y	y			
	Marbled Beauty			1						
2410	Marbled White-Spot								y	
2340	Middle-barred Minor				2		y		y	
	Mother Shipton (day-time flying moth)									y
	Mottled Beauty				2					
	Mottled Rustic		BAP		1					
	Narrow-Bordered Five-Spot Burnet			1	1					
	Oak Hook-tip		BAP				1			
	Oligia sp.						y			
	Orange Sallow						1			
	Orange Swift			17			1			
	Pale Mottled Willow				2		1			
2011	Pale Prominent	<i>Pterostoma palpina</i>				y			y	
1931	Peppered Moth	<i>Biston betularia</i>				y				
970		<i>Pandemis Cerasana</i>							y	
1378		<i>Phlyctaenia coronata</i>					y			
1405		<i>Pleuroptya ruralis</i>					y			
1713	Riband Wave				2				y	
2342	Rosy Minor								y	
2064	Ruby Tiger						y			
1808	Sandy Carpet								y	
2126	Setaceous Hebrew Character	<i>Xestia c-nigrum</i>			6+	y	3			
1732	Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>	BAP	many		y	y			
2205	Shoulder-striped Wainscot	<i>Mythimna comma</i>	BAP		1	y				
2077	Short-Cloaked Moth								y	
	Shuttle-shaped Dart				1		1			
	Silver Ground Carpet									
2441	Silver Y	<i>Autographa gamma</i>			3	y	y			y
1727	Silver-ground Carpet	<i>Xanthorhoe montanata</i>				y				
	Six-spot Burnet									
	Small Magpie				1					
1882	Small Seraphim								y	
	Smoky Wainscot			11+	2		3			
2134	Square-spot Rustic	<i>Xestia xanthographa</i>		1		y	11			

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
2474	Straw Dot	<i>Rivula sericealis</i>			6+	y	y		y	
	Straw Underwing	<i>Thalpophila matura</i>		1						
1439		<i>Trachycera advenella</i>					y			
2339	Tawny Marbled Minor				1				y	
	Tree Lichen Beauty									1
	The Miller				1					
	Thistle Ermine				2					
1033		<i>Tortrix Viridana</i>							y	
1392		<i>Udea Olivalis</i>							y	
	Vapourer Moth (caterpillar)				1					
	Vestal				1					
2384	Vine's Rustic				1		y			
	Water Veneer				1		1			
1936	Waved Umber								y	
	White Ermine		BAP		1					
1937	Willow Beauty	<i>Peribatodes rhomboidaria</i>				y	y		y	
1742	Yellow Shell			3			y			y
	<i>y = species present, no count made</i>									

Other Invertebrates

Orthoptera

<i>Latin name</i>	English name	BAP Species?	UK Scarce
<i>Metrioptera roeseli</i>	Roesel's Bush-cricket	BAP	Nb
<i>Conocephalus discolor</i>	Long-winged Conehead	BAP	Na
	Meadow Grasshopper		
	Lesser Marsh Grasshopper		
	Slender Groundhopper		
<i>Cercopis vulnerata</i>	A Frog hopper		

Coleoptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by
<i>Propylea 14 punctata</i>	14 spot ladybird	2	TQ 109 798	R.A.Winnall	R.A.Winnall
<i>Coccinella 7-punctata</i>	7 spot Ladybird	1	TQ 108 800	R.A.Winnall	R.A.Winnall

Diptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Episyrphus balteatus</i>	a hoverfly	1	TQ 108 800	R.A.Winnall	R.A.Winnall	on Hemlock
<i>Panorpa sp.</i>	a Scorpion Fly	several	TQ 108 800	R.A.Winnall	R.A.Winnall	
<i>Chrysotoxum cautum</i>	a hoverfly	1	TQ 108 800	R.A.Winnall	R.A.Winnall	nectaring on Hemlock
<i>Myathropa florea</i>	a hoverfly	several	TQ 108 800	R.A.Winnall	R.A.Winnall	nectaring on Hemlock
<i>Cheilosia illustrata</i>	a hoverfly	1	TQ 108 800	R.A.Winnall	R.A.Winnall	nectaring on Hemlock
<i>Helophilus pendulus</i>	a hoverfly	1	TQ 109 798	R.A.Winnall	R.A.Winnall	larvae live in stagnant water or wet mud
<i>Ptychoptera contaminata</i>	a ptychopterid fly	1	TQ 109 800	R.A.Winnall	Mick Blythe	common waterside fly

Hemiptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Coreus marginatus</i>	Dock Bug		TQ 109 798	R.A.Winnall	R.A.Winnall	several males and females on bramble

Homoptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Cercopis vulnerata</i>	Frog Hopper	several	TQ 109 798	R.A.Winnall	R.A.Winnall	

Hymenoptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Biorhiza pallida</i>	gall on oak	several	TQ 109 798	R.A.Winnall	R.A.Winnall	
<i>Bombus pascuorum</i>	a bumble bee	several	TQ 109 798	R.A.Winnall	R.A.Winnall	
<i>Lasius niger</i>	an ant		TQ 109 800	R.A.Winnall	R.A.Winnall	on sandy bank

Aquatic Invertebrates

A scavenger beetle	<i>Anacaena limbata</i>
A scavenger beetle	<i>Anacaena lutescens</i>
A scavenger beetle	<i>Berosus signaticollis</i>
A scavenger beetle	<i>Cercyon tristis</i>
Pond Olive	<i>Cloeon dipterum</i>
A diving beetle	<i>Colymbetes fuscus</i>
A lesser water boatman	<i>Cymatia coleoptrata</i>
A pond skater	<i>Gerris odontogaster</i>
A pond skater	<i>Gerris thoracicus</i>
Horse Leech	<i>Haemopsis sanguisuga</i>
A scavenger beetle	<i>Helochares lividus</i>
A scavenger beetle	<i>Helophorus aequalis</i>
A scavenger beetle	<i>Helophorus brevipalpis</i>
A scavenger beetle	<i>Helophorus flavipes</i>
A scavenger beetle	<i>Helophorus longitarsis</i>
A scavenger beetle	<i>Helophorus minutus</i>
A scavenger beetle	<i>Hydrobius fuscipes</i>
A diving beetle	<i>Hydroglyphus geminus</i>
A diving beetle	<i>Hydroporus planus</i>
A diving beetle	<i>Hygrotus confluens</i>
A diving beetle	<i>Hygrotus impressopunctatus</i>
A diving beetle	<i>Hygrotus inaequalis</i>
A diving beetle	<i>Laccophilus minutus</i>
A caddis fly	<i>Limnephilus affinis/incisus</i>
A caddis fly	<i>Limnephilus auricula</i>
A caddis fly	<i>Limnephilus flavicornis</i>
Cinnamon Sedge	<i>Limnephilus lunatus</i>
A caddis fly	<i>Limnephilus stigma</i>
A caddis fly	<i>Limnephilus vittatus</i>
Wandering Snail	<i>Lymnaea peregra</i>
A greater water boatman	<i>Notonecta glauca</i>
A greater water boatman	<i>Notonecta marmorea</i>
A scavenger beetle	<i>Ochthebius minimus</i>
A snail	<i>Physa acuta</i>
Lesser Backswimmer	<i>Plea leachi</i>
A lesser water boatman	<i>Sigara distincta</i>
A leech	<i>Theromyzon tessulatum</i>

Appendix F

Site Marketing Analysis and Plan

Minet Country Park is situated very near to the A312, thereby providing easy access to the A40 M4 and M25.

Minet is a relatively large local country park with special wildlife and sporting facilities, for the pursuit of enjoyment of residents and visitors.

The country park provides the opportunity for a range of physical activities from passive recreation to more active recreation such as cycling.

Marketing Methods to Help Enhance Appreciation and Appropriate use of the Site

- Regular liaison with interested parties re issues affecting Minet.
- Use of welcoming informative interpretation boards at key points on the site to promote the special interests of the site to regular and occasional users.
- Develop contact with residents over the age of 65 to promote Minet and ensure feedback can be obtained from potentially less mobile users.
- Promote Green Flag standards to users and neighbours to help raise the profile and understanding of Minet.
- Encourage articles to be written and published about Minet – Green Spaces web page, Hillingdon People, other publications, as opportunities arise.
- Ensure that the borough's Green Spaces leaflet is kept up to date and available to the public at libraries and on the Green Spaces web page.
- Encourage local schools to do projects relating to Minet to aid understanding and appreciation and awareness locally.

An annual survey of users will continue to be carried out to compare the profile of users with that of ward residents and to learn more about users' interests and expectations of Minet. This information will feed into discussions with the interested parties and the management plan reviewing process.

Appendix G

Council Plan: Commitment to Green Flag Awards

LBH's commitment to achieving many Green Flag sites is reinforced in the Council Plan 2007-2010



A CLEAN AND ATTRACTIVE BOROUGH WHERE THE ENVIRONMENT IS PROTECTED, TRANSPORT LINKS IMPROVED AND OUR HERITAGE PRESERVED



We are proud that Hillingdon is a clean, green borough, characteristics that our residents value highly, and our aim is to enhance and improve our environment and the services that contribute to the quality of our area.

We are proud of the fact that we have many beautiful and award-winning parks and open spaces – some of the best in London. This year we doubled the number of green flags awarded to our parks – these are given to the most excellent parks and open spaces – and next year our ambition is to secure further awards, becoming the London borough with the most 'Green Flag' parks.

Appendix H - Events and Marketing Materials

All the Minet events are listed in the events for Lake Farm, Minet and Cranford Country parks, which can be found on the council's website:

<http://www.hillingdon.gov.uk/media.jsp?mediaid=24873&filetype=pdf>

Hillingdon Cycle Circuit events can be found on the following web page:

<http://www.hillingdoncyclecircuit.org.uk/>

Green Spaces events
January to June
2013



 
www.hillingdon.gov.uk/greenspaces

Volunteer activities

We regularly hold practical volunteer sessions which are aimed at anyone wishing to help out, where we carry out various tasks such as, vegetation clearance, tree planting, pond clearance, litter picking and much, much more! These tasks will vary throughout the year depending on the season. No experience is required. Please wear old clothes and bring a packed lunch and a waterproof jacket. All tools and gloves are provided. Some wellington boots can be provided.

Cranford Park Volunteers
Second Thursday of every month, 10am to 1pm
10 January, 14 February, 14 March, 11 April, 9 May and 13 June
Meet at Cranford Park Information Centre.
Contact: ashipley@hillington.gov.uk

Minet Country Park Volunteers
Last Friday of every month, 10.30am to 2.30pm
25 January, 22 February, 26 April, 31 May, and 28 June.
Meet at Minet Lodge Visitor Centre
Come and help with practical work.
Contact: ashipley@hillington.gov.uk

7

Minet Country Park: Out of Africa and Over Here! [for primary aged children]

Wednesday 20 February, 10am to 1pm.

Come along and be briefed on the epic migration journeys some of our birds make back to Minet in the Spring. This will be a hands on practical experience as we discover the perils that can happen on the journey of that most loved bird the swallow. Also if our bird ringers have a good morning then there could be real opportunities to see and discuss the latest mark and capture techniques to help track their journey.

For more information please contact David Melville at A Rocha Living Waterways on 0208 5745935 or email david.melville@arocha.org.uk

Minet Country Park: Feed the Birds!

Thursday 21 Feb, 10.30am to 12.30pm. Booking essential

Come and join Herts and Middlesex Wildlife Trust for some fun bird related craft activities and learn how you can help the birds in your garden at this time of year. Try making your own bird feeders and nest material balls to help the birds in the busy run up to Spring!

To book your place contact Jennifer Gilbert on 07909 914962 or email wildlifetrust@hillington.gov.uk.

Minet Country Park: Easter Sunrise Morning!

Sunday 31 March 2013, 6.30am to 8am

Easter Sunrise Service and simple breakfast

Everyone is welcome to join us for this Christian celebration of Easter Day with churches in Hayes and Southall. A short, informal, outdoor service led by a local minister, is followed by hot drinks and breakfast at Minet Lodge Visitor Centre. Come to the main entrance in Springfield Road and stewards will direct you. Booking is not required. Wheelchair users are very welcome.

For more information for the Community Clean Up and the Easter Sunrise Morning at Minet Country Park please contact:

Kailean at the A Rocha UK office on:
020 8574 5935 or 07747551651 or
email: kailean.khongsai@arocha.org



Healthy Walks

Minet Country Park

Springfield Road, Hayes, UB4 0LL

Every 1st Wednesday of the month

Meet at Minet Lodge Visitor Centre at 10.30am

Healthy walks are led walks, which means sharing motivation, safety in a group and a great social opportunity open to everyone. Walking is a great way to keep physically active and can make a difference to the quality of your life.

Walking can increase confidence, stamina and vitality, and is a way of meeting people.

For more information , please contact Alison Shipley on:

01895 250647

All the family are welcome, children under 16 must be accompanied by an adult. No dogs except guide/assistance dogs allowed.



Healthy Walks is a project run in partnership between London Borough of Hillingdon's Health Promotion Service and Green Spaces Team.



HILLINGDON
LONDON

www.hillingdon.gov.uk

Minet Countryside Fair 2012



The poster features a vibrant background image of a woman and a young boy holding a small goat in a field of wildflowers. In the background, a large brick building is visible through the trees. The title 'Minet Countryside Fair' is written in large, stylized letters with a grass texture. A circular callout on the left says 'Find us next to the Hillingdon Cycle Circuit'. A green box on the right contains the date, time, location, and a list of activities. A 'FREE EVENT' badge is in the bottom left. Logos for Hillingdon London and A Rocha are at the bottom, along with the website URL.

Minet Countryside Fair

Find us next to the Hillingdon Cycle Circuit

Saturday 16 June
12noon to 4pm
Minet Country Park,
Springfield Road, Hayes

- Celtic Chris (as seen on TV)
- Miller's Ark Animals
- Community Cycle Ride
- Forest foods
- Green organisations
- Bush crafts
- Beekeeper
- Froglife
- Creative space
- Art activities
- Face painting
- Guided walks
- Refreshments

FREE EVENT


HILLINGDON
LONDON

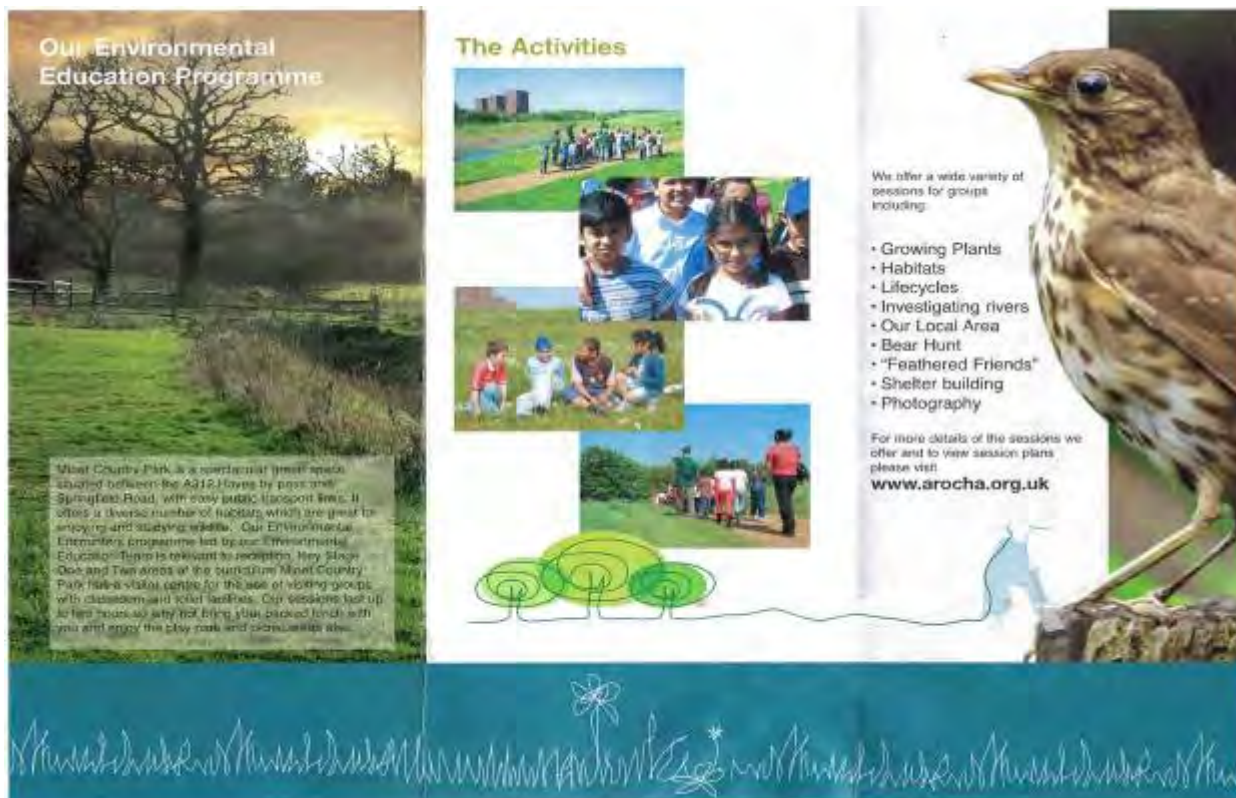

A ROCHA
Living Christianity

www.hillingdon.gov.uk

11225 Minet Countryside Fair 2012 A5 flyer.indd 1 06/06/2012 12:34



A Rocha Living Waterways - Education Leaflet



Appendix I

MAG Constitution

MINET COUNTRY PARK MANAGEMENT ADVISORY GROUP

CONSTITUTION

First Edition 2008

1. Definitions

The name of the Management Advisory Group (MAG) shall be the Minet MAG.

The '*Officer in Charge*' shall be the designated member of staff appointed by the Council to liaise with the Minet MAG.

2. Purpose

To advise the council in the development and management of Minet and the preservation and development of its ecological and social quality to ensure continued use by the public for leisure and recreational pursuits.

3. Objectives

To provide a forum for new ideas and proposed developments.

To receive reports from the Officer in Charge and to review progress.

To assist in fund raising towards resources or projects complementary to those provided through designated Council budgets.

To provide additional reports and information as reasonably requested by the Council via the Cabinet Lead – Environment.

To encourage MAG members to undertake training events organised to enhance their ability to contribute effectively to the MAG and to the Green Spaces Team.

To ensure the MAG's actions are consistent with:

3.9.1 The aims of the Green Spaces team in managing Minet Country Park;

3.9.2 The need to empower local residents through involving them in the decision making process;

3.9.4 The need to encourage equal opportunities for all users and seek to ensure access to all residents and visitors regardless of age, disability, race, ethnic origin, creed, sex or sexual orientation; and,

3.9.3 The policies and procedures of the Council.

4. Membership

The MAG shall consist of:

Three representatives appointed by the Council via the Cabinet Lead – Environment.

A representative of each of the following organisations:

- A Rocha Living Waterways
- Friends of Minet
- GOALS
- Avondale Tenants & Residents Association
- Minet Infants & Junior School
- Guru Nanak Sikh Secondary School V.A
- Hillingdon Slipstreamers
- Hillingdon Cycle Circuit Users Group
- Hayes & Yeading United Football Club
- Hayes & Harlington Local History Society
- Hillingdon Natural History Society
- Middlesex AA/Thames Valley Harriers
- London Wildlife Trust

A maximum of five co-opted members.

Elected members of the MAG shall be appointed for up to four years ending on the 31st May in the year of election of the council. Members shall remain in office until the appointment of their successors.

The member organisations listed in 4.1.2 above shall be permitted to change their nominated representatives from time to time.

Representatives of organisations and co-opted members shall be voting members of the MAG unless this right is waived by writing to the secretary.

The Officer in Charge and any other staff representatives shall be non-voting members of the MAG.

The MAG may invite additional advisors to attend meetings as appropriate. Advisors shall attend in a non-voting capacity.

The MAG may appoint working groups for special purposes to report back to the MAG.

An individual member of organisation may resign membership at any time by giving notice in writing to the Secretary. The resignation shall take effect on receipt of such notice and shall be reported to the next meeting of the MAG.

The MAG may agree to terminate or suspend individual or organisational membership for good reason provided the issue is discussed at a full meeting. There will be a right of appeal to the Council via the Cabinet Lead – Environment.

Membership may be terminated upon failure to attend three consecutive meetings.

5. Annual General Meetings and Special General Meeting

There shall be an Annual General Meeting (AGM) in May each year.

Honorary officers of the MAG, consisting of Chairman, Vice-Chairman and Secretary, shall be appointed at the AGM. Only voting members shall be eligible to be elected as honorary officers.

The AGM shall receive the annual report, reports from the Chairman, Officer in Charge and others as appropriate.

The dates of the meetings of the MAG shall be decided at the AGM.

The AGM shall be held in public.

A special General Meeting (SGM) may be called at the discretion of the Chairman at any time or upon receipt of a written request to do so signed by at least three voting members. The written request must include a clear statement of the reason for the request. The secretary shall give members at least 10 working days notice of a SGM stating the matters to be considered and for no other purpose.

6. Meetings

A minimum of three meetings of the MAG shall be held each year apart from the AGM and any SGM

Observers shall be welcome at MAG meetings.

7. Conduct of Meetings

No formal business shall be transacted at any meeting of the MAG unless a minimum of 30% of voting members, are present (quorum). If there is no quorum, the meeting may continue but decisions must be deferred until a later meeting.

In the event that no quorum is present at any meeting, the meeting shall stand adjourned and reconvened 14 days later. Those voting members present at that meeting shall be deemed to form a quorum.

The order of business at every meeting shall be:

To choose a person to preside if the Chairman and Vice-Chairman are absent;

To agree the minutes of the previous meeting which shall be signed by the person presiding;

To receive reports;

To consider items raised on the Agenda; and,

To consider any other business accepted by the Chairman.

Reports to be received by each MAG meeting as follows:

Requests from user groups for changes or improvements to facilities or activities provided at Minet Country Park;

Views from local residents' associations;

A list of public events scheduled to occur in Minet Country Park in the following quarter; and,

Any other written reports requested from the Officer in Charge, members of the MAG or third parties.

All matters requiring a decision shall have a proposer and a seconder and be decided by a simple majority of those present and entitled to vote. Individual members shall have one vote. In the case of a tie, the Chairman shall have a second casting vote.

Reminder notices of each MAG meeting and copies of all written reports for consideration at the meeting shall be given to all members within ten working days notice.

The Agenda shall be displayed on a notice board at Minet Country Park at least ten working days prior to any meeting.

Minutes shall be kept of the attendance, proceedings and resolutions of the MAG and be available for inspection. The signed minutes shall be displayed on a notice board at Minet Country Park, but excluding any references of a confidential nature.

The signed minutes shall be circulated to the Green Spaces Team at the Civic Centre.

8. Constitution

Changes to this constitution may only be proposed at an AGM and subject to the approval of the Council via the Cabinet Lead – Environment.

All matters requiring interpretation of this Constitution shall be referred to the Head of Service.

9. Winding UP

Any proposal to wind up the MAG shall be subject to a vote at an AGM or SGM called for that purpose. At least 60% of voting members must be in support of the motion.

The Council, through the Cabinet Lead – Environment, shall be empowered to wind up the MAG at its discretion.

Plot	Type	Status	Area	Category
20A	Exchange Land	Required	10237	E
20J	Exchange Land	Optional	206	F
31	Exchange Land	Required	13495	D
10	Open Space	Undisputed	611	A
10B	Open Space	No longer disputed	60	A
10C	Open Space	Undisputed	88	A
10D	Open Space	Disputed	8	B
10E	Open Space	Disputed	67	B
20F	Open Space	Undisputed	161	C
3	Open Space	Undisputed	8473	A
3A	Open Space	No longer disputed	3072	A
3D	Open Space	Disputed	506	B
8A	Open Space	No longer disputed	8616	A
8B	Open Space	Disputed	445	B
9	Open Space	Undisputed	707	A
9A	Open Space	Undisputed	161	A

Probable Open Space			Exchange Land (all cases)		
3A	3072	A, i.e., No longer disputed Open Space	31	13495	D, i.e., Required Exchange Land
10B	60	A, i.e., No longer disputed Open Space	20A	10237	E, i.e., Required Exchange Land
8A	8616	A, i.e., No longer disputed Open Space	20J	206	F, i.e., Optional Exchange Land
3	8473	A, i.e., Undisputed Open Space		23938	
10	611	A, i.e., Undisputed Open Space			
10C	88	A, i.e., Undisputed Open Space			
9	707	A, i.e., Undisputed Open Space			
9A	161	A, i.e., Undisputed Open Space			
20F	161	C, i.e., Undisputed Open Space			
21949			Surplus:	1989	
			Without 20J:	1783	

Worst-case Open Space					
3A	3072	A, i.e., No longer disputed Open Space			
10B	60	A, i.e., No longer disputed Open Space			
8A	8616	A, i.e., No longer disputed Open Space			
3	8473	A, i.e., Undisputed Open Space			
10	611	A, i.e., Undisputed Open Space			
10C	88	A, i.e., Undisputed Open Space			
9	707	A, i.e., Undisputed Open Space			
9A	161	A, i.e., Undisputed Open Space			
3D	506	B, i.e., Disputed Open Space			
10D	8	B, i.e., Disputed Open Space			
10E	67	B, i.e., Disputed Open Space			
8B	445	B, i.e., Disputed Open Space			
20F	161	C, i.e., Undisputed Open Space			
22975			Surplus:	963	
			Without 20J:	757	

From: [REDACTED]
Sent: 07 August 2014 17:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall - Open Space and Exchange Land

Thanks [REDACTED]

I've done a similar exercise, though in a slightly different way as attached. The important thing is that I agree on the 757 sq m worst-case surplus, which confirms that plot 20J is optional.

I've tried to cross-refer to your land categories on the copy attached, but I suspect there is little benefit pouring over the differences in detailed approach given the conclusions are the same.

St James are considering the competing merits of a more regularly shaped working area vs. owning extra land around the bridge landing which Hillingdon might not want to take back.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 07 August 2014 12:19
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED]
Subject: Southall - Open Space and Exchange Land

[REDACTED]

Further to our telephone conversation this morning and my subsequent telephone conversations with [REDACTED] and [REDACTED], I have set out in the attached note the areas of open space and exchange land. The areas for each plot have been confirmed by [REDACTED] and [REDACTED] is happy with the same.

I am chasing TfL for an update on when the resolution to the dispute with Hillingdon will be documented. My understanding is that TfL will not now revert to its earlier position of seeking to secure all of the disputed land as highway. The only uncertainty remaining therefore is with regard to the 2m strip.

I will try and secure written confirmation of this from TfL so that we have the comfort that a slicing exercise to the exchange land plots is not necessary.

Assuming all of the above is accepted then the only change SJ may want to make is to include plot 20J as pink rather than green, thereby reducing the surplus exchange land to be provided. I appreciate that this land will only ultimately be landscaped but it might make sense to reserve the land for extra working room whilst the footbridge is being provided. It could then be gifted to Hillingdon later if SJ chose. Alternatively, if SJ are happy to leave plot 20J as green then I suggest we merge it into plot 20A.

Kind regards,

[REDACTED]

Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: 08 September 2014 07:50
To: [REDACTED] n (Op Property); [REDACTED]
Subject: RE: Southall - TFL /LBH Disputed Land

[REDACTED]

Thanks you for this update, which concurs with what we also understand from correspondence between Cllr Puddifoot, Sir Eddie Lister and Tony Pidgley.

Regards

[REDACTED]
[REDACTED]
Development Director



Our Values – Have integrity – Be Passionate - Respect People – Think creatively – Excellence through detail

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From: [REDACTED] (Op Property)
Sent: 05 September 2014 13:13
To: [REDACTED]
Subject: Southall - TFL /LBH Disputed Land

All,

By way of an update, an in principle agreement has now been reached between the Council and TfL on the 'disputed land'.

There will be no transfer of ownership from the Council to TfL. Instead, the Council has agreed to grant access rights over the 2m strip to the east of the culvert to enable TfL to maintain and repair.

TfL's access rights will be formalised by way of an Easement and a draft document has been sent through to the Council for them to consider and approve. I have spoken with [REDACTED] today and agreed that on the basis the arrangement has not yet completed, the CPO documents should remain as

drafted. I don't believe there will be a change in approach by either party although seems sensible to wait until we have a formal agreement in place. On completion of the Easement, the Secretary of State can then be notified that the dispute between the parties has now been resolved and the plots referred to as 'disputed land' should then be treated as open space. As a cautious approach was taken when calculating the exchange land, the above outcome has already been captured within the CPO.

Kind regards

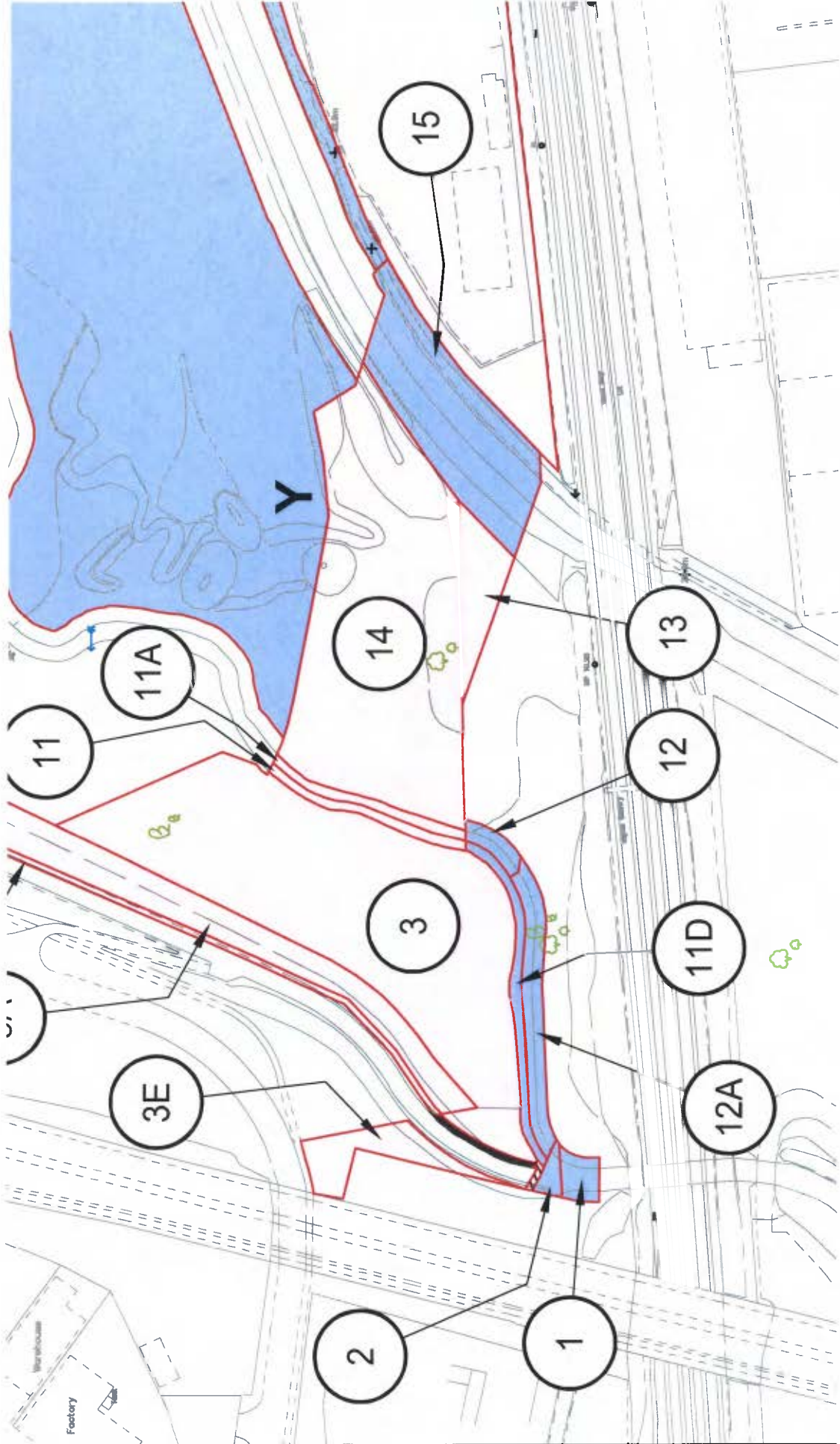


Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email



From: [REDACTED]
Sent: 11 August 2014 17:55
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

Following [REDACTED] email it was decided to extend the 2m strip south as illustrated on the plan I circulated earlier (attached).

Kind regards

[REDACTED]

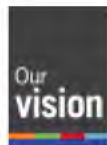
From: [REDACTED]
Sent: 11 August 2014 17:50
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

Is the 2m strip extending down as shown on the TFL plan?

Kind Regards

[REDACTED]

St James
Designed for life



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From: [REDACTED]
Sent: 11 August 2014 15:03
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

Hi [REDACTED],

That's fine.

Have St James also confirmed that they're happy for plot 3D (the 2m strip) to extend down to the new plot 3F?

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 15:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

I apologise for the further last minute changes but St James have confirmed that the new Plot 3F can be a rights plot (blue) on the basis that it falls outside the area to be hoarded off.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 13:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

Please see attached plan.

I have coloured in what appears to be the 2 m strip running alongside the eastern bank of the culvert. Although this was outside of the original disputed land area it seems that given that TfL have now confirmed that they own the culvert down to the point illustrated the 2m disputed strip should also continue down to this point. I am not aware that Hillingdon have given up any rights to this strip of land.

I have also hatched black the new small plot above Plot 2. Once the eastern bank of the culvert is continued south this plot will be made up mainly on culvert. As such, I was wondering whether St James were planning to hoard off the whole of this new plot or whether they simply required rights over it to undertake the necessary works?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 13:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

To avoid ambiguity could you please identify this on a plan please?

Kind Regards

[REDACTED]

[REDACTED]



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From: [REDACTED]
Sent: 11 August 2014 12:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]
Importance: High

[REDACTED]

Further to below, I note that we have not identified a 2m strip to the eastern side of the culvert as we have done further north. I may be wrong but is not the land east of the culvert even in this area disputed? As such, should Plot 3D not continue south to be bottom of the culvert identified as being in TfL's ownership?

Furthermore, I think Plot 3A and 3 can now been combined and there is no distinction between the two plots as the line marking the disputed land has now changed. However, if this change would cause any further delay it is not crucial.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 11:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

The only other comment I have is that the eastern bank of the culvert appears to have gone missing as it enters the new plot above of Plot 2.

Furthermore, presumably TfL will now be removed from being either the reputed owner or occupier in Plots 1 and 2?

[REDACTED]

Is it possible that the new plot above Plot 2 can be a rights plot (blue) on the basis that it will be purely made up of culvert? What are the extent of the works in this section?

Furthermore, I presume the figures for the exchange land will have to be updated to accommodate the removal of this section of Plot 3?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 11:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

Yes please can you give it its own plot number. Its difficult to tell which plot it falls into otherwise and there isn't space for another enlargement! Thank you.

[REDACTED], are you happy with the plan?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Monday 11 August 2014 11:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED],

That little area is a tiny bit of plot 3 that is outside the highway boundary.

I've attached a zoomed in snapshot showing this.

It does look a little lost on its own down there so it might be easier to give it a new plot number?

Kind Regards,

[REDACTED]

Persona Associates Limited

1st Floor

Bailey House

Barttelot Road

Horsham

West Sussex

RH12 1DQ

www.personaassociates.co.uk

From: [REDACTED]
Sent: 11 August 2014 11:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

The small area of pink running along the edge of plot 2 does not look quite right. Is it outside the highway boundary on the plan that I sent you? And if so, is it intended to form part of plot 3? It looks almost like a separate plot at the moment.

Kind regards

[REDACTED]

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: Monday 11 August 2014 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall CPO

Morning all,

Please find attached the latest CPO plan with the change on plot 3 shown.

Kind Regards,

[REDACTED]

Persona Associates Limited

1st Floor

Bailey House

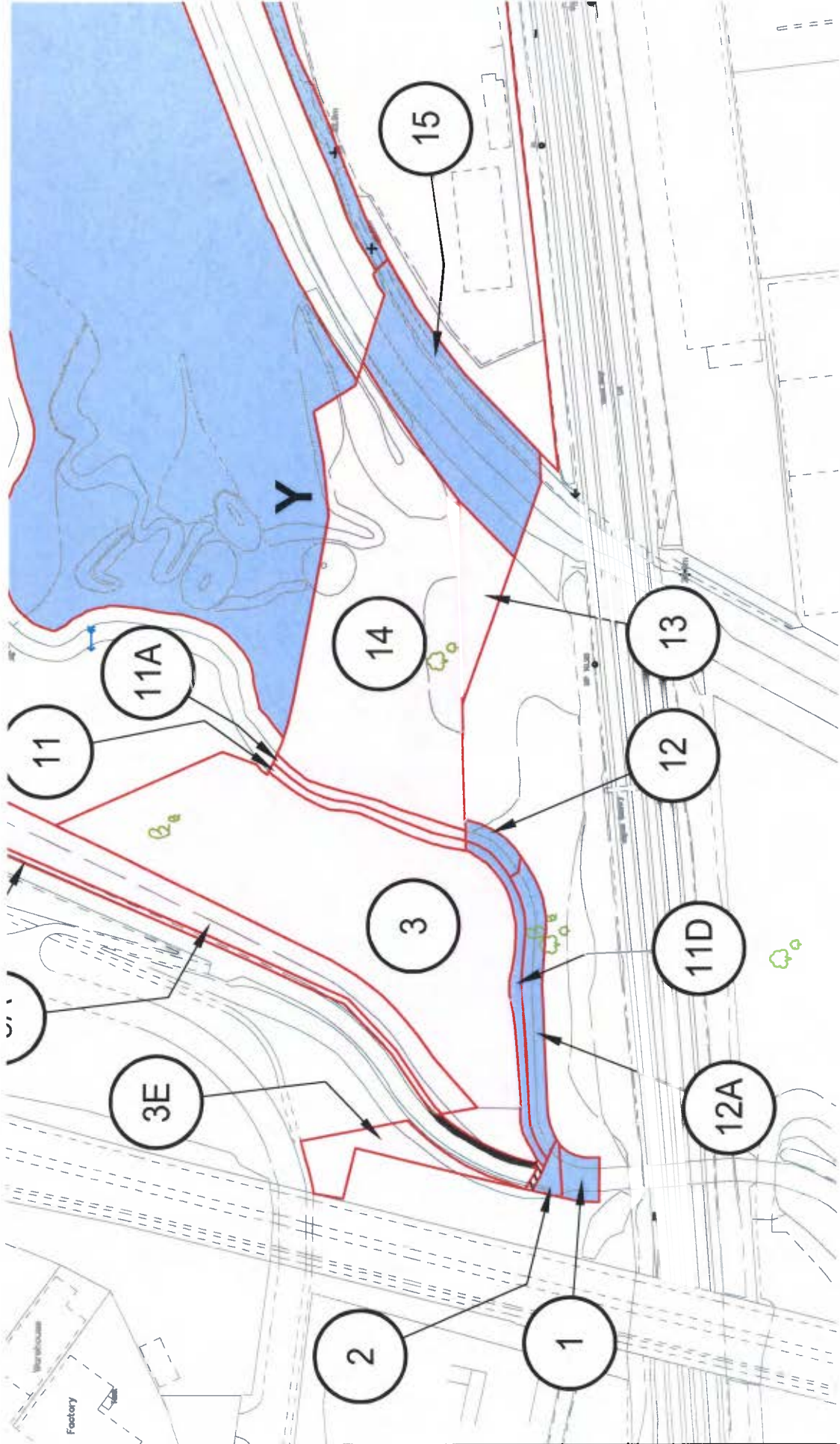
Barttelot Road

Horsham

West Sussex

RH12 1DQ

www.personaassociates.co.uk



From: [REDACTED]
Sent: 11 August 2014 17:55
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

Following [REDACTED] email it was decided to extend the 2m strip south as illustrated on the plan I circulated earlier (attached).

Kind regards

[REDACTED]

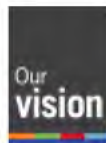
From: [REDACTED]
Sent: 11 August 2014 17:50
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

Is the 2m strip extending down as shown on the TFL plan?

Kind Regards

[REDACTED]
Planning Manager

St James
Designed for life



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St James Group Ltd
15B St George Wharf, London, SW8 2LE

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG.
Registered in England and Wales Number 3190056

From: [REDACTED]
Sent: 11 August 2014 15:03
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

H [REDACTED]

That's fine.

Have St James also confirmed that they're happy for plot 3D (the 2m strip) to extend down to the new plot 3F?

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 15:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

I apologise for the further last minute changes but St James have confirmed that the new Plot 3F can be a rights plot (blue) on the basis that it falls outside the area to be hoarded off.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 13:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

Please see attached plan.

I have coloured in what appears to be the 2 m strip running alongside the eastern bank of the culvert. Although this was outside of the original disputed land area it seems that given that TfL have now confirmed that they own the culvert down to the point illustrated the 2m disputed strip should also continue down to this point. I am not aware that Hillingdon have given up any rights to this strip of land.

I have also hatched black the new small plot above Plot 2. Once the eastern bank of the culvert is continued south this plot will be made up mainly on culvert. As such, I was wondering whether St James were planning to hoard off the whole of this new plot or whether they simply required rights over it to undertake the necessary works?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 13:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

To avoid ambiguity could you please identify this on a plan please?

Kind Regards

[REDACTED]

Planning Manager



St James Group Ltd

Address, with commas between the lines e.g. 15B St George Wharf, London, SW8 2LE

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
Registered in England and Wales Number 3190056

From: [REDACTED]
Sent: 11 August 2014 12:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]
Importance: High

[REDACTED]

Further to below, I note that we have not identified a 2m strip to the eastern side of the culvert as we have done further north. I may be wrong but is not the land east of the culvert even in this area disputed? As such, should Plot 3D not continue south to be bottom of the culvert identified as being in TfL's ownership?

Furthermore, I think Plot 3A and 3 can now been combined and there is no distinction between the two plots as the line marking the disputed land has now changed. However, if this change would cause any further delay it is not crucial.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 11:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

The only other comment I have is that the eastern bank of the culvert appears to have gone missing as it enters the new plot above of Plot 2.

Furthermore, presumably TfL will now be removed from being either the reputed owner or occupier in Plots 1 and 2?

15 JULY 2004

Is it possible that the new plot above Plot 2 can be a rights plot (blue) on the basis that it will be purely made up of culvert? What are the extent of the works in this section?

Furthermore, I presume the figures for the exchange land will have to be updated to accommodate the removal of this section of Plot 3?

Kind regards

10

From: [REDACTED]
Sent: 11 August 2014 11:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

Yes please can you give it its own plot number. Its difficult to tell which plot it falls into otherwise and there isn't space for another enlargement! Thank you.

██████, are you happy with the plan?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Monday 11 August 2014 11:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

That little area is a tiny bit of plot 3 that is outside the highway boundary.

I've attached a zoomed in snapshot showing this.

It does look a little lost on its own down there so it might be easier to give it a new plot number?

Kind Regards,

[REDACTED]

Persona Associates Limited

1st Floor

Bailey House

Barttelot Road

Horsham

West Sussex

RH12 1DQ

www.personaassociates.co.uk

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From: [REDACTED]
Sent: 11 August 2014 11:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

The small area of pink running along the edge of plot 2 does not look quite right. Is it outside the highway boundary on the plan that I sent you? And if so, is it intended to form part of plot 3? It looks almost like a separate plot at the moment.

Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR
Switchboard: +44 (0)870 903 1000

www.wragge-law.com



Wragge
Lawrence
Graham
& Co

From: [REDACTED]
Sent: Monday 11 August 2014 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall CPO

Morning all,

Please find attached the latest CPO plan with the change on plot 3 shown.

Kind Regards,

[REDACTED]

Persona Associates Limited

1st Floor

Bailey House

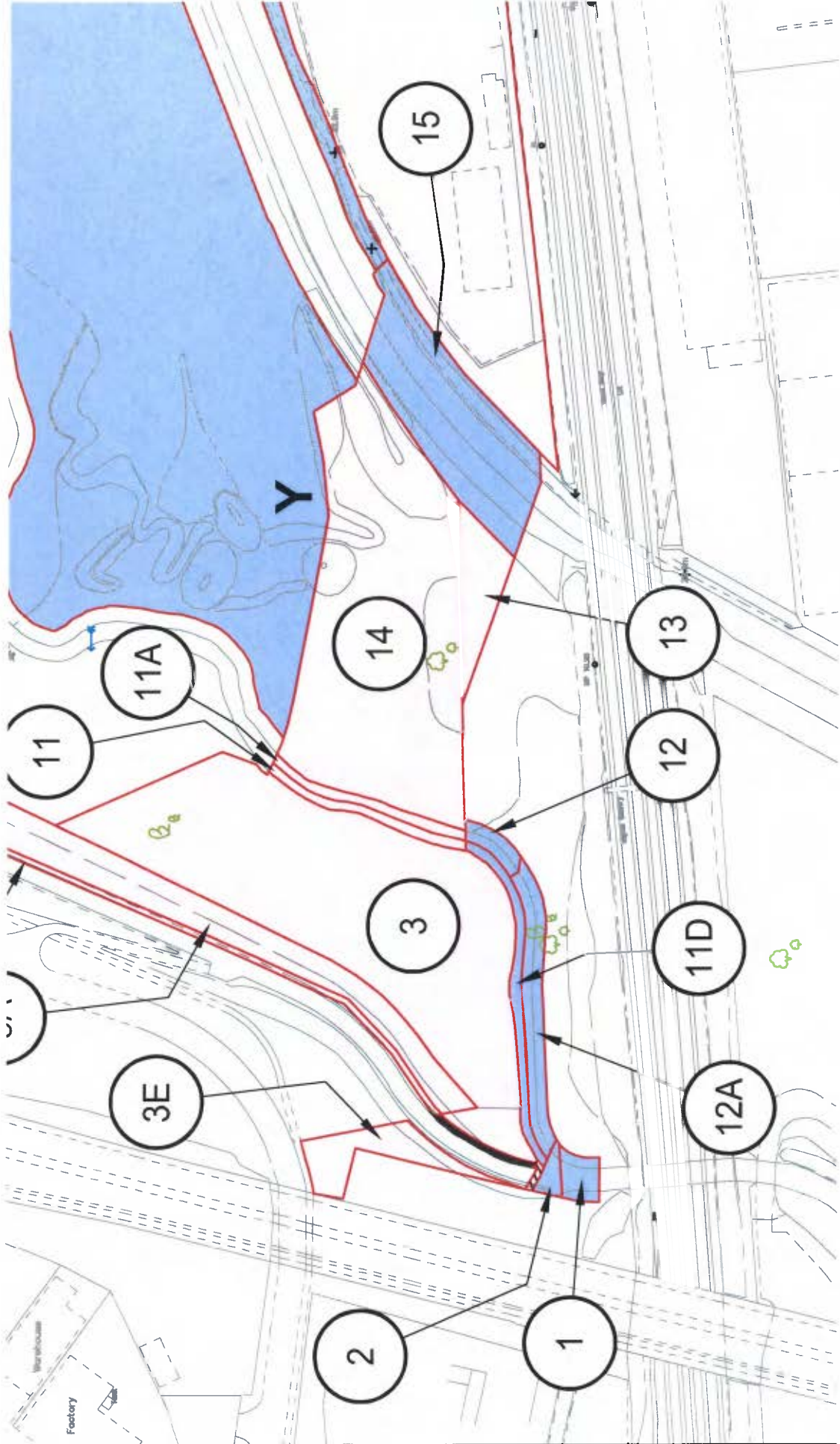
Barttelot Road

Horsham

West Sussex

RH12 1DQ

www.personaassociates.co.uk



From: [REDACTED]
Sent: 11 August 2014 15:03
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790] [ASH-LON.FID2754428]

[REDACTED]

Apologies for the to-ing and fro-ing on the plan today.

Please can you go ahead and make the change to plot 3F and include the 2m strip shown shaded black on the attached plan as its own individual plot.

Many thanks.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Monday 11 August 2014 15:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

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Kind regards

[REDACTED]

From: [REDACTED]
Sent: 11 August 2014 13:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

Please see attached plan.

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Kind regards

[REDACTED]

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Sent: 11 August 2014 13:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

[REDACTED]

To avoid ambiguity could you please identify this on a plan please?

Kind Regards

[REDACTED]

Planning Manager

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Registered in England and Wales Number 3190056

From: [REDACTED]
Sent: 11 August 2014 12:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]
Importance: High

[REDACTED]

Further to below, I note that we have not identified a 2m strip to the eastern side of the culvert as we have done further north. I may be wrong but is not the land east of the culvert even in this area disputed? As such, should Plot 3D not continue south to be bottom of the culvert identified as being in TfL's ownership?

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Kind regards

■

From: ■
Sent: 11 August 2014 11:49
To: ■
Cc: ■
Subject: RE: Southall CPO [ASH-LON.FID2754428] [EFILE-Legal01.575250.2090790]

■

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Furthermore, presumably TfL will now be removed from being either the reputed owner or occupier in Plots 1 and 2?

■

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Furthermore, I presume the figures for the exchange land will have to be updated to accommodate the removal of this section of Plot 3?

Kind regards

■

From: ■
Sent: 11 August 2014 11:33

To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

H [REDACTED]

Yes please can you give it its own plot number. Its difficult to tell which plot it falls into otherwise and there isn't space for another enlargement! Thank you.

Emma, are you happy with the plan?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Monday 11 August 2014 11:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

That little area is a tiny bit of plot 3 that is outside the highway boundary.

I've attached a zoomed in snapshot showing this.

It does look a little lost on its own down there so it might be easier to give it a new plot number?

Kind Regards,

[REDACTED]

Persona Associates Limited

1st Floor

Bailey House

Barttelot Road

Horsham

West Sussex

RH12 1DQ

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 11 August 2014 11:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

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Kind regards

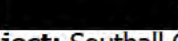


 Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: 
Sent: Monday 11 August 2014 11:01
To: 
Cc: 
Subject: Southall CPO

Morning all,

Please find attached the latest CPO plan with the change on plot 3 shown.

Kind Regards,



Persona Associates Limited

1st Floor

Bailey House

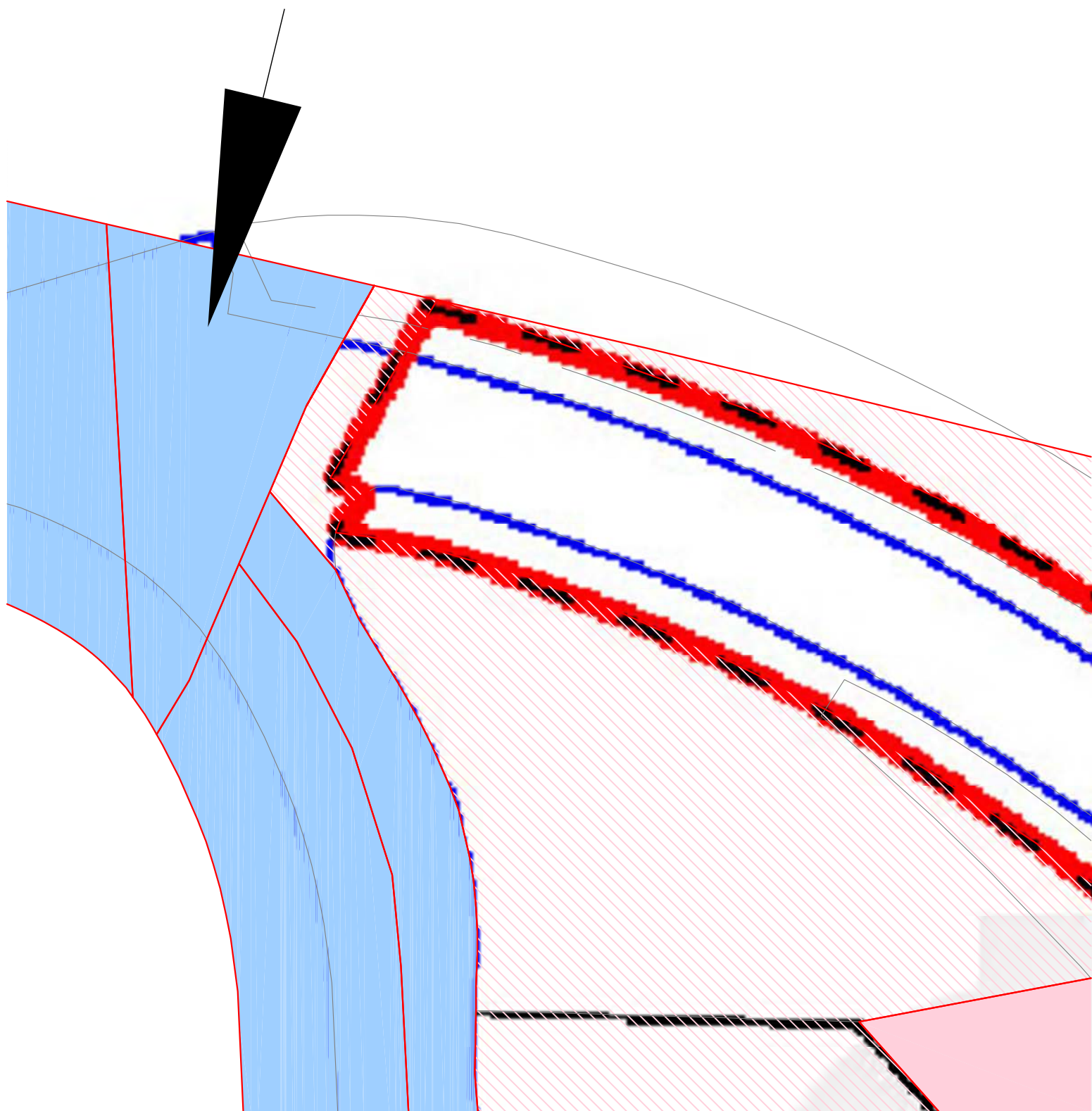
Barttelot Road

Horsham

West Sussex

RH12 1DQ

www.personaassociates.co.uk



From: [REDACTED]
Sent: 11 August 2014 11:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

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Kind Regards,

[REDACTED]

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Barttelot Road
Horsham
West Sussex
RH12 1DQ

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From: [REDACTED]
Sent: 11 August 2014 11:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

H [REDACTED]

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Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: Monday 11 August 2014 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall CPO

Morning all,

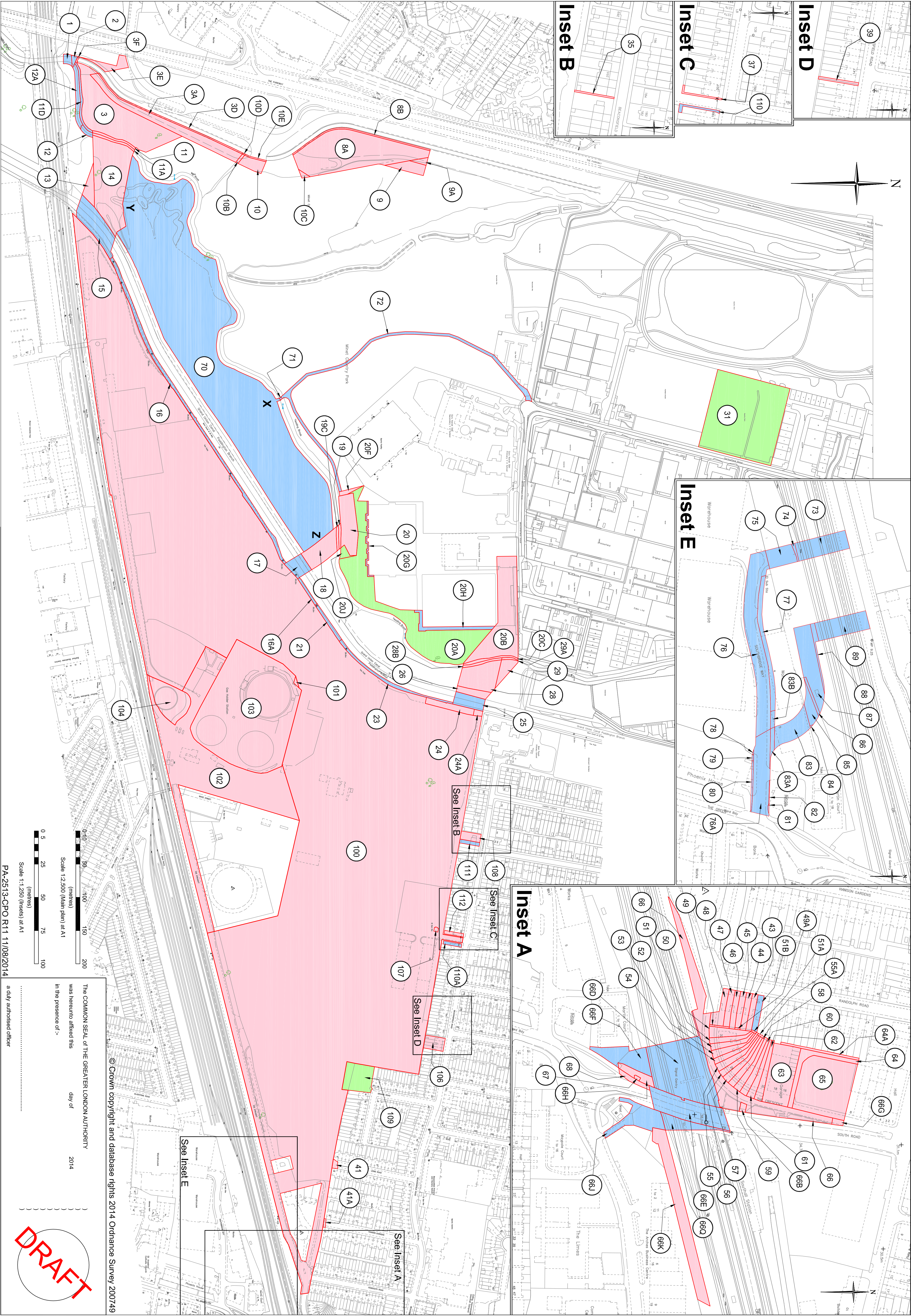
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Kind Regards,

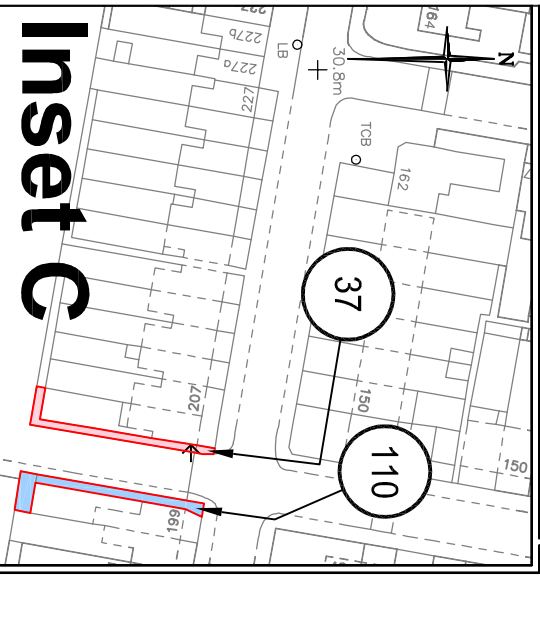


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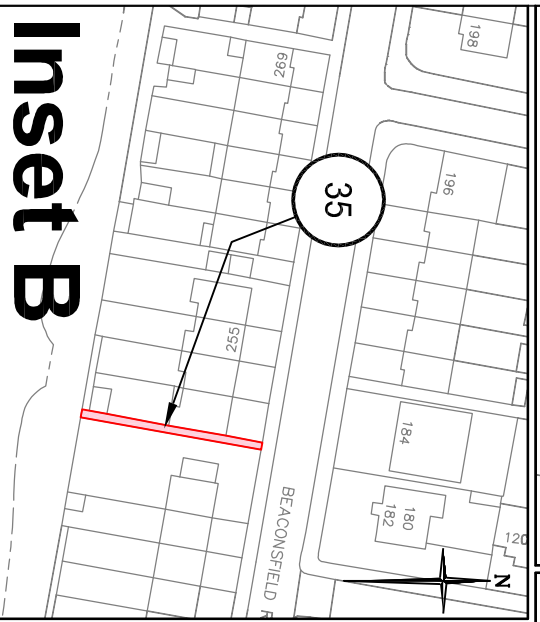
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Inset D

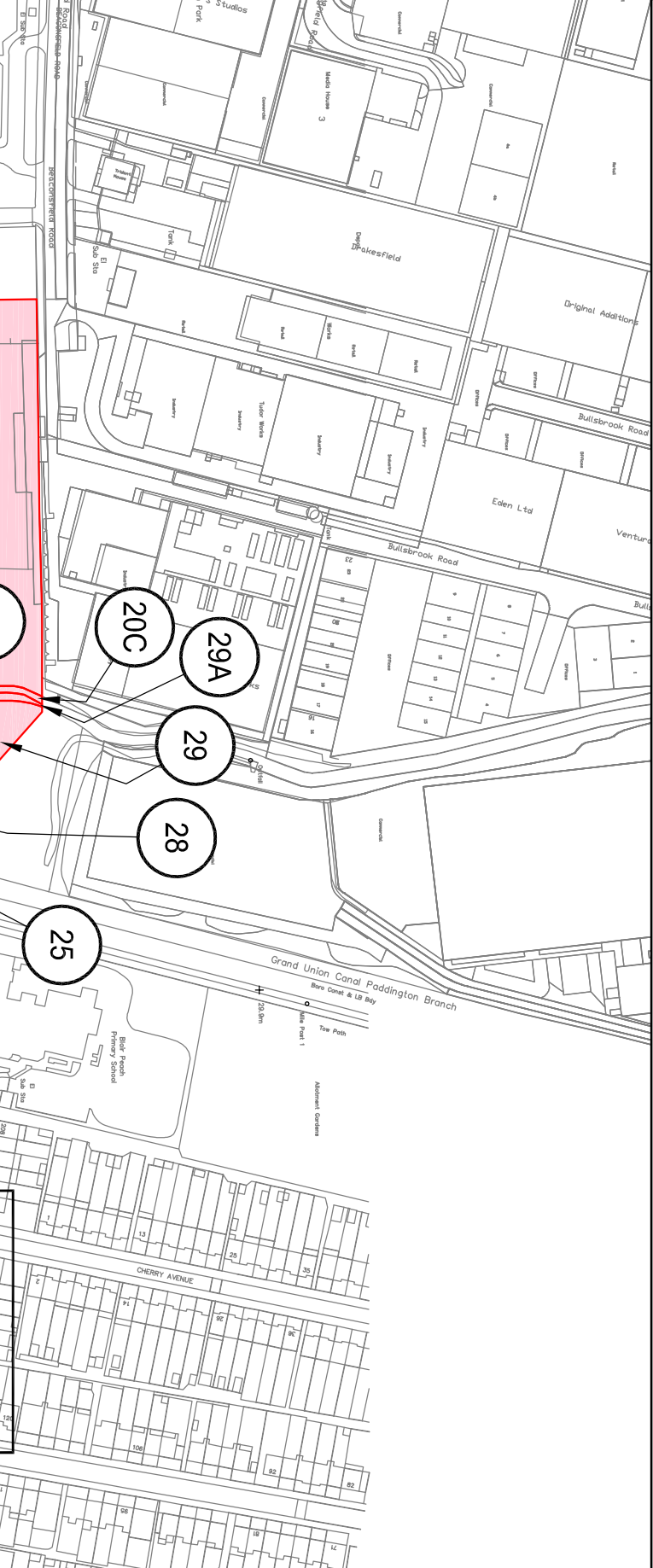


Inset C

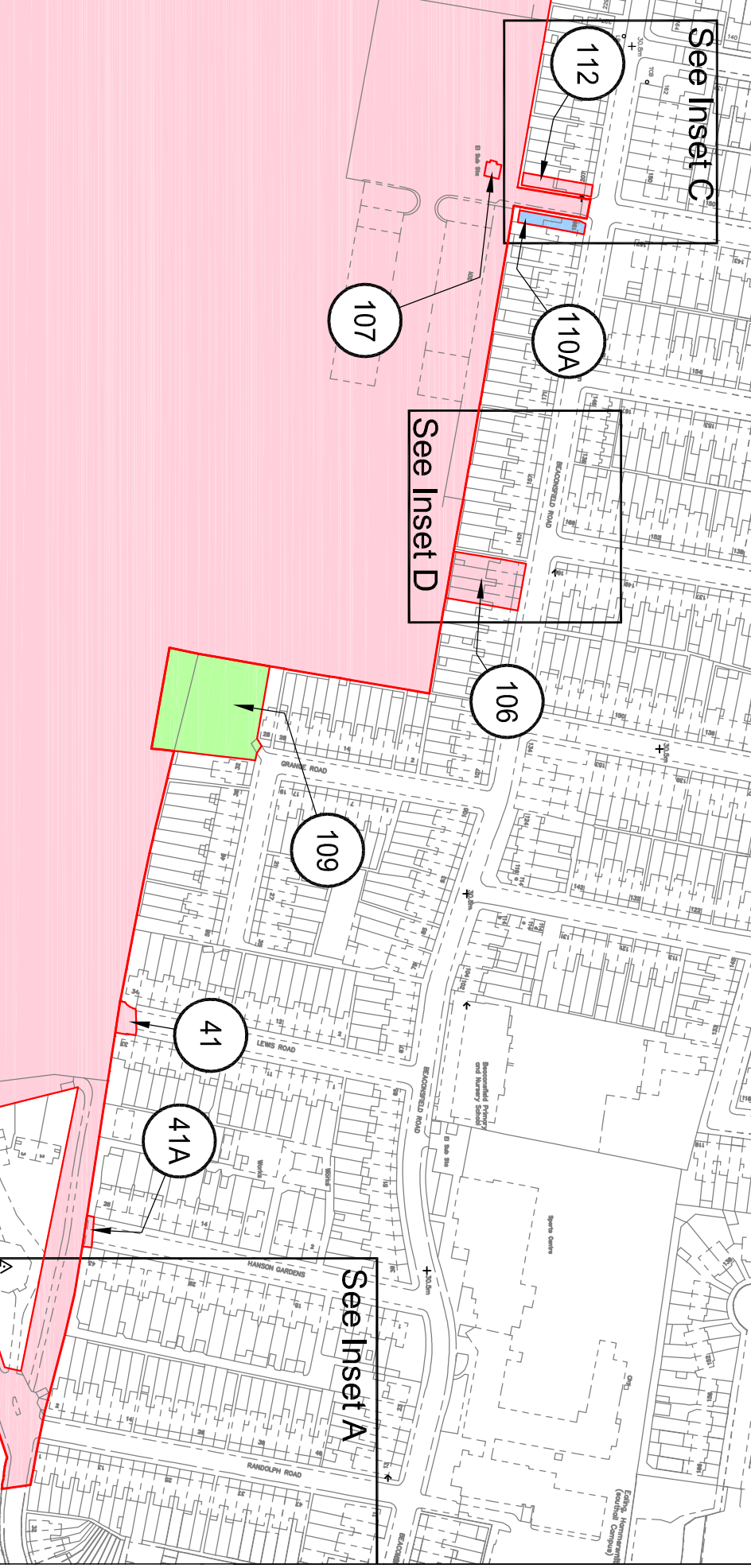


Inset B

Inset E



Inset A



The COMMON SEAL of THE GREATER LONDON AUTHORITY
was hereunto affixed this day of 2014
in the presence of:-
a duly authorised officer

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DRAFT

From: [REDACTED]
Sent: 11 August 2014 11:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Yep no problem.

Updated plan attached showing the new plot 3F

Kind Regards,

[REDACTED]

Persona Associates Limited
1st Floor
Bailey House
Barttelot Road
Horsham
West Sussex
RH12 1DQ

www.personaassociates.co.uk

From: [REDACTED]
Sent: 11 August 2014 11:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

Yes please can you give it its own plot number. Its difficult to tell which plot it falls into otherwise and there isn't space for another enlargement! Thank you.

[REDACTED], are you happy with the plan?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Monday 11 August 2014 11:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

Hi [REDACTED],

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I've attached a zoomed in snapshot showing this.

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Kind Regards,

■

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To: ■
Cc: ■
Subject: RE: Southall CPO [EFILE-Legal01.575250.2090790]

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Kind regards

■

■
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: ■
Sent: Monday 11 August 2014 11:01

To: [REDACTED] n
Cc: [REDACTED]
Subject: Southall CPO

Morning all,

Please find attached the latest CPO plan with the change on plot 3 shown.

Kind Regards,

[REDACTED]

Persona Associates Limited
1st Floor
Bailey House
Barttelot Road
Horsham
West Sussex
RH12 1DQ

www.personaassociates.co.uk

From: [REDACTED]
Sent: 09 October 2014 09:59
To: [REDACTED]
Cc: [REDACTED] (Op Property)
Subject: RE: Southall CPO - TfL - Pump Lane [EFILE-Legal01.575250.2090790]

Both,

I have spoken to TfL's solicitor, [REDACTED], a couple of times about this recently. I have stressed to him that an objection to the CPO should not be on s278 grounds – the s278 process will follow later and we do not have the correct amount of technical detail to try and resolve it now.

[REDACTED] accepts this but would like to better understand what will happen to the culvert. I believe he is minded to advise TfL to agree that an undertaking/agreement should be entered into on the basis that TfL will not object so long as the GLA agrees to grant their rights of access over the 2m strip – the rights could only be granted by the GLA following implementation of the CPO and will not be required in the event that TfL and Hillingdon conclude the deed of easement presently being negotiated between them before implementation of the CPO.

The agreement/undertaking would be from the GLA and St James to TfL. St James would need to be party to the agreement/undertaking because the Promotion Agreement requires the GLA to immediately transfer any land drawn down under the CPO to them i.e. the rights will be granted by St James to TfL. I am however keen to try and resolve this first between the GLA and TfL before we bring St James into the mix.

Finally, I suggested to [REDACTED] that we might want to organise a meeting to discuss the undertaking/agreement in more detail. First however [REDACTED] would like the further information about how the culvert will be affected – as you are aware, [REDACTED], I have emailed St James to request that information.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday 08 October 2014 16:33
To: [REDACTED]
Cc: [REDACTED] (Op Property)
Subject: RE: Southall CPO - TfL - Pump Lane [EFILE-Legal01.575250.2090790]

Would this be legitimate grounds for an objection to the CPO?

Also, what power does the GLA have to prevent work being carried out on land it doesn't own and that won't be vested in it for some time (assuming a successful CPO)? If none, what value is the undertaking?

The main concern here seems to be coming from highways engineers and it may be that a more effective dialogue is required at the appropriate level so that they know more about what works are proposed and when they will be carried out.

Regards

[REDACTED]

From: [REDACTED]
Sent: 08 October 2014 15:21
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall CPO - TfL - Pump Lane [EFILE-Legal01.575250.2090790]

[REDACTED]

We spoke about this at today's LAG meeting and it seems likely that TfL (the operational arm) will lodge an objection if they cannot be absolutely comfortable that no works will be carried out to the section of culvert, include within the CPO, before a S278 is out in place. Obviously this will be the case, but my view is that, although it might be unnecessary, an undertaking might be the best approach here provided that this can be agreed and put in place before the end of the objection period. [REDACTED] is going to speak to her internal contact and query whether this would resolve their issues. My only question is around who the undertaking would be from – would this be the GLA given that a CPO has now been made?

I have also suggested that you, me and [REDACTED] should have a conversation about this to try and resolve.

Regards,

[REDACTED]
Strategic Projects and Property
GREATER LONDON AUTHORITY

From: [REDACTED]
Sent: 07 October 2014 16:48
To: [REDACTED]
Cc: [REDACTED] (Op Property) [REDACTED]
Subject: Southall CPO - TfL - Pump Lane [EFILE-Legal01.575250.2090790]

All,

The solicitor acting for TfL has asked for more detail about the proposed works at Pump Lane and, in particular, the extent to which the concrete culvert will be affected. I have provided him with the planning drawings but they are not very helpful. Do you have any more detailed drawings? In addition, could you prepare a note which I could send him setting out the details of what is proposed?

Thank you.

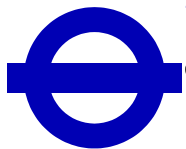
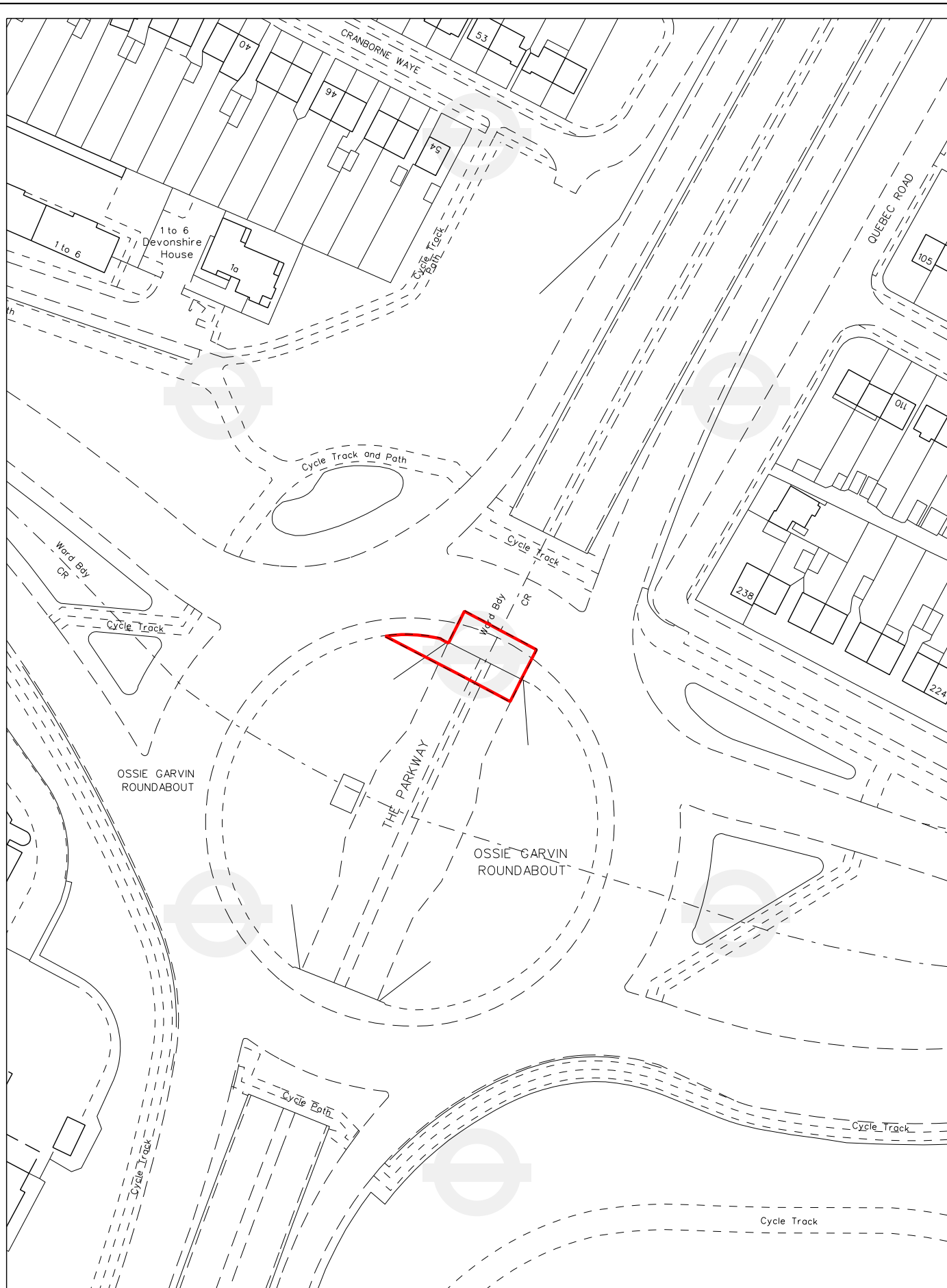
Kind regards,

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com





Transport for London
TfL Operational Property
Commercial Development
Windsor House
42-50 Victoria Street
SW1H 0TL

GLA Roads and Side Roads
(Transfer of Property etc)
Order 2000 LB Hillingdon
Land on the South side of Uxbridge Road
(Part Transfer AGL199863)



A4 Portrait

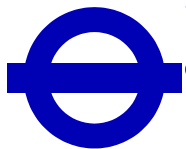
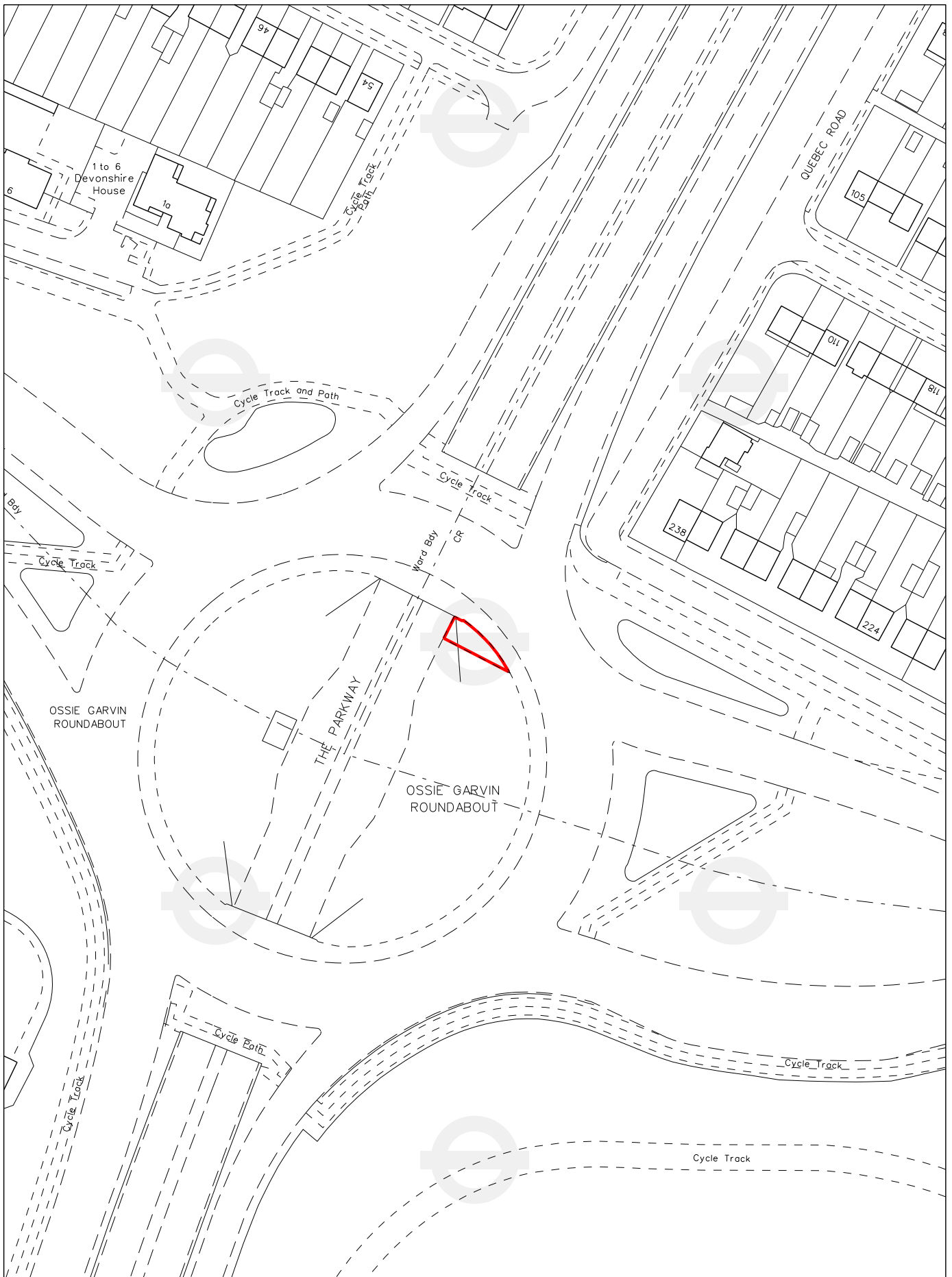
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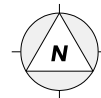
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GLA Roads and Side Roads
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 Order 2000 LB Hillingdon
 Land on the South side of Uxbridge Road
 (Part Transfer AGL199829)



A4 Portrait

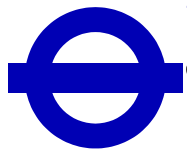
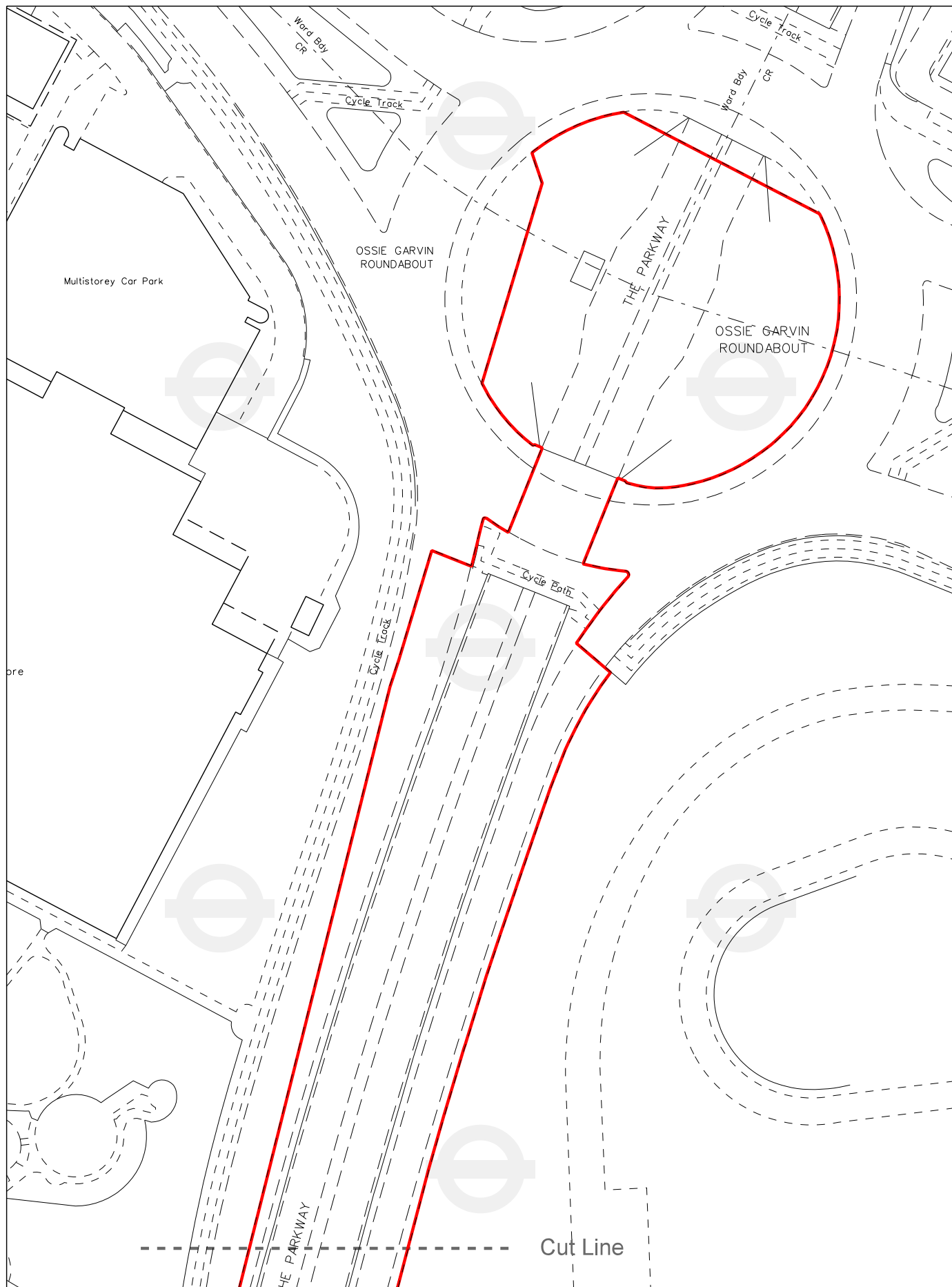
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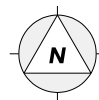
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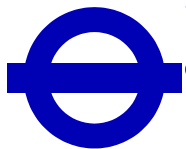
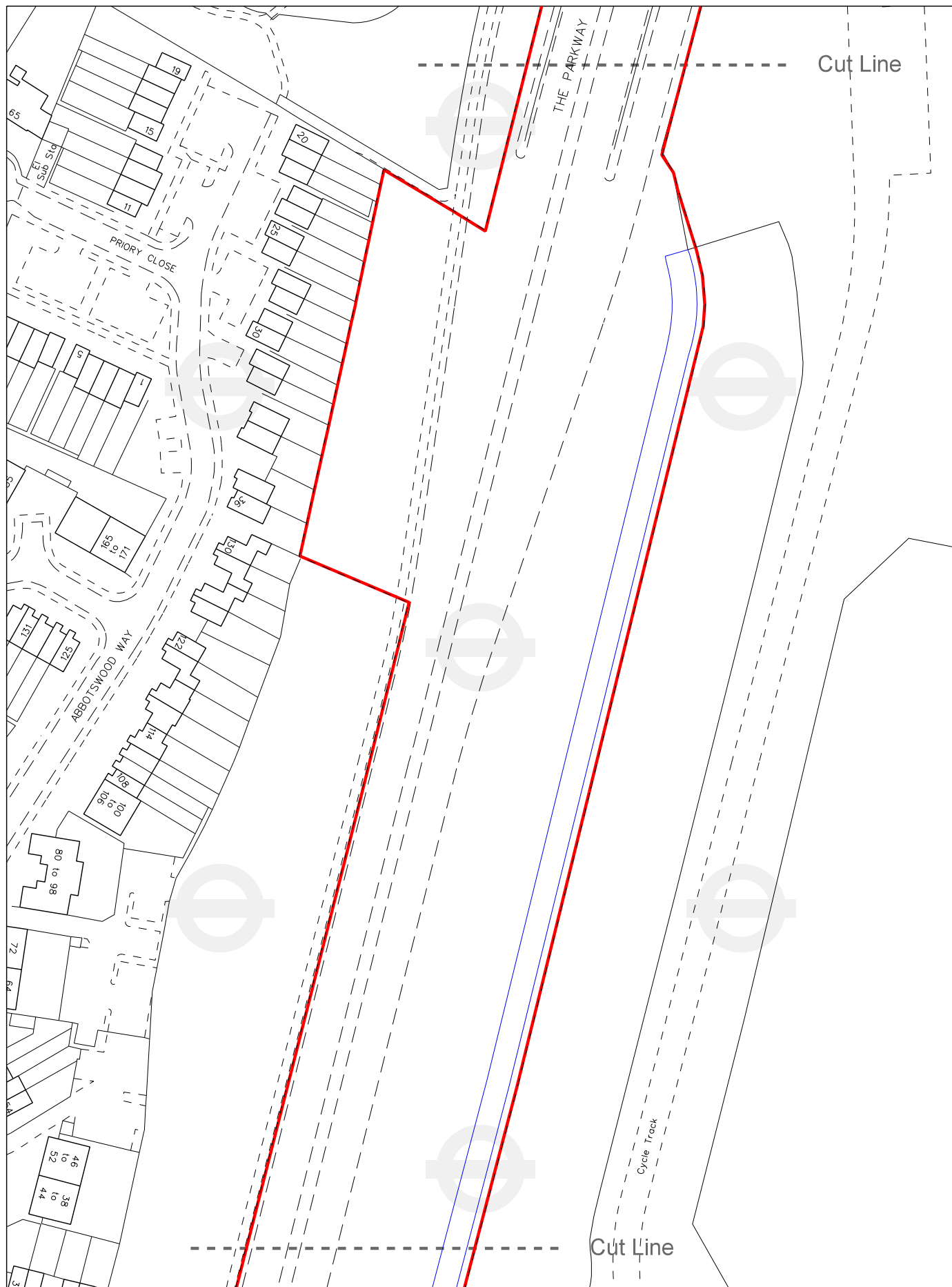
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GLA Roads and Side Roads
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 The Parkway
 (Part Transfer NGL4676)
 Plan 1 of 4



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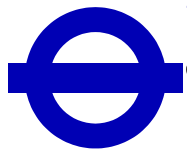
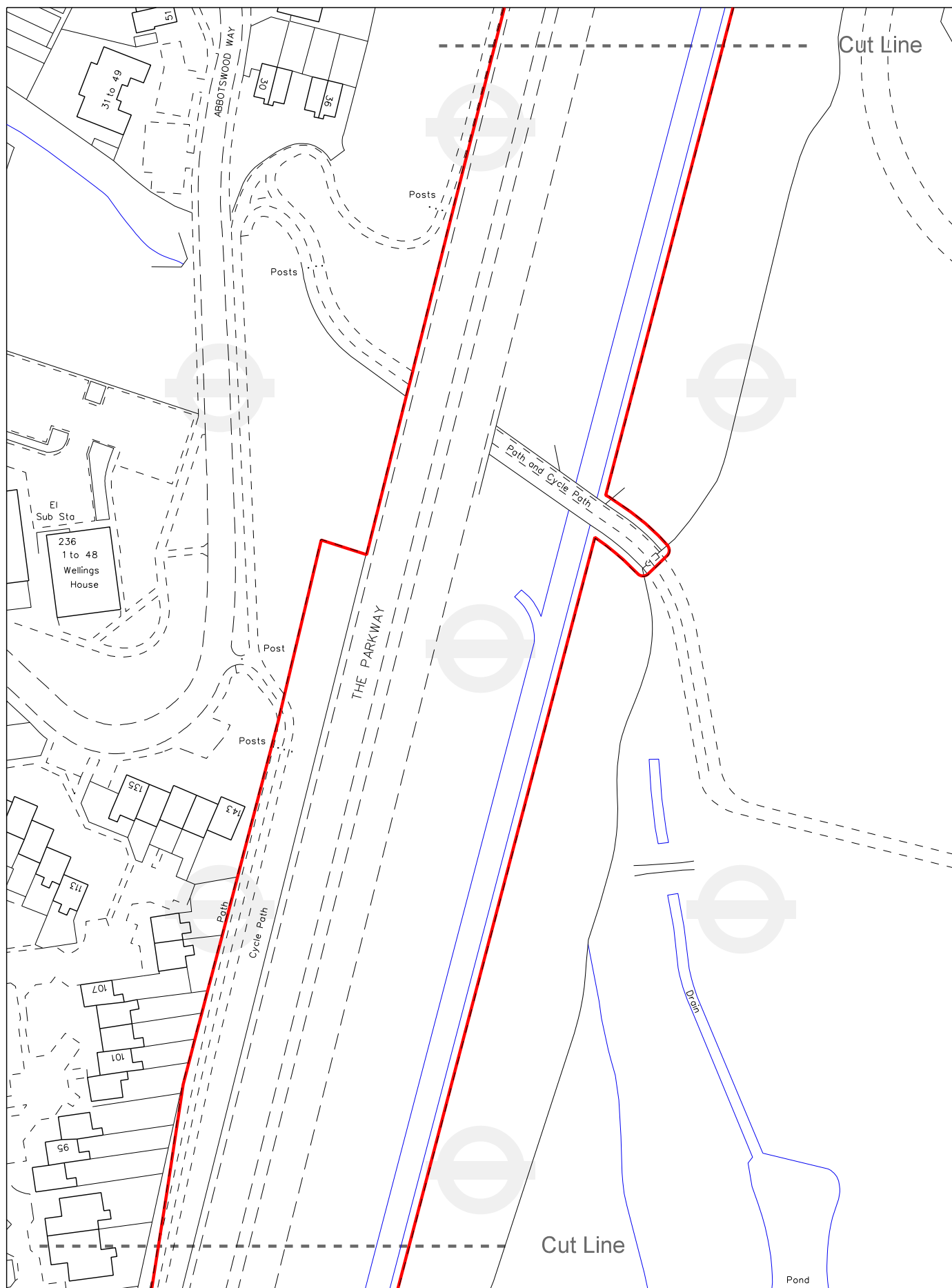
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 Plan 2 of 4



A4 Portrait

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 Plan 3 of 4



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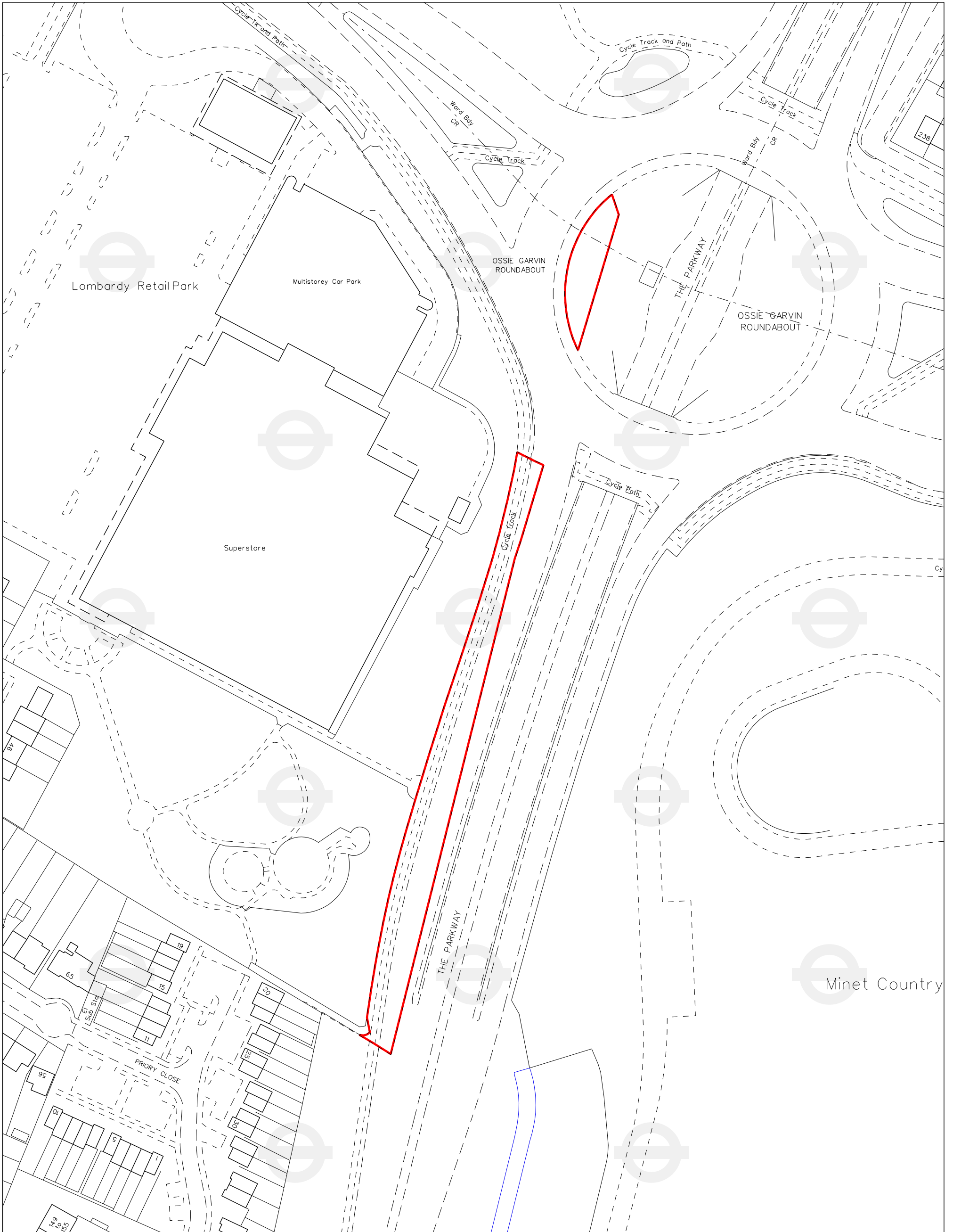
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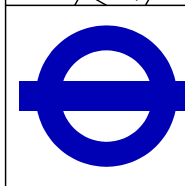
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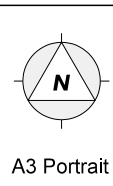
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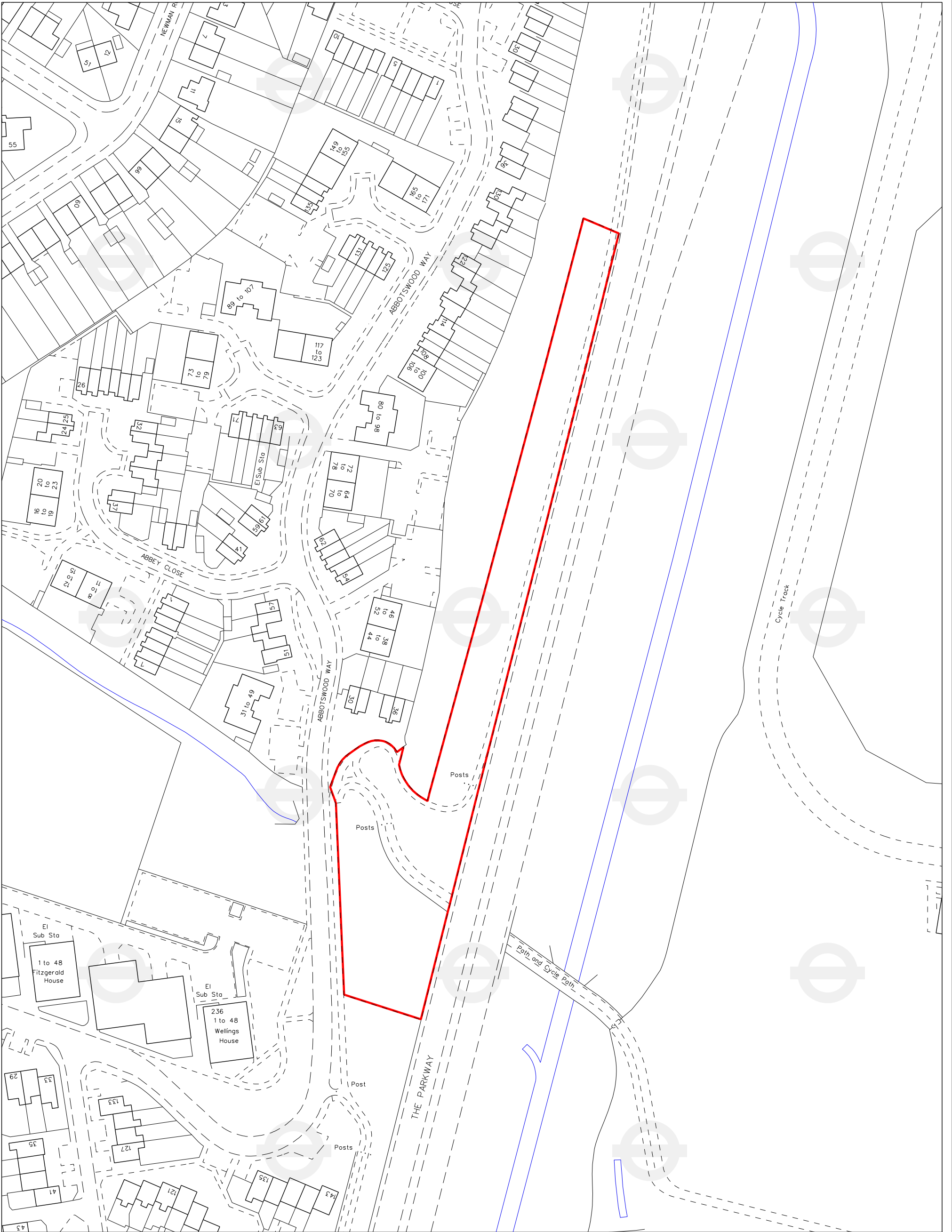
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Plan 1 of 2

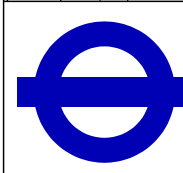


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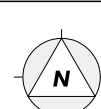




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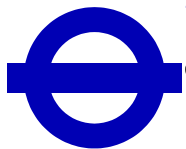
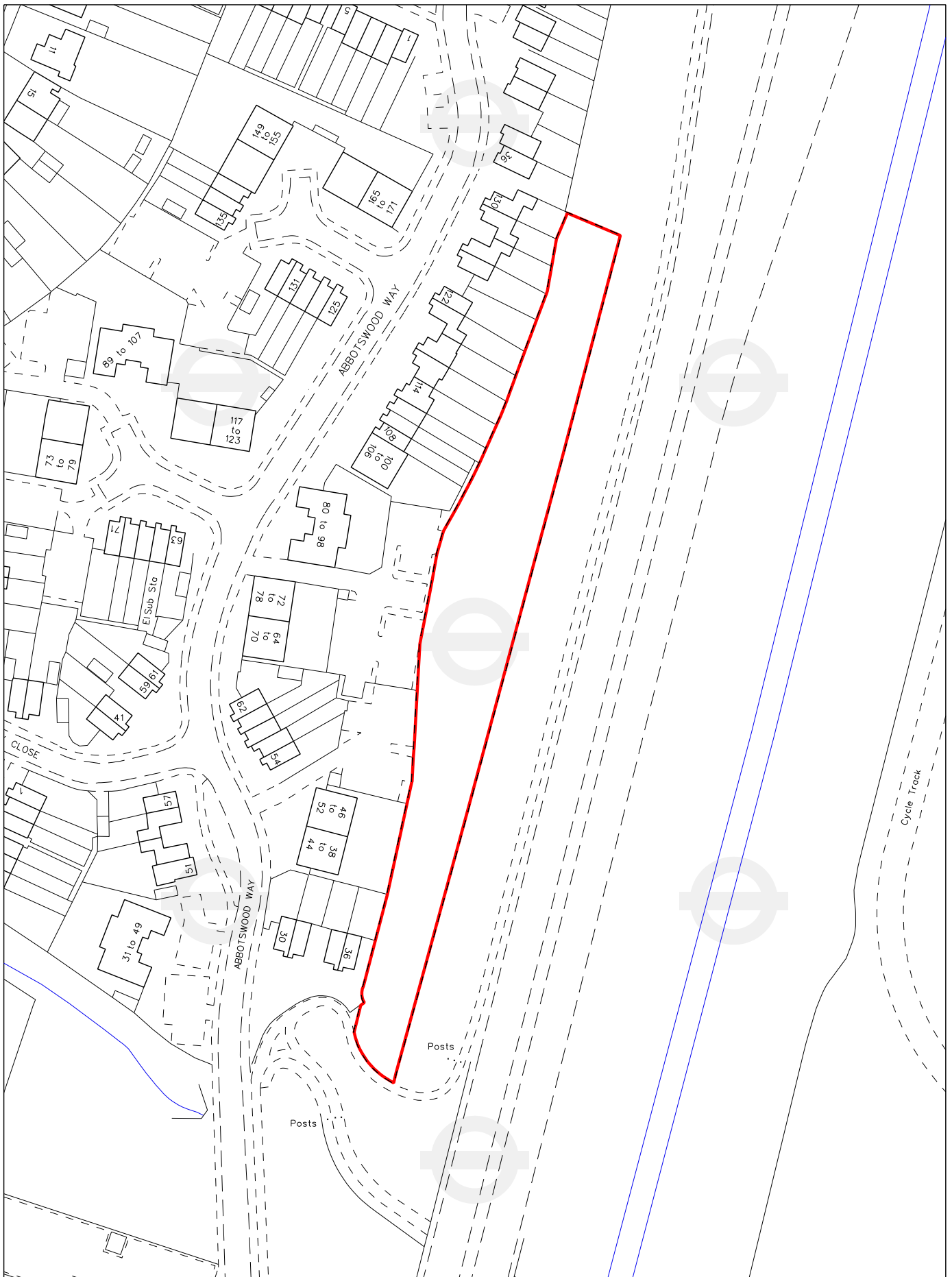
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(Transfer of Property etc) Order 2000 LB Hillingdon
The Parkway (Part Transfer NGL7993)
Plan 2 of 2



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 (Part Transfer AGL43658)



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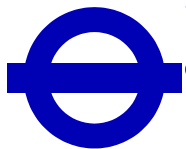
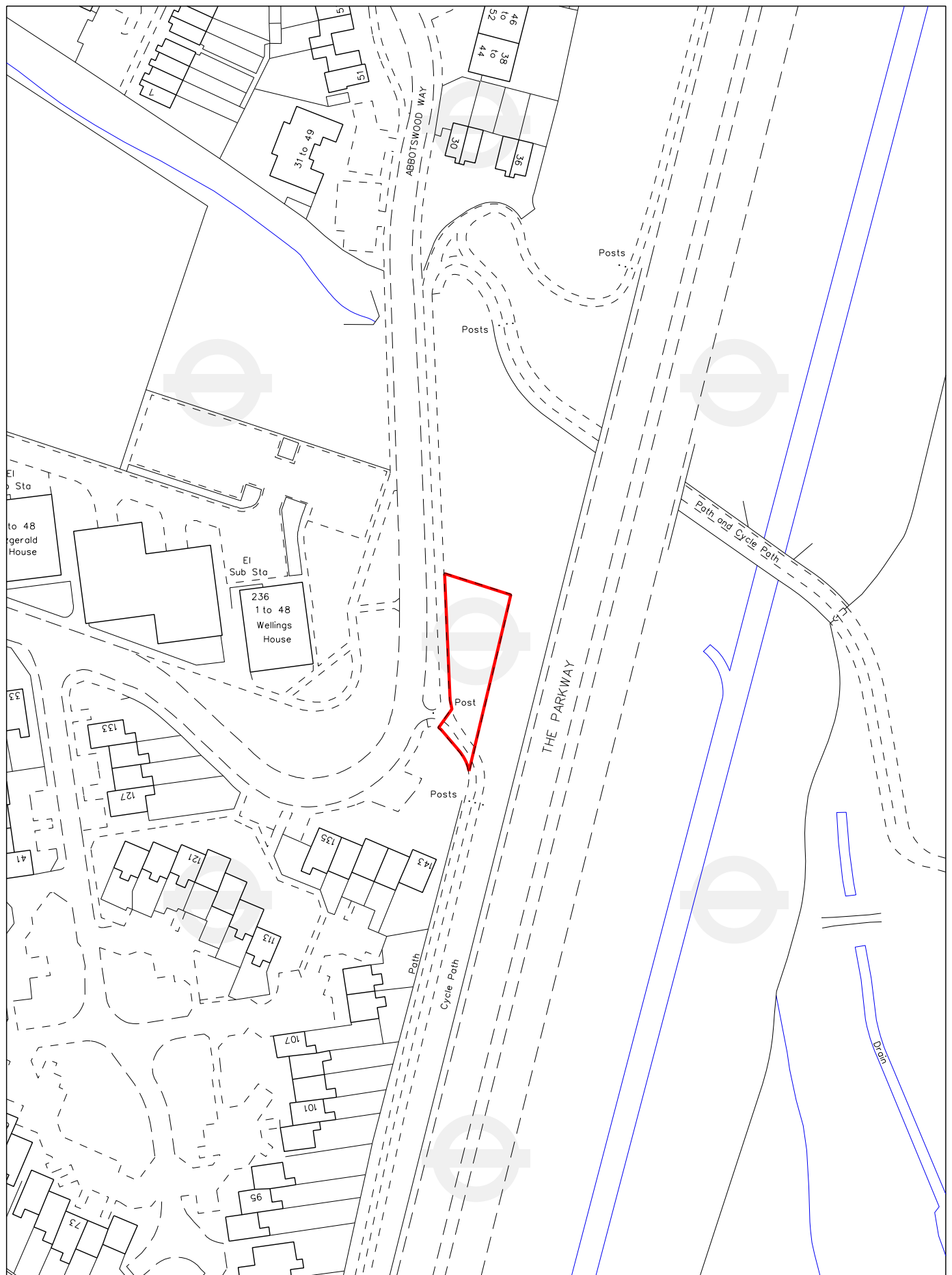
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GLA Roads and Side Roads
 (Transfer of Property etc)
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 The Parkway
 (Part Transfer MX474380)



A4 Portrait

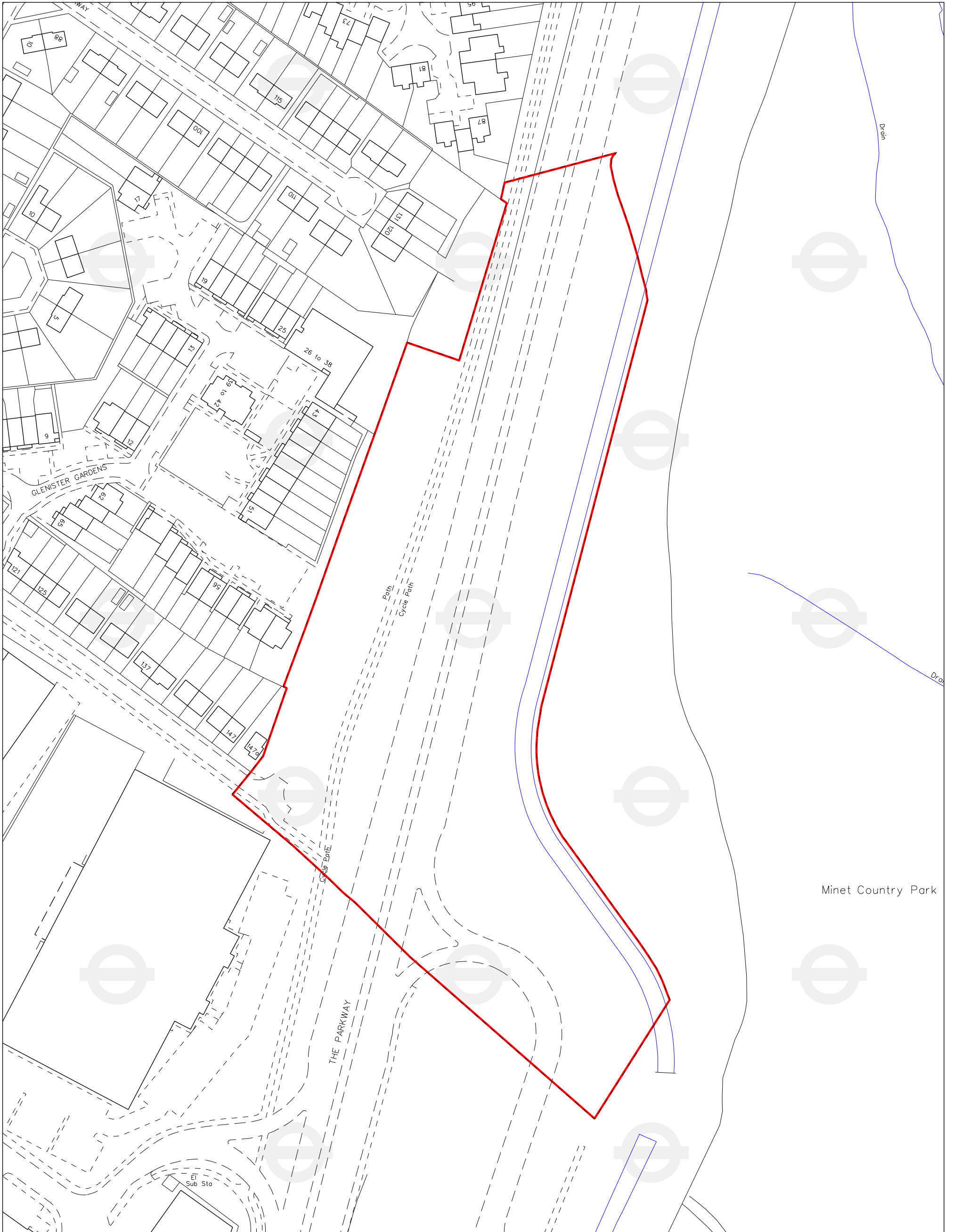
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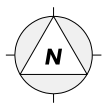




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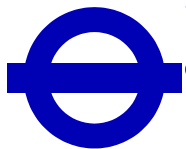
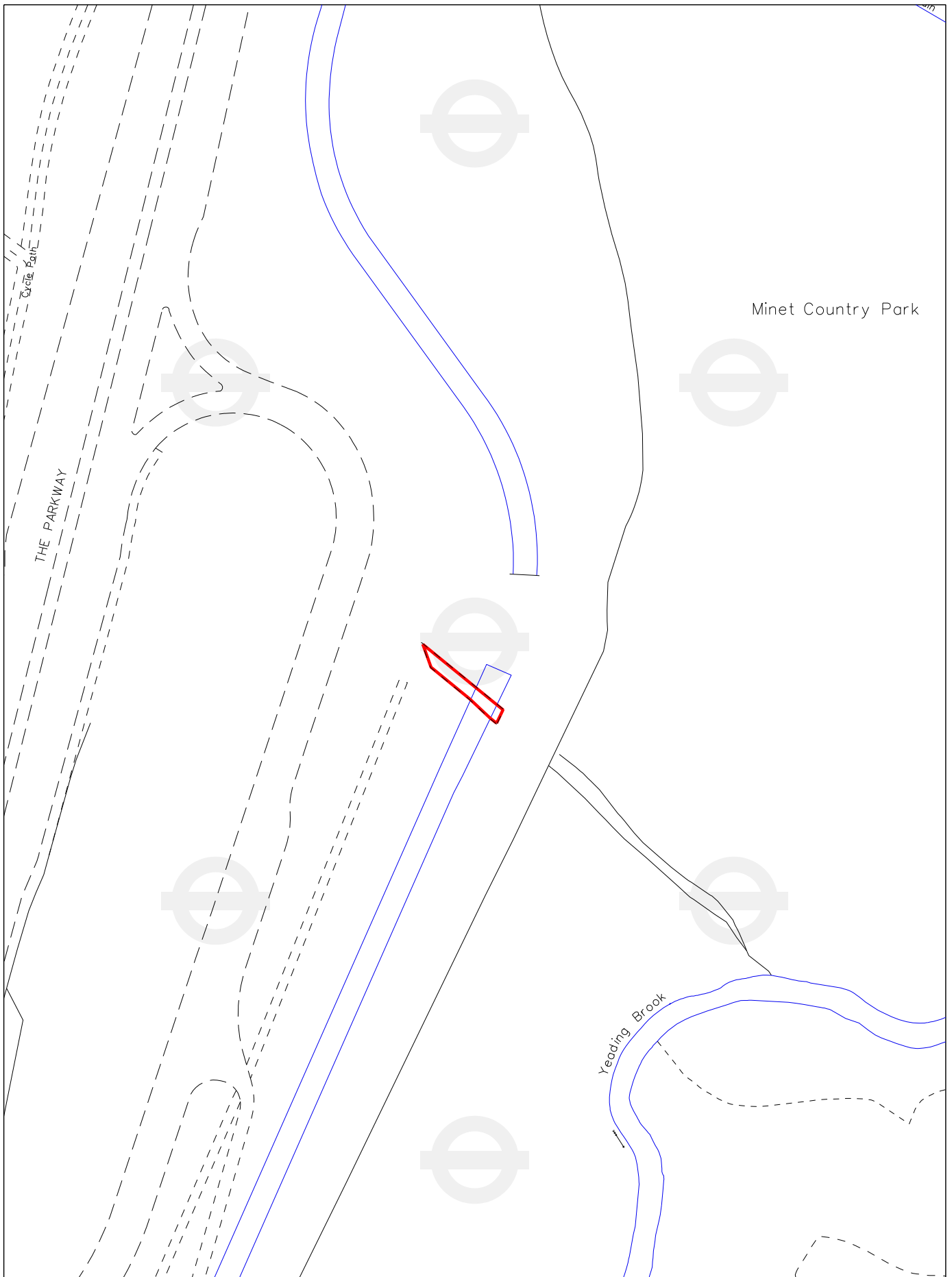
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**GLA Roads and Side Roads
(Transfer of Property etc) Order 2000 LB Hillingdon
The Parkway
(Part Transfer AGL199446)**



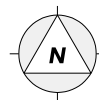
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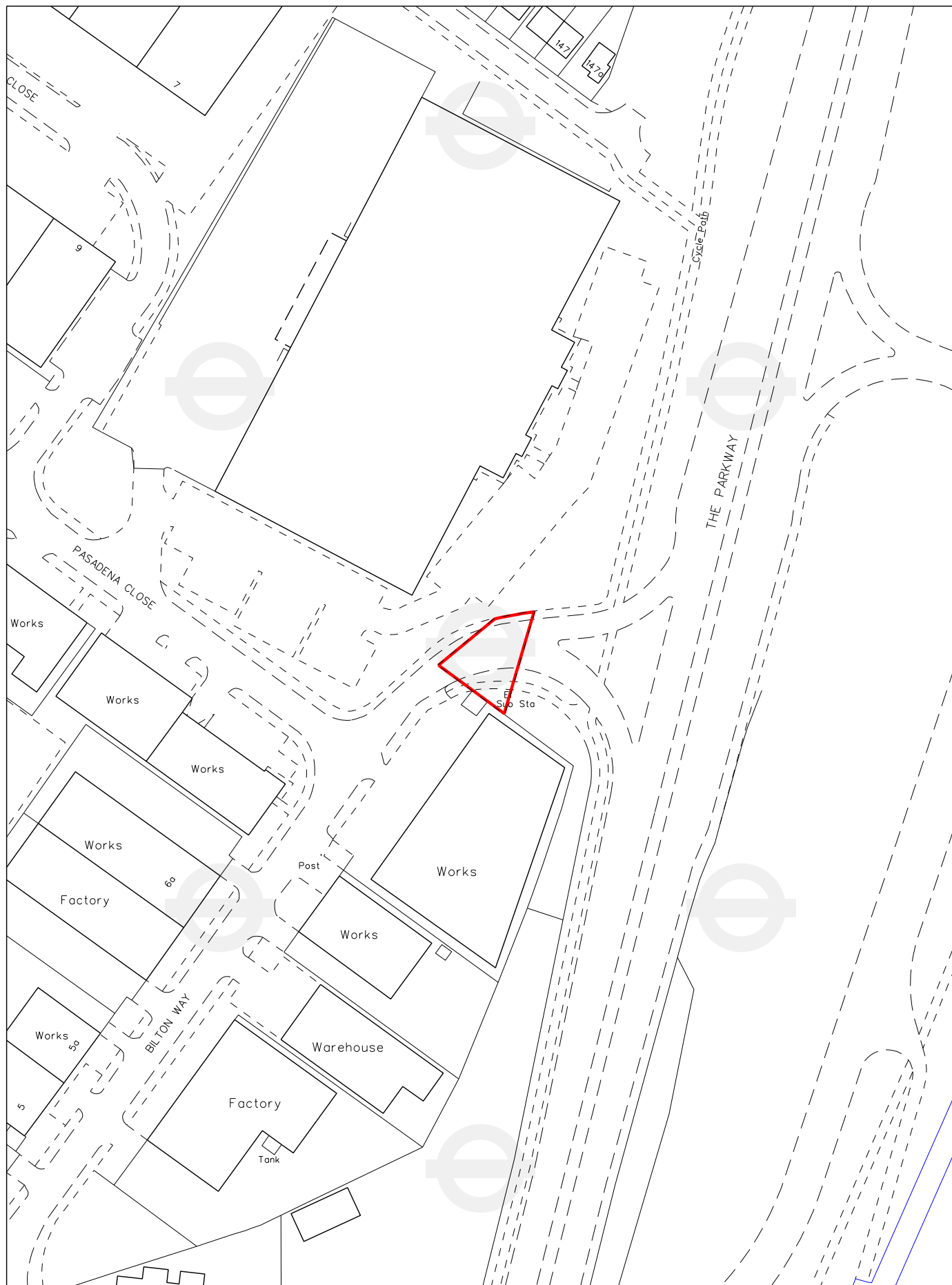
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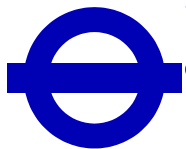
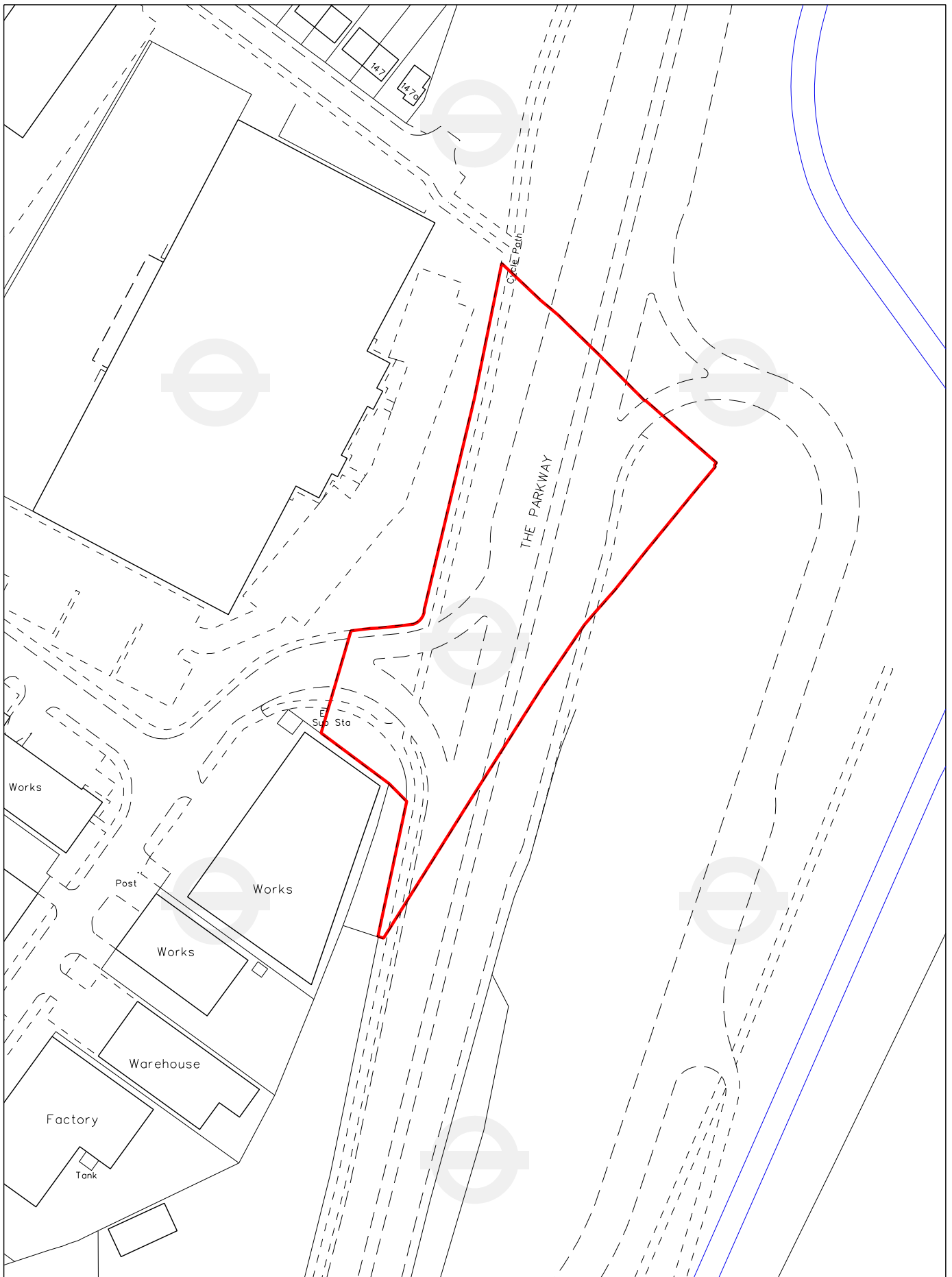
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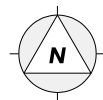
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 The Parkway
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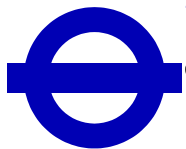
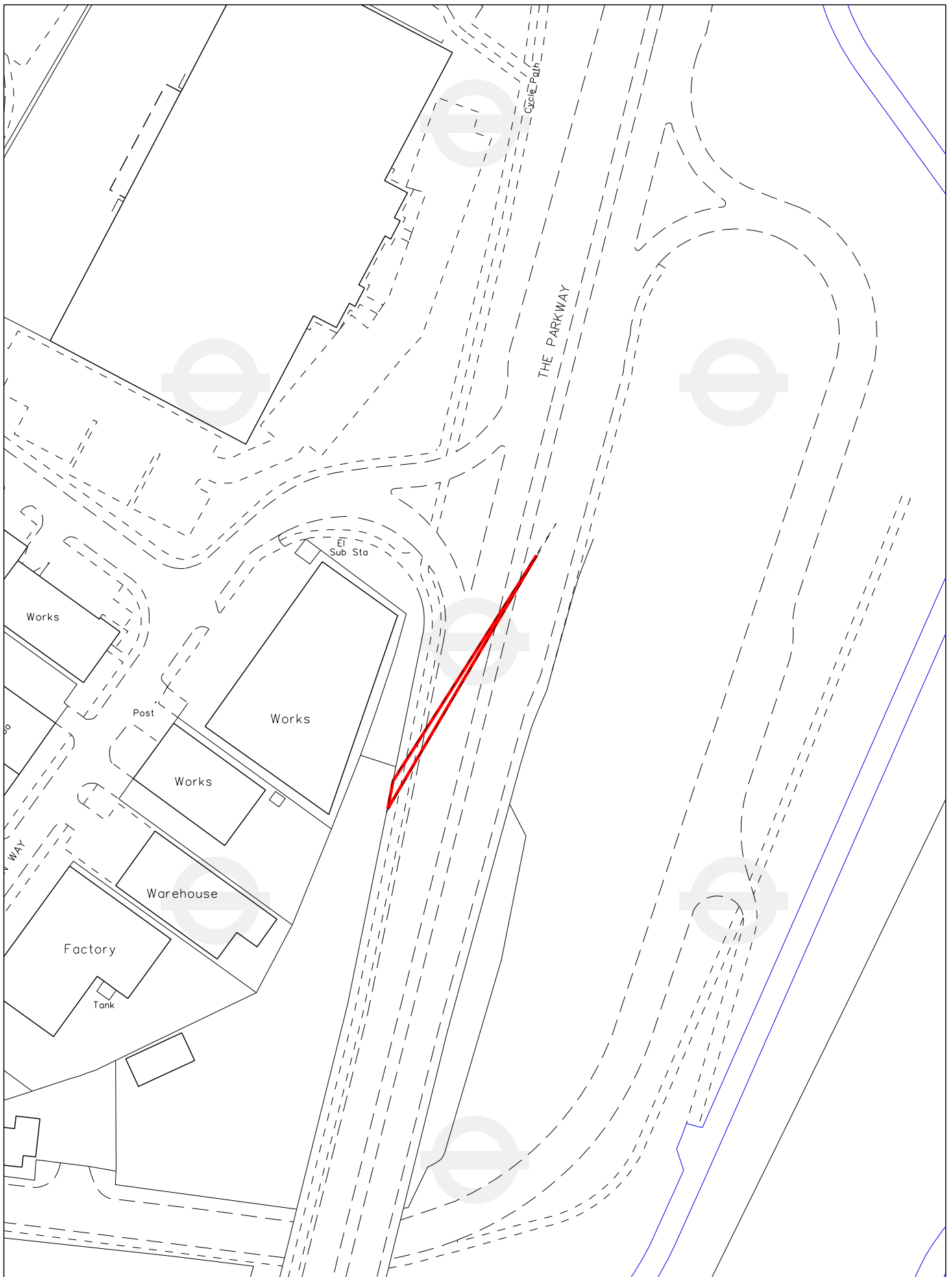
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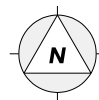
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 The Parkway
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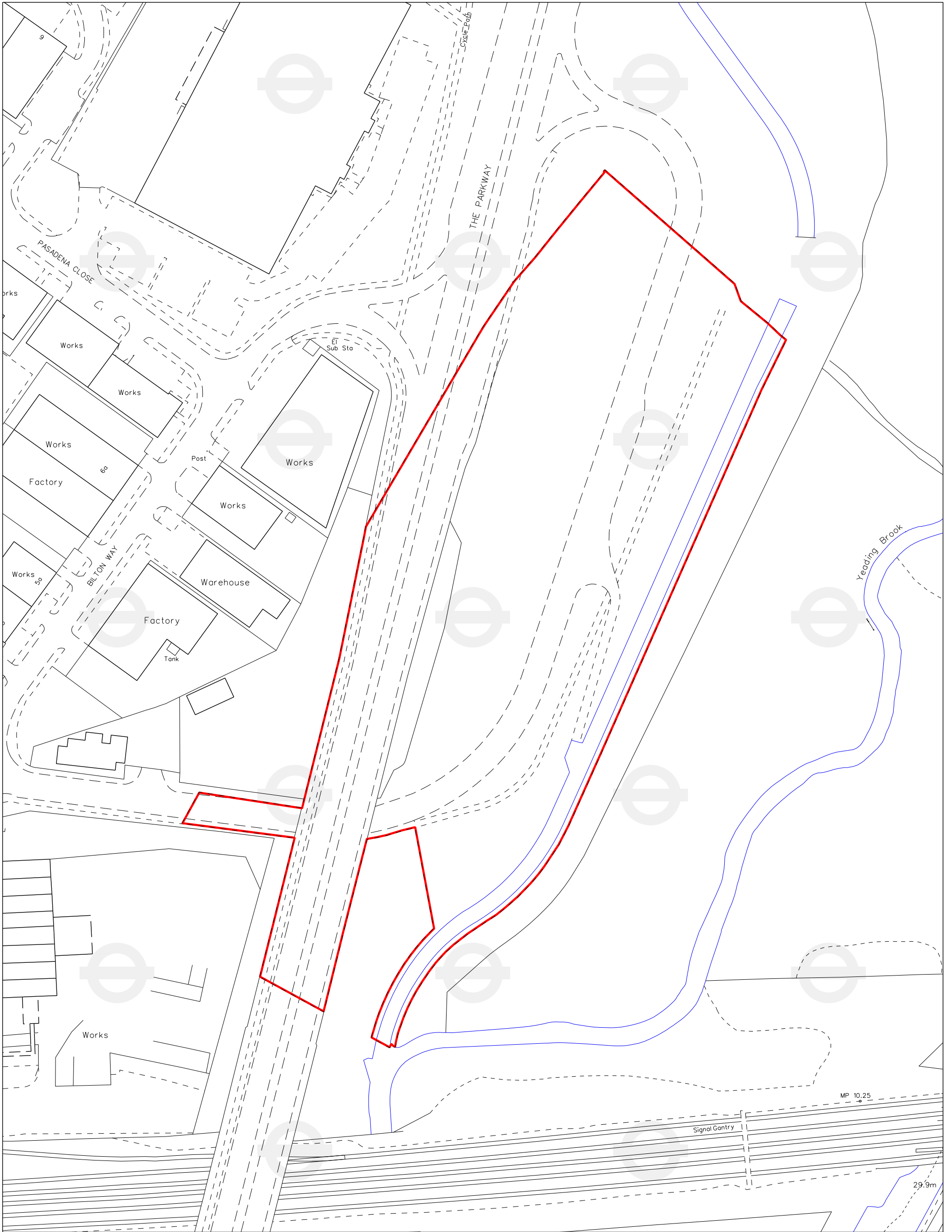
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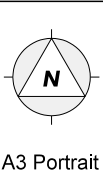
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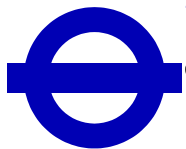
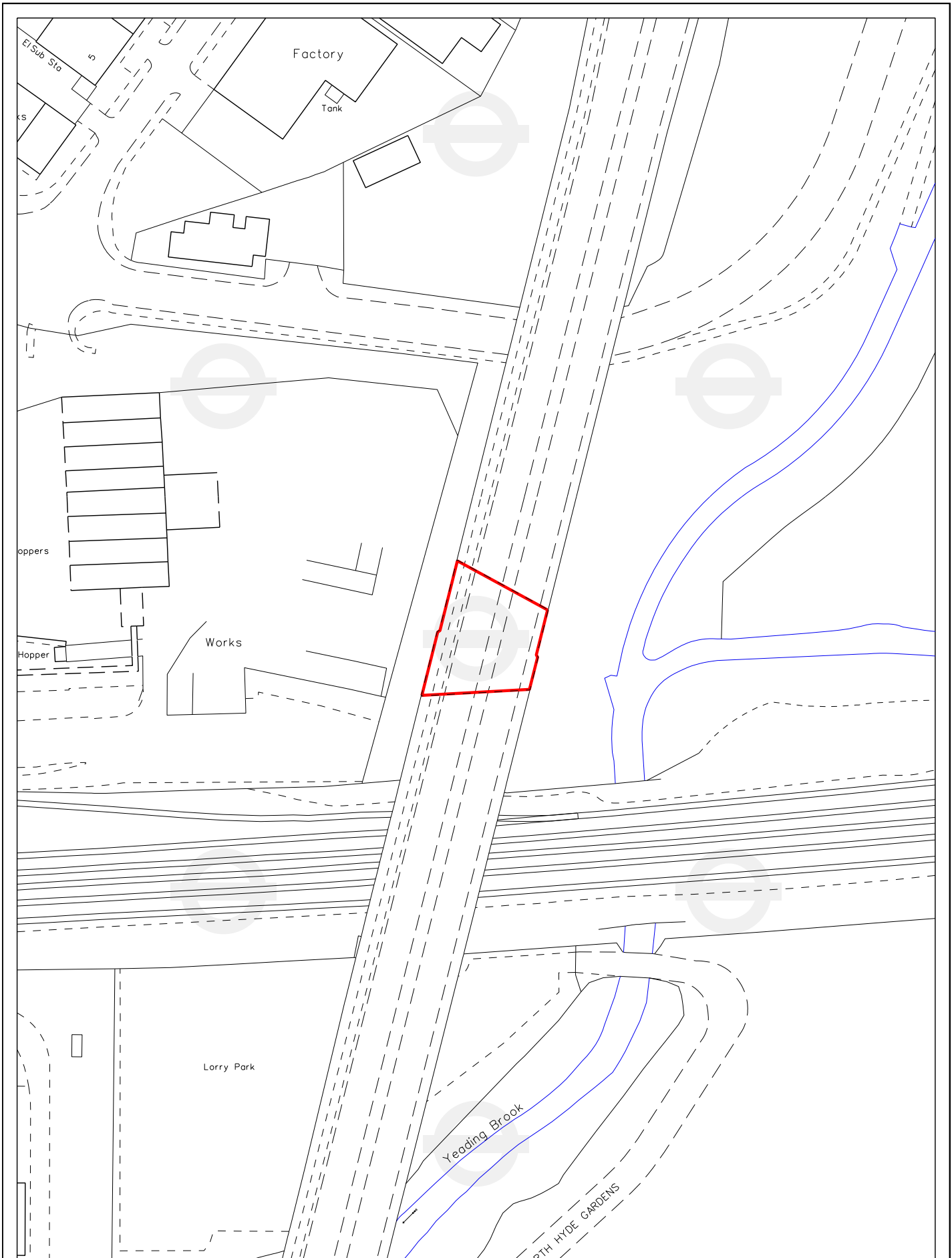
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(Transfer of Property etc) Order 2000 LB Hillingdon
The Parkway
(Part Transfer AGL20231)**



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(Part Transfer AGL33476)



A4 Portrait

Date : 01/08/2014

Initials : IA

Drg No. : LBH-16349-PT01

Rev : -

Scale : 1:1250 at A4

From: [REDACTED]
Sent: 11 August 2014 10:45
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED]
Subject: RE: Southall Land Referencing [EFILE-Legal01.575250.2090790]

Dear [REDACTED]

Further to our telephone conversation this morning, the only outstanding amendment is to remove the drainage channel (which is within the public highway) from the southern part of plot 3. I attach the plans we have received from TfL showing the extent of their highway – the extent of the drainage channel in plot 3 is shown on page 16. Removal of the channel will, I believe, sever plot 3 creating 2 plots. Please could you remove the channel and then recirculate the plan for final sign off?

Many thanks.

Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: Monday 11 August 2014 09:57
To: [REDACTED]
Cc: [REDACTED] (Op Property) [REDACTED]
Subject: Southall Land Referencing

Dear All,

Please can we have final sign off of the CPO plan? We need to start the renumbering exercise this morning. [REDACTED] is due to start annual leave from this Thursday so the plan needs to be completely finalised before then). Many thanks.

Kind regards

[REDACTED]

Persona Associates Limited
1st Floor

**Bailey House
Barttelot Road
Horsham
West Sussex
RH12 1DQ**

<http://www.personaassociates.co.uk>

From: [REDACTED]
Sent: 06 August 2014 09:50
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southall

[REDACTED]

I can confirm that our figures are currently as follows:

- Land identified within Minet Country Park – 23,300sqm;
- Land identified within the Minet Country Park LBH / TFL agreement - 22,274sqm;
- Current Plot 20a size - 24,443.11sqm;
- Potential Exchange Land Surplus - 2,169.11sqm

As next step can you measure the two areas as shown on the plan attached. And confirm the new plot sizes for the revised Hillingdon plots.

Kind Regards

[REDACTED]
Planning Manager



St James Group Ltd

Address, with commas between the lines e.g. 15B St George Wharf, London, SW8 2LE

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From: [REDACTED]
Sent: 06 August 2014 09:18
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall

Morning [REDACTED] a,

I've just put the new 2M strip on plots 3A, 8A, 10 and 10B and the total area for this is 1026M².

Kind Regards,

[REDACTED]

Persona Associates Limited
1st Floor
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Horsham
West Sussex
RH12 1DQ

www.personaassociates.co.uk

From: [REDACTED]
Sent: 29 April 2014 11:51
To: [REDACTED] (Op Property)
Cc: [REDACTED]
Subject: RE: TfL Highway - Southall CPO [EFILE-Legal01.575250.2090790]

Thanks for your email, [REDACTED]. This could be a bit of a problem.

As you say, the GLA transfer order listed the highway which was to be transferred but very unhelpfully did not provide a plan of it. Some borough councils have agreeably transferred the highway over to TfL without issue. Some have disputed the extent of any transfer and these are going to arbitration where an agreement cannot be reached.

In the first instance, I will speak to my colleague [REDACTED] about the work he is undertaking for TfL on this issue to see if he can shed any more light.

[REDACTED]

From: [REDACTED]
Sent: Tuesday 29 April 2014 11:44
To: [REDACTED] (Op Property); [REDACTED]
Cc: [REDACTED]
Subject: RE: TfL Highway - Southall CPO

Oh dear. Looks like we may well need to increase the quantum of exchange land. Who wants to raise this with SJ?? I will if necessary.

[REDACTED]

Housing and Land Directorate, GREATER LONDON AUTHORITY,

From: [REDACTED] (Op Property)
Sent: 29 April 2014 11:25
To: [REDACTED] i
Cc: [REDACTED]
Subject: TfL Highway - Southall CPO

Hi [REDACTED],

Hope you are well.

At our meeting Land Assembly meeting with St James on Friday, we were provided an update on their discussions with London Borough of Hillingdon (LBH) and more particularly in relation to the TfL land which was due to be transferred under the GLA Consent Order.

LBH dispute the land which TfL have advised forms part of the highway, despite an Ordnance Survey extract being issued by them which confirms that the extent of the public highway at Pump Lane and The Parkway were TfL are responsible. They believe that some of the land should return to them which is why TfL have been unable to complete a transfer. They have advised that this land forms part of a much larger title (which is correct) and as such not been appropriated to the highways. I'm not sure if this is a red herring on their part or whether there is any mileage in what they say. This concurs with what they have been saying to TfL and one of the main reason as to why formal transfer has not taken place. I would have thought the Consent Order overrides a need to appropriate but may be wrong.

Interestingly, I have reviewed the Minet Country Park Management Plan (2013-2017), a document issued by LBH Green Spaces team, it would appear that part of the land which we say is in TfL's ownership, falls within the parks boundary and through the management plan, it looks like LBH claim to be maintaining in part. I'm aware that the calculation for the S.19 exchange land excluded the TfL land and on the basis there is a dispute between the parties on what should be included. Therefore, is there now a risk, particularly as to date we do not have an agreement with Hillingdon following private treaty discussions.

In terms of TfL verifying their ownership, I understand from colleagues that there was no formal plan attached to the order which would conclusively denote the highway to which the order covered. The basis of our ownership/responsibility is taken from information provided by TfL's Route Manager, responsible for maintaining the highway. Our GIS plans mirrors the land previously identified although having spoken with the Route Manager, it would appear that they say the boundary line is different. Ahead of our legal meeting on Thursday I have asked for confirmation of the land that they believe they are responsible for and have maintained together with an updated plan showing the extent of area. With no agreement in place between LBH and TfL on the highway land and already an indication from LBH that they are not in agreement with what we believe to be land vested in TfL under the GLA Order do we need to review the basis of our current calculation for the exchange land. If LBH are looking to be difficult this will certainly be an area where they will look to dispute.

I understand your colleague [REDACTED] is currently working with TfL to resolve disputes with other boroughs on transfer of highway land under the General Consent and wondered whether it might be worth having a discussion in order to determine what criteria has been considered through the arbitration route.

I look forward to hearing from you.

Kind regards

[REDACTED]

Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

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Minet Country Park

Management Plan 2013 – 2017

Year One



**Green Spaces Team
London Borough of Hillingdon**

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Artistic impression of Minet Country Park

1. Introduction to Minet Country Park

Minet Country Park is a large park situated between Hayes and Southall. It is 36ha in size and is formed of a variety of habitats and is home to many different species. Most of the site is open grassland, interspersed with pockets of scrub. The site was originally farmland and remnants of this can be found in the southern section of the site where small parcels of wet meadow are boundared by hedgerows.

The site also has a high amenity value and is home to Hillingdon Cycle Circuit which is found in the northern half of the site. This area is managed more formally with coxwell gravel paths linking the access points across the site. Regular cycle club activities take place on the circuit, but it is also used by other forms of sport including Nordic skiers as well as joggers and walkers.

Onsite there is a visitor centre, Minet Lodge, which is open to the public and is used by visiting community and school groups.

A children's playground and two areas of amenity grassland is also found onsite which is well used by local families.

The first management plan for Minet was created in 2005 by Colin Conroy, Scientific Officer for A Rocha Living Waterways.



Minet Lodge Visitor Centre



One of Minet's meadow areas

Funding from Hillingdon Community Trust has enabled A Rocha Living Waterways to provide a Community Events Officer to be based on site, providing events and local involvement. A Rocha also provide a schools education programme, habitat management and wildlife monitoring.

2. How to use this Plan

This plan provides the aims, objectives, background information, and plans for the management of Minet Country Park.

Information relating to the site's key objectives can be found as follows:

Aim	Objective
Create and maintain a welcoming site	P23
Ensure the site is healthy, safe and secure	P24
Ensure the site is clean and well maintained	P26
Ensure sustainable management of resources	P26
Appropriate management of conservation and heritage features	P28
Encourage community involvement	P29
Ensure effective marketing of the facility	P30
Implement effective management strategies	P31

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4. Site Summary

	Details
Site Name	Minet Country Park
Address (Main Entrance)	Springfield Road, Hayes Middlesex
Postcode	UB4 0LL
Grid Reference	NGR TQ 110 799
Size of site	36ha
Ownership	London Borough of Hillingdon
Name of Lead Officer	Alison Shipley
Lead Officer's contact details	Postal: Green Spaces Team Civic Centre 4W/08 High St, Uxbridge Middlesex, UB8 1UW Phone: 01895 250 647 Fax: 01895 250 646 Email: Ashipley@hillington.gov.uk
Date site acquired	Mid 1960s
PPG17 designation	country park
London Parks typology designation	country park
Access points	Main Entrance: Springfield Road between Guru Nanak Sikh Academy and Goals Other Entrances: Via kissing gates off Uxbridge Road Via subway from Abbotswood Way
Access – Public Transport	Buses – 207, 607, 140, 90, E6, 427 Trains – Hayes & Harlington Station – 20mins walk; Southall Station – 30mins walk

Key features	
Key habitats	Wildflower Meadows Tussocky Grassland Wetland Ponds Secondary woodland Hedgerows with mature Oak
Historic features	None
Horticultural features	None

Sporting features	Hillingdon Cycle Circuit
Other recreational / leisure facilities	Children's playground
Resting points	12 x park benches 4 x picnic tables
Other designations	Site of Nature Conservation Borough Grade I
Conservation Area	No
Tree preservation orders	No
Playground/s designations	Local Area of Play

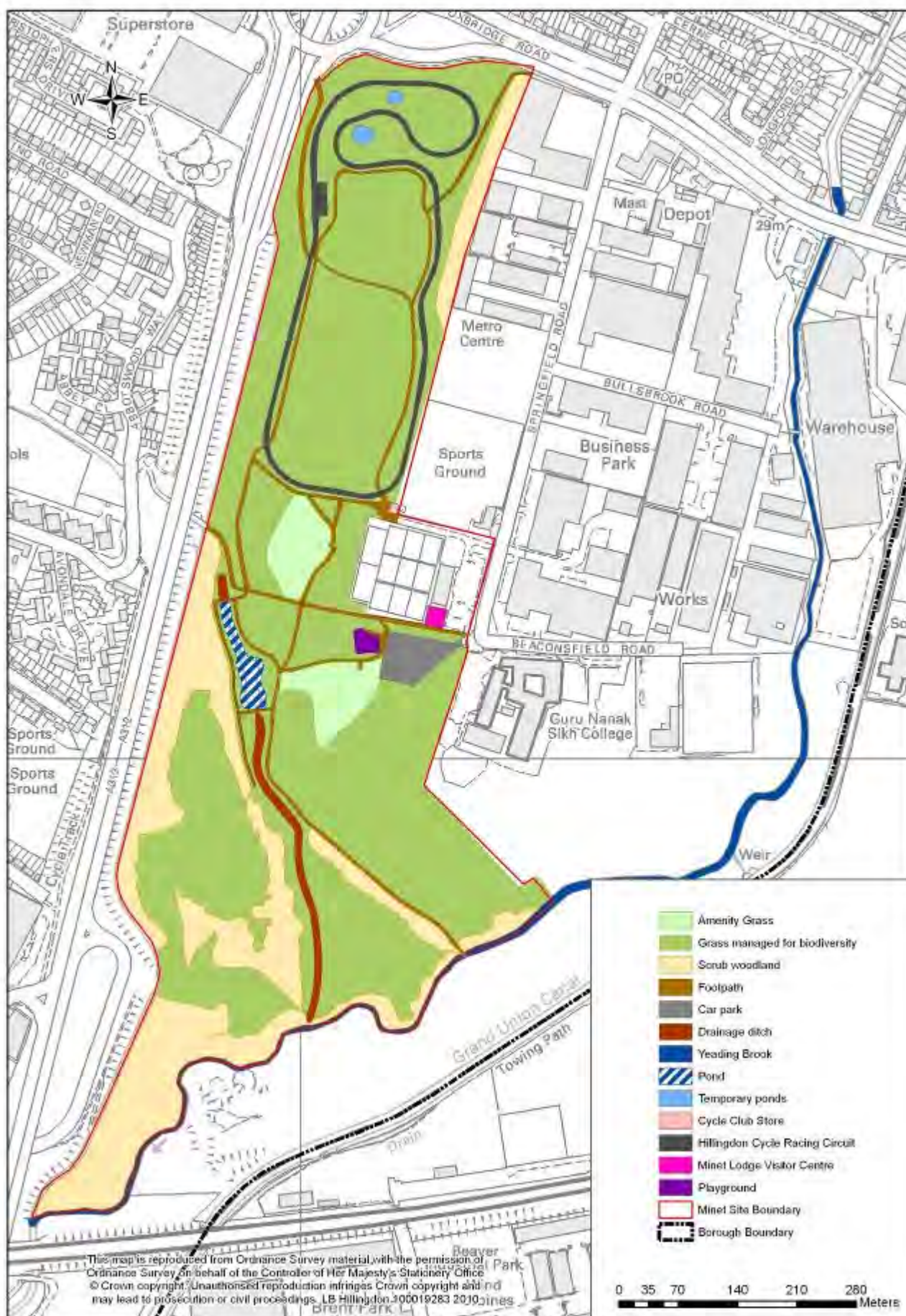
Description:

Minet Country Park is a relatively large green open space situated between Hayes and Southall, Middlesex. Bounded by Uxbridge Road A4020 to the North, and Hayes Bypass A312 to the West. To the east is a small industrial estate and also Guru Nanak Sikh Academy. The site is divided into two main sections – Hillingdon Cycle Circuit to the North and to the South open fields. It has diverse habitats which are great for enjoying and studying wildlife. There is a visitor centre for visiting groups with a classroom and toilets.

The park incorporates a variety of attractive features including:

- wildflower meadows
- Hillingdon Cycle Circuit & Cycle clubhouse
- a well-used children's playground
- a footpath network which allows access for all
- ponds
- events area
- Minet Lodge Visitor Centre

The location of each of these features is shown in Map 1 (Key Features of Minet Country Park) and are easily identifiable on an aerial photograph of the site, Map 2 (Aerial Photograph of Minet Country Park).

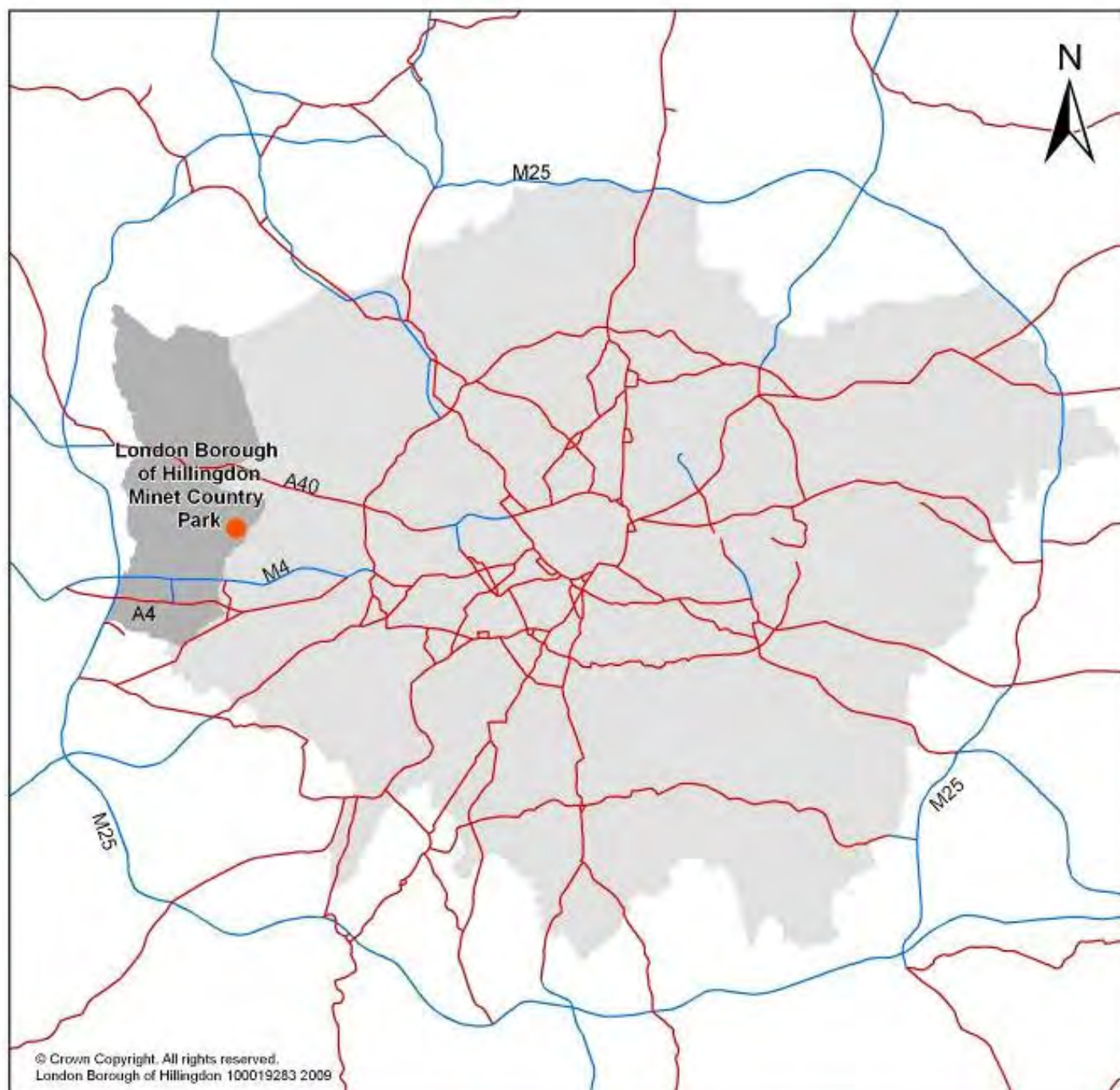


Map 1. Key Features of Minet Country Park

Map 2. Aerial Photograph of Minet Country Park



Map 3. Location of Minet in London



By road, Minet Country Park is:

- 16 miles from the centre of London
- 6 miles from Heathrow airport
- 2 miles from the A40
- 6 miles from M25

Access:

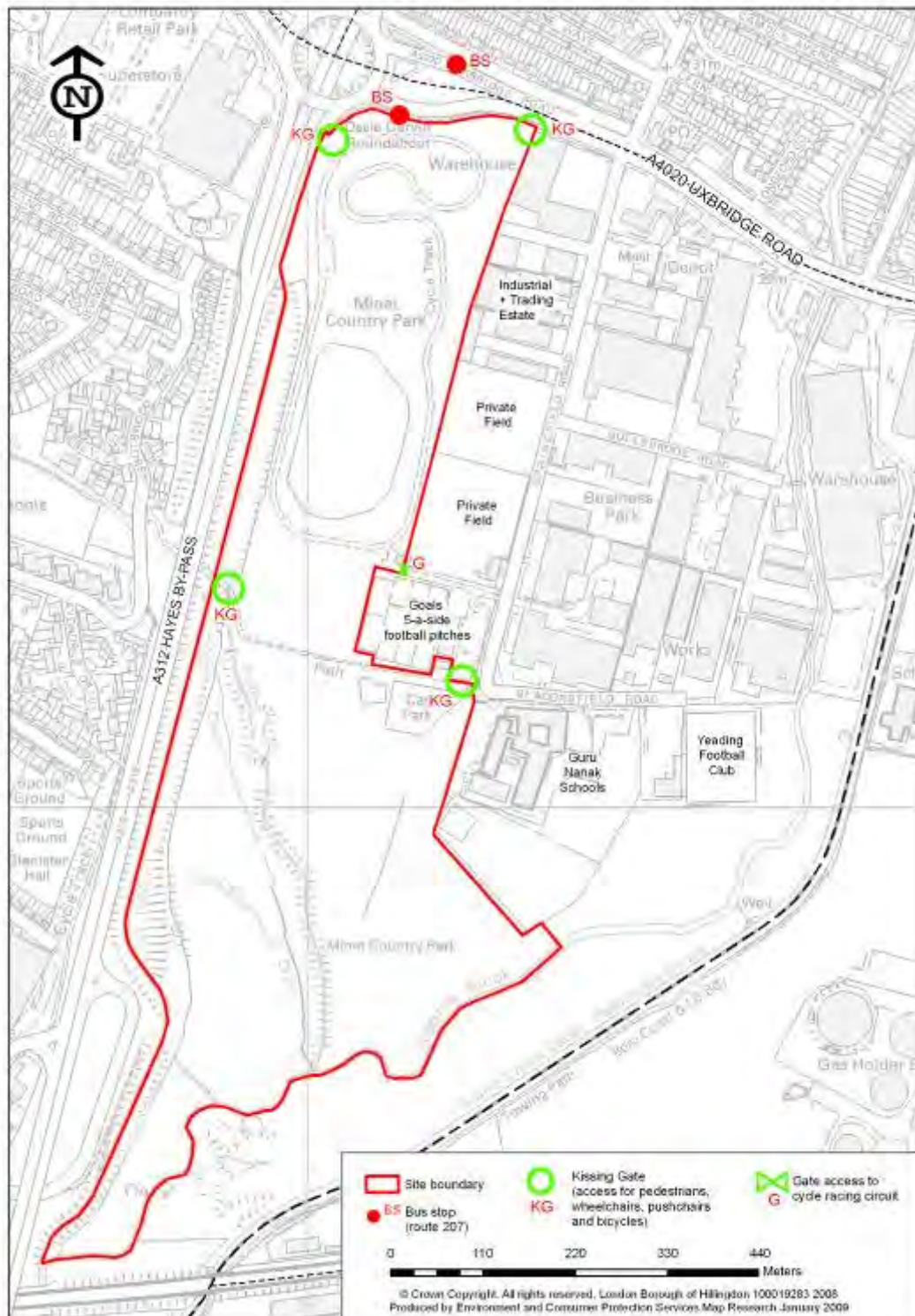
Minet Country Park is situated between Hayes and Southall off Springfield Road and bounded by the Uxbridge Road (A4020) and the Hayes Bypass (A312).

The country park has 5 entrances for the public.

Car Parking - There is a small car park off of Springfield Road, which is opened and closed daily.

Buses – 207, 607, 140, 90, E6, 427

Map 4. Main access points at Minet Country Park



History:

The area now called Minet Country Park was originally part of the Coldharbour Estate, which was owned by the Minet family from 1766 until the mid-20th Century, at which point it was sold to Hillingdon Borough Council. The whole site was originally farmland, dominated by arable in the northern half, and rough pasture in the marshy areas nearer to Yeading Brook in the south. By the time the land had passed into local authority control, farming on the site had effectively ceased.

The northern section of the site, where Hillingdon Cycle Circuit is now situated, was excavated for brick earth during the 19th and early 20th centuries, and was subsequently used as a works compound in the early 1990s during the construction of the adjacent A312 Hayes Bypass, before being landscaped using soil excavated from the site of the road. This part of the site was apparently also the location of a rubbish dump during the Victorian Period (M. Hibbert, *Pers Comm.*)

The two north-south watercourses, the Flood Relief Channel and Willow Ditch, along with the pond Channel, were created in the 1980s to take excess water from Yeading Brook and to take the place of various drainage ditches which were present when the site was active farmland.

In the late 20th century the site became neglected and was perceived by many local people as wasteland and a dangerous place to go, while it was much used by young people for recreation, including off-road motorcycling. With the construction of the A312 came a new problem in the form of large scale fly-tipping in areas of the site nearest to the road. In the 1990s a car-boot sale was started, two days a week, in the middle of the site bringing with it disturbance to wildlife, compaction of soil (resulting in the loss of all vegetation from this part of the site), and large amounts of rubbish which were thrown, or left to blow, into the nearby pond.

In 2002, after several years of discussion involving the borough council, the local Member of Parliament, A Rocha Living Waterways, local residents and numerous other interested organisations, work began on the creation of Minet Country Park. This involved, among other things, the removal of hundreds of tonnes of rubbish, the creation of several large hills or bunds, the extension of the pond, the creation of new ones, and the laying of footpaths, as well as the construction of a car park, a children's playground and an interpretation/education centre, the Minet Lodge Visitor Centre.

The first management plan for Minet was created in 2005 by Colin Conroy Scientific Officer, for A Rocha Living Waterways.

Topography, hydrology, geology and soils

Topography

The original topography of the site was relatively flat, particularly in the Southern areas in the floodplain of Yeading Brook, with a slight rise towards the North. However over the past few years landscaping has resulted in several man-made hillocks and banks of varying sizes.

Soils

The underlying geology of the park is London Clay, which locally has a depth of 50m but there is one strip adjacent to Yeading Brook, which is at the surface. The rest of the area has an overlay of a mixture of brickearths and gravels. In more recent times the natural soil characteristics of the country park have been altered by the extraction of the brick earth and the importation of soil from other parts of the borough and the wider London region.

The northern section, where Hillingdon Cycle Circuit is situated, would originally have had the clayey-silt of the Langley Silt ('Brickearth') deposits at the surface, overlying the Lynch Hill Gravel which comes to the surface in the central and southern parts of the site to the boundary with the band of London Clay mentioned above. The Lynch Hill Gravel is a "typical river terrace deposit associated with glacial (Pleistocene) deposition and subsequent erosion".

Hydrology and Hydrography

Minet Country Park falls within the Yeading Brook catchment, which becomes part of the River Crane immediately downstream of the site. This is a tributary of the Thames. The main course of Yeading Brook forms the boundary of the country park on the south-eastern side, while the western boundary of the site is formed by a man-made, concrete lined, flood relief channel, into which water from Yeading Brook is diverted just north of the country park. This channel rejoins the Brook at the southernmost extremity of the park. As well as these two streams, which have a permanent flow of water, there is also a man-made channel, which starts at a point roughly level with the Avondale Drive entrance to the site, and runs southwards from there into Yeading Brook. This channel does have a permanent flow of water but is strongly influenced by rainwater, which enters it either directly, as surface runoff from the surrounding land within the park, or indirectly via a siphon which carries water from the above-mentioned flood relief channel.

Ecology

Minet Country Park forms part of a Site of Nature Conservation Importance, Borough Grade 1. This means that there would be a significant loss to the borough, in biodiversity, were this site to be developed.

The habitats present in the country park are described fully in "Compartment Descriptions and Management Prescriptions". Generally there are three principle types of habitat at Minet Country Park. These are

1. Grassland
2. Woodland and scrub (including hedgerows)
3. Water (Ponds and wetlands)

The habitats and compartments can be found on Map 5.

The predominant habitat throughout the site is grassland, although most of this is currently fairly species-poor semi-improved or amenity grassland. However there are sections in the south

such as the wet meadow and triangular field, which show a more diverse range of species associated with wildflower/hay meadows such as Meadowsweet. (*Filipendula ulmaria*). The three areas of amenity grassland are the amphitheatre in the centre of the country park behind the Goals site and the picnic area which is just south of Minet Lodge incorporating the play area. This habitat by definition receives regular, close mowing, which creates a uniform and species poor sward.

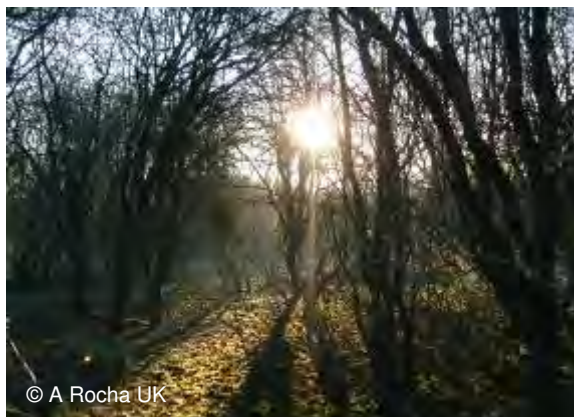
Bee Orchid present in North section of Minet adjacent to Hillingdon Cycle Circuit



Several species of ground-nesting bird, including the Skylark (*Alauda arvensis*), which is a nationally declining species, depend on the less disturbed areas to breed in. Many butterflies, moths and grasshoppers also depend on the different types of grassland here, as well as shrews, rabbits, mice and voles, the latter three of which provide food for predators such as Kestrels (*Falco tinnunculus*), Little Owl (*Athene noctua*) and Fox (*Vulpes vulpes*).

The various ponds and channels in the country park are home to a large variety of aquatic life, which forms the basis of a complicated food-web including water beetles (four nationally scarce species were identified and confirmed by a national expert in 2001), leeches, dragonflies, fish, newts and birds such as Grey Heron (*Ardea cinerea*), Little Egret (*Egretta garzetta*) and Kingfisher (*Alcedo atthis*).

Woodland, hedgerows and scrub are very important habitats within the country park. They provide nesting and feeding sites for more than half of the regularly occurring bird species and are home to mammals such as Bank Voles (*Clethrionomys glareola*), Wood Mouse (*Apodemus sylvatica*) and Fox. The most abundant tree species here is English Oak (*Quercus robur*) which supports many different kinds of insects which themselves are food for birds and bats such as Common Pipistrelle (*Pipistrellus pipistrellus*). The hedgerows and



Woodlands in Southern section of park

waterways also perform an important function as linear habitats which connect different parts of the site and allow birds, plants and insects to move easily around the country park. This means that as habitats are created or improved by management, new species will be able to colonise them quicker than would otherwise be the case.

Between 1998 and 2012, 120 species of bird, 24 butterflies, 14 dragon/damselflies, 16 mammals and 4 species of reptiles or amphibians have been identified on or over the country park. Over 200 species of wild plants have also been found here. Further survey works are regularly carried out at the park including bird ringing sessions and, more recently, moth trapping, 121 species, but more species are recorded with each survey.

Please see Appendix E for plant species and for birds; mammals, reptiles, amphibians; butterflies and odonata. For freshwater Invertebrates please see Appendix J.

Compartment Descriptions – Refer to Map 5

Grasslands inside the Hillingdon Cycle Circuit

This is a large area of long grass, with various hummocks and uneven damp areas. The botanical interest is low as it was created from reseeded on an area of fill in the mid 1990s. However, due to the long grass, with patches of tall ruderals and damp areas, and relatively low levels of disturbance, this area has become an important one for ground-nesting birds such as Skylarks, Meadow Pipits and Reed Buntings. It is also used by Snipe, Stonechats, Goldfinches and Linnets. The southern half of this area is surrounded by a 1.3m high stock-proof fence with a 6-bar gate in the south-east corner, while the northern part is unfenced and is therefore more open to disturbance by dog-walkers and others.

Small temporary ponds adjacent to Hillingdon Cycle Circuit

Two round man-made ponds (12.5 and 17 metres in diameter) and one long narrow pond (11.5m long) were created at the northern end of the country park which once contained water temporarily throughout the year, however in recent years have not held water at all. Aquatic vegetation is fairly poor, but includes Floating Sweet-grass in the long narrow pond, which also has Oval Sedge growing on its banks (up until 2004, at least, this was the only location for this species within the park).

Smooth Newt (*Triturus vulgaris*) and Common Frog (*Rana Temporaria*) were found here and aquatic invertebrates recorded here included several nationally scarce beetles, all of which are specialists of temporary ponds, which would probably not be able to survive were the ponds to become permanent.

Grassland around Hillingdon Cycle Circuit

This is short grassland with several areas where tree-planting was carried out in 2003/4. Botanically, it is probably slightly more diverse than inside the cycle circuit, although it was also created on fill in the mid-1990s. Bee Orchids can be found here.

East bank of storm drain

This is the west-facing bank on freely draining gravelly soil, with concrete lip of flood relief channel at the bottom. This is a mosaic of fairly flower-rich grassland and dense brambly scrub, with some patches of recently planted trees. The southern end of this bank, towards where the flood relief channel flows into Yeading Brook, is more dominated with mature scrub, mainly hawthorn and brambles with planted trees of several species including Alder, Hornbeam, Pine and False Acacia. The scrub provides good nesting cover for many bird species including Whitethroat, Lesser Whitethroat, Bullfinch and commoner resident species. The open areas are good for grassland butterflies such as Small Heath and Common Blue and are good potential habitat for reptiles such as Slow Worms, should relocation from other sites take place.

Bramble bank

This is the east-facing bank going from the area around the Cycle Racing Circuit to the eastern boundary of the site. The mix of scrub and grassland is similar to that found on the east bank of the storm drain. The largest open section of grassland has some interesting wildflower species, including Grass Vetchling (*Lathyrus nissolia*). The southern half of the slope has some smaller open areas with long grass, but it is mostly dominated by bramble scrub, providing good cover for nesting birds, and small mammals and possibly reptiles such as Slow Worms.

Amphitheatre

This compartment consists of a flat area of short amenity grassland in between two long crescent shaped mounds, also of short grassland but with a wide band of tree saplings. The

central area is frequented by birds such as Meadow Pipits, Pied Wagtails and, on passage, Wheatears.

Picnic/amenity grass area

This is the area of amenity grass adjacent to the car park and consists of a flat area in the middle surrounded by three long thin mounds. To date there has been no tree-planting on the mounds. Both this compartment and the previous one have been vastly altered in recent years by the importation of subsoil to the site, which has then been covered by topsoil from on-site, and sown with a standard sports-field mix of grass-seed. Included in this area is the children's playground. This is surfaced with plastic matting containing numerous large holes through which grass grows.

Car Park

There are several large flower beds which have not, to date, been planted and are dominated by weeds such as Fat Hen, docks and Scentless Mayweed. These beds are well used by birds such as Skylarks and Linnets.

Eastern Grassland – northern section

This area mostly consists of one large mound, created from imported subsoil and sown with grass-seed. At the northern end of the compartment there is a level area which is dominated by tall weedy plants and so provides good feeding cover for birds such as Linnets and Goldfinches. The vegetation on the top and sides of the mound is a mix of species poor grassland and patches of tall plants such as Spear Thistle (*Cirsium vulgare*) and Bristly Ox-tongue (*Picris echinoides*).

Eastern Grassland – southern section

This compartment contains one large earth mound, approximately 100mX40m. As with most of the other mounds in the park, it was created from imported subsoil in 2002/3 and subsequently sown with grass-seed. In this case however, no topsoil was put on top of the subsoil and so it is hoped that the more nutrient poor status of the soil will encourage greater botanical diversity in time.

Eastern Grassland – central section

This is a flat area of species poor grassland, partly on fill imported in mid 1990s and partly on lake dredgings imported in 2002. Used by Linnets, Meadow Pipits & Crows.

This entire section was excavated in 2010/2011 as part of the Harefield to Southall Gas pipeline installation. The section was reinstated following the excavation and installation works and the area was reseeded with EM5.

Newly planted hedges

Hedges have been planted along the boundary with Guru Nanak Sikh Academy and more recently along the fence boundary adjacent with Uxbridge Road and also the GOALS boundary near Minet Lodge Visitor centre.

Hawthorn (<i>Crataegus monogyna</i>)	40%
Field Maple (<i>Acer campestre</i>)	20%
Hazel (<i>Corylus avellana</i>)	15%
Dog Rose (<i>Rosa canina</i>)	15%
Buckthorn (<i>Rhamnus catharticus</i>)	5%
Holly (<i>Ilex aquifolium</i>)	5%

Triangular Meadow

Neutral grassland, on clay in South and gravel in North, dominated in the south by Rushes (*Juncus* spp.) and Tufted Hair-grass (*Deschampsia cespitosa*) and in the north by False Oat-Grass (*Arrhenatherum elatius*) and bents (*Agrostis* spp.).

Historically the southern half at least used to flood in winter but since the creation of the Flood Relief Channel (see section 4.29), diverting some of the water from the Yeading Brook, the field appears to have become much drier than it was. Ruts created by motorcyclists contain small temporary pools and flora of more disturbed ground.

As well as the dominant species mentioned above, among the more interesting plant species found in this area is Red Bartsia (*Odontites verna*). This is also widespread in several other parts of Minet Country Park, although it is generally scarce in London outside the chalk. Sneezewort (*Achillea ptarmica*), a wet grassland species, is found only in the southern half of this compartment. This latter species is characteristic of damp meadows in the Yeading/Crane Valley and is one of the key species at Minet Country Park.

Until 2005 there was no management in this field, except for occasional fires set by vandals, and as a result most of the grassland was becoming very rank and overgrown and increasingly species poor.

Giant Hogweed (*Heracleum mantegazzianum*) is present at low density in the Southern half of the field adjacent to the Yeading Brook.

Southern Meadow

This field is similar to the Triangular Meadow in that it is dominated by coarse neutral grassland which is drier in the north and becoming damper, with tussocks of Tufted Hair-Grass, to the south. However, it is much smaller and differs in that it still contains many small mounds made of builders' rubble and other waste materials, a legacy of its history of fly-tipping. Several large patches of dense bramble scrub were removed in 2009 allowing a number of piles of rubbish/rubble to be removed and the area is now managed as grassland. There are also a number of thick patches of bramble.

There have been several reports of Grass Snakes from this area, made by members of the public.

As in the Triangular Meadow, there is a small amount of Giant Hogweed growing in low density near the banks adjacent to the Yeading Brook.

South-East Field

Very rank grassland, lots of tall ruderals, Tufted Hair-Grass and Reed Canary Grass, with some bramble scrub.

Wembley Field – Lower Section

Neutral grassland grading into bramble scrub to the south. Scattered small trees and patches of scrub. Fairly wet in winter with some small temporary ponds and wet ditches.

Wembley Hill – North End

This compartment is the northern half of a long earth mound created in 2002 from imported subsoil (reportedly imported from the site of the old Wembley Stadium). The top layer of soil is fairly nutrient rich topsoil and the flora is dominated by common ruderal species. Grass seed was sown in 2003.

Wembley Hill – South End

This compartment differs from the north end of the Wembley Hill in several ways. It consists of a wide plateau with a gradual slope leading down to the level of the rest of the country park, on the south and east sides. The plateau is mainly very nutrient poor gravelly soil, while the soil on the slopes is a heavier clayey subsoil. The vegetation on the plateau is sparser but more diverse than that on the slopes which is dominated, by a lush growth of Scentless Mayweed in summer. The more open areas, particularly on the plateau, are well used by rabbits and are

potentially good for aculeate hymenoptera (bees, wasps and ants), and flora – due to being less susceptible to dominance by coarse grasses and tall herbs.

Hedgerows

There are three main old hedgerows in the country park. The longest one runs roughly north-south, parallel to the line of Willow Ditch, while the other two branch off to the east and the west and are much shorter. The hedge to the east is no longer physically connected to the main north-south hedge, as the line of Willow Ditch separates them, although bramble scrub and young trees are already starting to grow back in this area, including on the banks of the channel.

The hedgerows are fairly old and are marked on Ordnance Survey maps from 1868. They are dominated by Oak, Blackthorn and Hawthorn with some Ash, Crack Willow, and English Elm suckers and have sparse ground flora. The eastern hedge and the northern half of the long one are fairly thin with many gaps, while the southern and western hedges are thicker, with several large Oaks including some dead ones which provide nesting and feeding sites for woodpeckers, Jays and many species of insect.

The hedges are used by foxes and many bird species including Green and Great Spotted Woodpecker. They are also used by bats, including two Pipistrelle species which feed along them and also use them as lines of navigation to get to feeding sites in other parts of the country park (smaller bat species cannot navigate across open country and need linear features such as hedges to travel along.).

There is one small temporary pond in the Southern Hedge, which has potential for further restoration.

Pond in the Hedge

Works to restore this were carried out in 2009 and included pollarding of the willows around the pond, and cutting down those growing within the pond and the logs used to create habitat piles. Some of the vegetation and detritus covering the bottom of the pond were removed but a thick layer of silt remains.

Scrub Woodland

This is tall scrub dominated by Hawthorn and Elder. The understorey and ground flora are sparse, due to shading, but there are many Common Dog Violets.

Scrubby Grassland Strip

This is a strip of scrub, grassland, trees and tall ruderal plants between Willow Ditch and the main North-South hedge. There are no rare species or habitats but there is a moderate diversity of common plants and animals characteristic of the locality.

The Scrape

This scrape was created in summer 2002 by digging into the underlying layer of London Clay. Since its creation it has filled with water in winter (c0.5m depth) and dried out in spring and summer, when the bottom has become covered with sparse weedy vegetation.

The original intention of creating a scrape here was to attract wading birds on migration in winter and that it might retain some water and mud throughout the year. However, it is now apparent that without a regular inflow of water during the spring and summer months, the scrape would have to be a lot deeper to retain water year-round. The scrape is rather too enclosed by tall scrub and trees to attract most waders.

Central Drainage Channel

North Section - This is a small section of Willow Ditch from where the water enters the channel via a siphon to where it goes through a concrete pipe passing under the first crossing point. It is wet in winter and dry in summer with occasional pools after rain. The channel is covered with a

tangle of weedy vegetation, including Woody Nightshade. The banks are fairly sparsely vegetated with common ruderals.

Middle Section - This section includes the largest pond in the country park and also the narrow section of channel leading down into it from the first crossing point.

Prior to the creation of the country park in 2002/3 the pond was considerably smaller with a large amount of Common Reedmace growing through a dense layer of fly-tipped rubbish, which extended up the channel to the north. During the creation of the country park, the pond was extended on the eastern side and all the rubbish and most of the Reedmace was cleared out.

The aquatic vegetation in the pond includes Common Reedmace (*Typha latifolia*), Nuttall's Waterweed (*Elodea nuttallii*), a Water Crowfoot (*Ranunculus* sp.), Jointed Rush (*Juncus articulatus*) and False Fox Sedge (*Carex otrubae*). Both the pond and the channel are used by several species of dragonfly and damselfly. The banks are gravelly with sparse, but reasonably diverse, vegetation, including Bee Orchids. On the east side the banks were raked and sown with grass seed.

Southern Section - This is a narrow channel with more aquatic vegetation than in the northern and middle sections. It includes two small ponds held back by weirs, which may be quite good for aquatic invertebrates, although only informal pond-dipping has yet been carried out. Smooth Newts and Common Frogs are common here, and Kingfishers, Herons and Teal have all been seen here several times. The bank vegetation is taller further south, with some Bramble and Hawthorn scrub re-growing from areas where it was cut back.

Yeading Brook

This is a small tributary of the The Crane which forms the south-eastern boundary of Minet Country Park. The aquatic fauna and flora are fairly species poor although it is unclear to what extent this is because of the river being shaded by Willows (*Salix* spp.), Ash (*Fraxinus excelsior*) and other trees, and to what extent it is due to contamination of the sediment by run-off from the adjacent, British Waterways-owned land, the soil of which apparently contains large amounts of gas-works spoil.

The banks are clay and the brook is frequently used by Kingfishers (*Alcedo atthis*) which probably nest most years. The bank flora is quite poor and in places is dominated by Himalayan Balsam, Giant Hogweed, and Japanese Knotweed.

Flood Relief Channel

NB: This is not part of Minet Country Park, but the management of the two sites should be co-ordinated.

This is a flat, concrete lined channel, about 8m wide, which was created in the mid-1980's to divert flood-water from Yeading Brook. There is a silty sediment layer of varying depths which allows a dense growth of Watercress and Fool's Watercress to develop during the warmer months, although this is usually washed out by flood-waters in the winter. The channel is fairly well-sheltered and undisturbed for most of its length and is used by birds such as Grey Heron, Snipe, Water Rail, Kingfisher and Grey Wagtail and by bats including Daubenton's Bat. At one point the main east-west bridleway across the country park goes over the channel, and around the bridge there is frequent dumping of rubbish.

Recreational Facilities:

Minet Country Park consists of Hillingdon Cycle Circuit and clubhouse, an events area, car park, picnic areas, playground facilities and remnant farmland. Onsite facilities include Minet Lodge Visitor Centre which has toilets and is used for various community and educational environmental activities. The lodge also houses an office for the Community Events Officer who is based permanently onsite.

Minet Country Park has circular footpaths linking in with local roads and the canal. A network of formal pathways cross the site, linking these areas and is disabled accessible. The open grasslands and more formal parts allow a place of peace to rest and enjoy the wildlife close to the heart of the busy Hayes town centre. The playgrounds provide safe play environments for children of varying ages. Dog bins are present at the formal entrances.

Present Use:

A recent survey of site users was completed at 20 London Borough of Hillingdon Green Spaces, in October 2008. The following key findings were drawn from those surveys completed at Minet Country Park in relation to the site:

The top five reasons (out of twenty-four possible answers) for people to visit the Park were:

1. To get fresh air = 1
2. For a walk = 2. To visit the play area
3. Children/Family Outing = 3. To improve my health
4. To Keep fit = 4. Ride a bike
5. Play sports or games = 5. Walk the dog

69.23% rated the design and appearance of the park as good or very good

61.81% rated the park as fair/good or very good regarding its protection of nature and wildlife

69.23% were satisfied or very satisfied regarding their overall impression of the park

The only negative comment was *"It feels a bit desolate here, sometimes don't feel so safe coming here unless I am with other people."*

Other comments included the suggestion for more trees to be planted. Planting is an ongoing feature of the plan and has been implemented, but where appropriate and/or necessary. Also the need for toilets, however toilets are onsite but are situated in the Lodge. The lodge is now being left open longer and it is hoped to get the lodge open on weekends for the public to use.

Some comments were made which will be considered in planning and future management, including:

- Improving information available, e.g. what is on/events
- The "need for café, more facilities, more entertainment"

Many comments praising the site and its management were made, for example,

"Great for cycling"
"Ideal for dog-walking"

It is proposed to repeat these surveys at key Green Spaces periodically. The latest survey was undertaken in the summer of 2009.

Hillingdon Cycle Circuit is not just used by cyclists; it is regularly used by locals who walk the circuit as part of their daily exercise regime, by London Region Nordic Ski Association and Middlesex Athletics Association.

Management Arrangements:

The country park is managed by the London Borough of Hillingdon's Green Spaces Team (see Appendix A for Green Spaces Structure). A Rocha Living Waterways provide an Education Officer and funding from Hillingdon Community Trust provides a Community Events Officer who is based onsite 3 days a week providing a community events programme but also provides additional elements such as wildlife surveying and publicity.

Minet is also part of the Colne Valley Project, a partnership project between London Borough of Hillingdon, Groundwork Trust and Herts and Middlesex Wildlife Trust. The project identifies 10 key sites within the Colne Valley and provides a project officer for these sites whose key role is to promote these sites via events and interpretational material.

The Management Advisory Group (MAG) and the Friends of Minet Country Park provide constructive guidance on the direction of the management and the overall vision for the Country Park. They meet four times a year, with the Countryside & Conservation Officer and Community Events Officer attending meetings to review the success of past works, develop new ideas, identify areas of concern, and plan new works. Once agreed, these initiatives are then taken forward by the Green Spaces Team, or implemented directly by the Friends or A Rocha Living Waterways. Avondale Resident's Association and Hillingdon Cycle Circuit Users Group provide input in this process.

The Friends also organise various community events including the community festival, quiz nights and also make funding bids for various projects within the park.

The country park falls under the guidance of the following Habitat Action Plans (within the Hillingdon Biodiversity Action Plan). These give management targets for maintaining and enhancing the borough's biological sustainability:

- Meadows and Pastures
- Parks and Amenity Grasslands
- Standing Water
- Woodlands and Hedgerows

The lead contact for the site is the Countryside and Conservation Officer (South) who liaises with A Rocha Living Waterways and also has involvement with the park. Specialist contractors, organised through LBH Waste Division, carry out the dog bin collections regularly.

The play area is inspected weekly by trained Park Officers. In addition, specialist playground contractors inspect quarterly, and the Council's insurers carry out an annual, independent inspection. Any defects that may arise are reported to the relevant Green Spaces Area Officer who can implement procedures for the necessary repairs. If the equipment is found to be in an unsafe condition it will be decommissioned with immediate effect. The Parks Officers also look for any dangerous objects (e.g. broken glass).

Community Contacts:

Friends of Minet Country Park - Chair – Peter Ryerson (until April 2013)

Hillingdon Cycle Circuit User Group - Chair – Stuart Benstead

Avondale Residents Association – Bernard Fagan, Chair

5. Vision for Minet Country Park

Our vision for Minet Country Park is

“We aim to instil a deep sense of ownership and pride in our unique country park in the heart of Hayes and Southall. Mixing active and passive recreation with nature conservation through dynamic partnerships across all communities and faiths.”

We seek to continue to protect, conserve and enhance the living landscapes, which form Minet Country Park, whilst creating an exciting and appealing site for all and ensure that the site is easily accessible to everyone, including people with disabilities.

A number of key projects are planned to continue the programme of continual site improvements. For more details see section 7a. 3 -Year Plan and 7b. Individual Project Outlines.



The pleasant surroundings at Minet offers enjoyment to visitors.

6. Site Aims and Objectives

6.1 Main Aims

1. Create and maintain a welcoming site
2. Ensure the site is healthy, safe and secure
3. Ensure the site is clean and well maintained
4. Ensure sustainable management of resources
5. Appropriate management of conservation and heritage features
6. Encourage community involvement
7. Ensure effective marketing of the facility
8. Implement effective management strategies

6.2 How these aims are being met and future objectives

6.2.1 Create and maintain a welcoming site

There are 5 entrances to this park, with the main entrance situated on Springfield Road. All entrances have sign boards welcoming you to Minet Country Park. There is an additional sign adjacent to the Minet Lodge Visitor centre. (See picture)

In addition to these signs site interpretation boards and notice boards were installed in 2012 and these are essential to create a welcoming and well-maintained feel to the park.

The configuration of the site allows for visitors to be able to walk the full length of this park. There is also a public footpath from Avondale Drive to Springfield Road, which allows people to use it as a pleasant cut through rather than using the busy roads, a route which is regularly used by workers accessing the local industrial park and also school children walking to the adjacent Guru Nanak Sikh Academy.



In order to be welcoming, the country park must cater for a wide range of people's needs whilst protecting and enhancing the wildlife. Owing to historic uses of this site the park consists of a more formal amenity section in the North and a more natural living landscape in the South. There is a network of pathways throughout the park, hard coxwell gravel surfaced paths in the North and grass mown pathways in the South, which compliment the natural surroundings.

The combination of amenity grassland and wildflower meadows, provides a beautiful setting, with designated areas for picnics or other activities. The Cycle Circuit provides an excellent sporting facility and is surrounded by footpaths, which improves accessibility. The abundance of trees, shrubs and wildflower meadows create a diverse habitat and are home to many different species of wildlife. The cycle circuit and play area are a great attraction and the seating helps to make Minet welcoming.

Objectives

1. Secure and standardise all access points, where applicable.
2. Maintain all boundary walls and fences as necessary.
3. Maintain footpaths as necessary.
4. Install and maintain new interpretive signage.
5. Maintenance and provision of site furniture where appropriate.



Grass pathway in Southern section of park

6.2.2 Ensure the site is healthy, safe and secure

Healthy

The country park provides the opportunity for passive and active recreation, e.g cycling. The cycle circuit can be used by anyone, but there is a formal agreement between the council and Hillingdon Cycle Circuit Group. They regularly hold various events on the circuit. People may also use the gravel paths on site as part of a walking or jogging route. The playground area provides children with activity.

Hillingdon Slipstreamers



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Play areas are inspected weekly by trained Park Officers. In addition, specialist playground contractors inspect quarterly, and the Council's insurers carry out an annual, independent inspection. Any defects that may arise are reported to the relevant Green Spaces Area Officer who can implement procedures for the necessary repairs. If the equipment is found to be in an unsafe condition, it will be decommissioned with immediate effect. The Parks Officers also look for any dangerous objects (e.g. broken glass).

All accesses and path networks are DDA compliant.

The LBH park byelaws (a copy of which can be obtained from LBH Green Spaces) apply to Minet and are enforced by the Council Officers and members of the Enforcement team when necessary. Under the Health and Safety at Work Act (1974), the LBH is responsible for ensuring, so far as practical, the health and safety of employees, contractors and visitors whilst conducting all involved activities. As such, it is important to LBH and all staff and contractors are aware of their respective obligations. Details can be found from the Health and Safety Executive (HSE) or on LBH web pages (www.hillingdon.gov.uk/index.jsp?articleid=6837). This includes a link to the guidelines for reporting incidents and RIDDOR, the HSE incident reporting scheme. Risk assessment policy states the procedures necessary to comply with the Act.

Safe and Secure

Generally the site is not heavily vandalised and anti social behaviour does not regularly affect the park, as it did in the past, mainly due to the development of GOALS five-a-side football facility in 2007.

A Community Events Officer is based on site and reports any anti-social behaviour found at the park. Issues are also dealt with by our Enforcement Team. If a pattern of anti-social behavior is noted, good relationships have been established with the local Police and Safer Neighbourhood Officers who can be called upon to assist.

Any safety issues identified are dealt with as and when appropriate.

Park Officer Team

The park rarely suffers from severe vandalism but low-level anti-social behaviour occurs from time to time. This generally includes graffiti, litter and broken glass caused by smashed bottles.

The council's Park Officers fall under the umbrella of the council's Green Spaces Team, which manages the park. The Park Officers provide a park-keeping facility and enhance the security of the park and its visitors. The Team carries out daily checks so that any defects, such as graffiti, are dealt with quickly. In many cases the Park Officers will deal with urgent problems (such as broken glass) there and then.

The Park Officers' role includes:

- Undertaking regular visits to the park and reporting as necessary
- Basic maintenance of park equipment and facilities
- Non-specialist horticultural work and litter picking
- Regular inspection of playgrounds
- Identifying acts of vandalism and submitting reports.
- Investigating and gathering information on accidents etc.
- Responding quickly and effectively to public complaints.
- Locking designated parks at night.
- Minor Tree maintenance works
- practical conservation works

Objectives

1. Undertake a regular cleaning regime to remove litter, and respond quickly to fly tipping.
2. Continue to implement Health and Safety policies.
3. When appropriate, ensure that people using the park are aware of the relevant bylaws.
4. Continue to encourage residents to value the park, through involvement with local groups.
5. Ensure residents feel more engaged by informing them of upcoming events on site notice boards.

More serious anti-social behaviour is very rare at Minet Country Park but may need to be addressed by other agencies such as the police or the council's Enforcement Team.

The Enforcement Team is responsible for dealing with a range of issues including noise, dog fouling, motor bikes, horse riding and fly tipping. Although this team is not on the premises on a regular basis, they are able to respond quickly to any reports that require their attention.

Police Community Support Officers regularly attend Friends and residents groups and are kept up to date with any local issues of concern. On occasion, drug-related debris has been found at Minet Country Park and the PCSOs have been very helpful in dealing with those responsible for it.

6.2.3 *Ensure the site is clean and well maintained*

Minet Country Park is maintained by the borough's maintenance contractor. All works are carried out inline with the detailed specification which provides clear definition of the standards and quantity of work required, a summary of which can be found in appendix B. The Community Events Officer also contributes by reporting any areas of maintenance needed and carrying out maintenance or other tasks not covered by the grounds maintenance team. This includes arranging minor maintenance tasks required using volunteer work parties. The Community Liaison Officer inspects the site daily, and reports any graffiti to the Green Spaces Team graffiti service (which operates five days a week). Broken glass, litter and other issues are also dealt with during these daily inspections.

The country park has a number of litter bins, around the site, which assist visitors in keeping the area clean. The litter bins are emptied weekly by the contractor in line with the specification. Litter collection is also carried out prior to mowing. In this way, littering is kept to a minimum. Dog fouling bins are provided on site and are emptied weekly. The Park Officers and the Countryside and Conservation Officer monitors this and reports if extra emptying is required.

The guidelines on allowing dogs within parks and open spaces are covered within the byelaws. The Enforcement Team can advise dog owners of their responsibility when visiting the park. In addition to this, the Enforcement Team are empowered to issue dog fouling tickets in line with the Dogs (Fouling of Land) Act 1996.

Although the present arrangements mean that Minet Country Park is kept clean, tidy and presentable, further improvements can be made. The improvements will be centred on areas, which often do not look as well maintained as the rest of the park. For example, maintaining the park boundary along the Uxbridge Road A4020, which is a litter hotspot due to the bus stops on this section of the road.

Objectives

1. Strive to improve current maintenance arrangements.
2. Enhance maintenance regimes where practical.
3. Encourage the continued involvement of the Friends of Minet Country Park.
4. Carry out a programme of improvements.

6.2.4 *Ensure sustainable management of resources*

The London Borough of Hillingdon recognises and is aware of the need to minimise adverse impact on the environment, and agrees with the principles of waste minimisation as defined in Local Agenda 21. LBH, therefore, actively pursues ways of delivering sustainable development and ensuring environmental sustainability is a vital part of this. The Council has signed up to the peat charter, and discourages the use of peat-based products in its horticultural work. Maintenance agreements discourage the use of pesticides and herbicides on the site, a stance that has environmental and financial benefits. In specific reference to Minet Country Park, maintenance agreements discourage the use of pesticides and herbicides on the site, a stance that has environmental and financial benefits. Therefore, other methods of pest control are utilised, and, where possible, non-herbicidal weed control is carried out. Where it is absolutely necessary, the contractor will use non-residual herbicide applications (e.g. glyphosate), to reduce environmental impact. Also, where they are used, herbicides are applied as spot treatment rather than blanket sprayed, and all operatives are trained and certified for that particular operation.

All green waste created by the grounds maintenance contractor is recycled off-site. This ensures waste minimisation. Tree trimmings are also recycled by the borough's term tree maintenance contractor. All new plantings are being devised to limit the need for watering and our contractor is looking at ways to minimise the use of carbon fuels.

It is most important that we are seen to 'practice what we preach' and maintain high standards of sustainable management that demonstrate our awareness of environmental, conservation and resource issues. We therefore seek to actively research and promote new initiatives in the field of sustainable resource management. 'A Green Flag Park must have a management plan or strategy in place which reflects the aspirations of agenda 21 and clearly and adequately addresses all the above criteria' (ISPAL, formerly LAM).

The London Borough of Hillingdon has recently (Dec 2008) released a draft Climate Strategy for consultation. This can be found at:

http://www.hillingdon.gov.uk/media/pdf/j/j/Climate_change_consultation_complete.pdf

This has been formally adopted (April 2009). These policies will be embedded in site management processes.

The LBH Green Spaces team is responsible for Minet Country Park's management and is committed to continue improving the site over the next five years. It is managed according to Green Spaces standards as summarized in the Site Summary. The staff structure as already described outlines how this works and how management is kept effective. The Countryside and Conservation Officer is responsible for the day-to-day management, and the Green Spaces grounds maintenance team and various other contractors carry out the majority of the maintenance works. All are under the charge of the Area Manager.

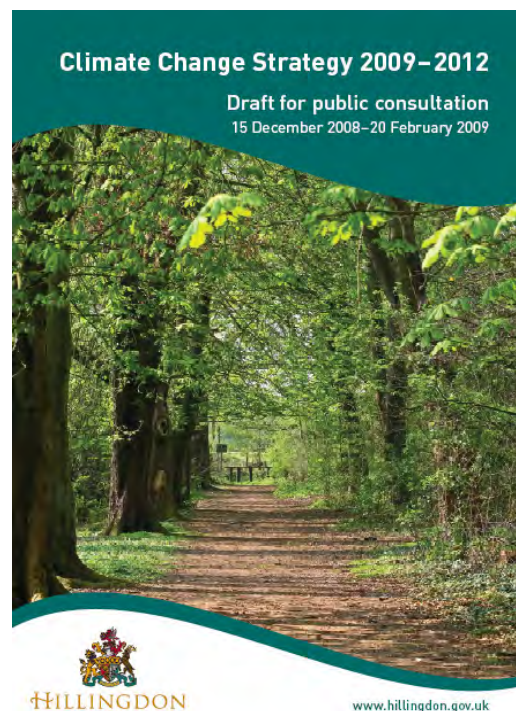
Effective management of the park will be through staff engagement and involvement. Site staff will be involved in the planning process as they are an integral component of the site and important for its smooth running. Each year a Performance and Development Appraisal is completed for each staff member, which helps them to achieve set objectives for learning and this also applies to staff employed through contractors.

The Green Flag assessment process itself will also ensure further enhancement as it is a means for review of the management and will be used to encourage new thinking and to guide dynamic and adaptable management.

The following management operations outline the effective management plan in place for Minet and, through them, we will carry through the effective management of the site. Other works are ongoing and improvements are continual as described throughout but the projects outlined are the major planned works essential to the upkeep of the site.

Objectives

1. Continue to minimize the application of pesticides and where possible encourage the use of physical /cultural forms of weed control.



2. Where possible encourage the use of physical / cultural forms of weed control.
3. Continue to recycle and re-use hay cuttings.
4. Carry out regular reviews of all management operations and projects.
5. Learn from past vandalism to minimize repairs and associated material use.
6. Ensure robust designs are used for new furniture.
7. Identify potential sources of appropriate funding.
8. Continue to promote waste minimization.
9. Plan long-term management for all features of the park.
10. Ensure efficient use of resources.
11. Develop and promote resource conservation and sustainable development.

6.2.5 *Appropriate management of conservation and heritage features*

‘Particular attention should be paid to the conservation and appropriate management of natural features, wildlife and fauna, landscape features, buildings and structural features’ (ISPAL, formerly ILAM).



The country park is home to many species of flora and fauna that are rightly appreciated by the site users. The last five-year management plan was very good in creating continuous and appropriate management. This has enabled wildlife to flourish and improve. The management of the grasslands includes rotational cutting, annual cutting which will improve diversity also leaving areas permanently uncut for invertebrates and over-wintering Skylark cover.

The bunds are managed as meadows and cut on rotation to encourage wildlife and to aid site integrity.

The site is designated a Site of Nature Conservation Borough Grade I.



site.

The importance of green spaces for conservation of wildlife is understood, and they naturally provide habitats that are not normally available in urban surroundings.

As this site was originally farmland many of the originally field boundaries remain in the southern half of the park, including an old ditch. In the 19th century the site was excavated for Brickearth and subsequently a work compound for the building of the A312 during the 1990s, this has ultimately affected the overall structure of the park in the Northern half of the



Cinnabar caterpillars on Ragwort at Minet Country Park

Therefore, Minet Country Park, through its very nature of being a green space, is home to flora and fauna as detailed earlier. Ongoing survey works will be carried out to ensure that management techniques in place are effective. Access is allowed to all areas of the park except the fenced off area within the cycle circuit in the North section. This is to ensure that breeding skylarks are protected and other wildlife has a safe area for breeding and foraging.

Objectives

1. Maintain the pond, wildlife grasslands, hedgerows and scrub area for nature conservation.
2. Monitor and adjust management accordingly.
3. Control invasive species esp. Japanese Knotweed.
4. Consider further meadow diversification.
5. Conserve existing field structures.
6. Consider further hedgerow gapping up.
7. Continue with ongoing surveys.
8. Improve biodiversity of all habitats.

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A full breakdown of the management prescription of the different areas of the park can be found in section 7.

6.2.6 Encourage community involvement

'Management should actively pursue the involvement of members of the community who represent as many of the park user groups as possible' (ISPAL, formerly ILAM).

Minet has an active and formal Management Advisory Group, which helps steer the progression of the site. This level of community involvement and commitment to the site's management is an indispensable asset to its future success. The constitution of the MAG can be found in appendix H. It meets at least four times a year, and is made up of three LBH representatives and a representative of each of the following organisations:

A Rocha Living Waterways
Friends of Minet Country Park
GOALS
Avondale Residents Association
Minet Infants & Junior School
Guru Nanak Sikh Academy
Hillingdon Slipstreamers
Hillingdon Cycle Circuit Users Group
Hayes & Yeading United Football Club
Hayes & Harlington Local History Society
Hillingdon Natural History Society
Middlesex AA/Thames Valley Harriers

As stated in their constitution, the MAG's role includes providing new ideas to LBH, reviewing progress, assisting in fundraising and providing reports, as well as investing much needed enthusiasm and interest in the site.

Overall, their role is described as:

“To advise the council in the development and management of Minet and the preservation and development of its ecological and social quality to ensure continued use by the public for leisure and recreational pursuits”.

Hillingdon Cycle Circuit brings many users and families to enjoy the site. For instance, the club instigated a schools outreach programme and wider community development. www.hillingdoncyclecircuit.org.uk

The Countryside and Conservation Officer organizes the annual community festival at Minet Country Park in close liaison with the Community Events Officer, Education Officer, Colne Valley Project officers as well as informing the MAG/Friends group.

The Friends group meets four times a year (excluding socials and special meetings) and this regularity is essential in order for the community to be more directly involved. Ultimately, the Friends should represent all stakeholders including people from the Avondale Residents Association (ARA), dog walkers, cyclists, Guru Nanak Sikh Academy and immediate residents. These meetings enable the community to have active involvement in the issues and future management of Minet Country Park. These meetings are also attended by the Community Events Officer and the Countryside & Conservation Officer and are minuted.

The site is popular with local residents as shown by the site user survey (see section 4); people come to the park for many reasons and most were either satisfied or very satisfied with it. The Friends group addresses issues affecting locals and is the main voice of the people. This type of community involvement is important for feeding back comments, complaints or suggestions about the park.

A Rocha provides an education officer, who has established links with a variety of schools and community groups and will continue to encourage their interest.

Various community events have taken place at Minet Country Park including the annual community festival and regular events including guided walks and talks

Objectives

1. Continue promoting Friends of Minet and Hillingdon Cycle Circuit.
2. Continue holding annual Country Fair/Community Festival.
3. Look for further ways to increase dedicated community support for Minet Country Park.
4. Continue to work with Minet MAG.
5. Improve joint working with local voluntary groups.
6. Further promotion of the site and its importance to schools, youth and community groups.

6.2.7 Ensure effective marketing of the facility

Minet is featured on both the council's website and A Rocha Living Waterways' website and includes information on site facilities, activities, site directions, wildlife found at the park and its history.

The management plan is available online on the council's website, making it more accessible to all. The LBH also has a map featuring all of its sites on the green spaces web page.

Minet events are advertised on various websites, Hayes FM, a local radio station and in the local newspaper.

In order to ensure that the local community and the general park users are aware of what is going on in the park, it is essential that a supply of information is available throughout the year. This information will be presented in a variety of different ways and will seek to encourage understanding and awareness of Minet itself and the wider remit of the Council.

The sign boards at each entrance further enhance the marketing of the site. Staff are provided with a uniform which enables the public to identify them as staff so that the public knows who to approach for further information or queries about the park.

Objectives

1. Preparation of interpretive materials for the park.
2. Promote the park through press releases and continue links with local radio station
3. Attend local community events e.g. Hayes and Harlington Youth Partnership

6.2.8 Implement effective management strategies

The site has been owned and managed by the London Borough of Hillingdon since the 1960s. However, until relatively recently, the upkeep and management of the site was not well organised, due to a lack of funding for parks. Now, the LBH Green Spaces team is responsible for this and all other borough green spaces as outlined in the Site Summary (p11). The staff structure (in Appendix A) outlines how this works and how management is kept effective; the Countryside and Conservation Officer is responsible for daily management, and most maintenance works are carried out by the Park Officers, Grounds maintenance team and other contractors. All are under charge of the Countryside & Conservation Officer and ultimately the Area Manager. The management operations outlined in the following pages, including several improvement projects along with the regular maintenance regime, outline the effective management plan in place for Minet and, through them, we will carry out the effective management of the site.

Furthermore the site's management is kept effective through staff engagement and involvement. The on-site staff are an integral component of the site and important for its smooth running and, each year a Performance and Development Appraisal is completed for each staff member, which helps them to achieve set objectives for learning and development.

Finally, the Green Flag assessment process will ensure further enhancement, as it is a means for review of the management and will be used to encourage new thinking and to guide dynamic and adaptable management, as well as attracting publicity and interest.

Objectives

1. Use sustainable management strategies and methods as described in section 6.2.4
2. Carry out regular reviews of all management operations and projects.
3. Identify potential sources of appropriate funding.

7. Management Actions and Maintenance Plan

7a) 5 Year Plan

The following is a quick reference to the planned timing of the management operations in the five-year period 2013 - 2017. The exact timing of given project may be subject to availability of funding being secured. Consequently there is potential for some movement of projects from year to year.

Year	Project
2013	MCP-6 Control of New Zealand Stonecrop MCP-7 Drainage channel scrub control MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-12 Information/interpretation boards - planning MCP-14 Community Outreach MCP-15 Yeading Brook restoration - ongoing MCP-18 Grazing Project -HLS
2014	MCP-1 Re-seed Area 11 MCP-2 Create Skylark squares MCP-3 Car park improvement scheme MCP-4 Graze Area 1 MCP-5 Graze Area 2 MCP-6 Control of New Zealand Stonecrop MCP-8 Plant oak and alder to create copse MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-11 Interpretation Walk Minet MCP-12 Information/interpretation boards - installation MCP-13 Review existing way marking MCP-14 Community Outreach MCP-15 Yeading Brook restoration - ongoing MCP-16 Site User Survey MCP-19 Promotional Leaflets
2015	MCP-2 Create skylark squares MCP-4 Graze Area 1 MCP-5 Graze Area 2

	MCP-7 Drainage channel scrub control MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-14 Community Outreach MCP-16 Site User Survey MCP-17 Fencing off of 2 nd nature area within Hillingdon Cycle Circuit
2016	MCP-2 Create Skylark Squares MCP-7 Drainage channel scrub control MCP-6 Control of New Zealand Stonecrop MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-14 Community Outreach MCP-16 Site User Survey
2017	MCP-7 Drainage channel scrub control MCP- 6 Control of New Zealand Stonecrop MCP-9 Removal of scrub from grasslands MCP-10 Species Surveying and Monitoring MCP-14 Community Outreach MCP-16 Site User Survey

7b) Individual Project Outlines

The following pages contain a brief project outline for each of the projects listed in 7a. These provide not only descriptions of the projects, but also the rationale behind them, when the works are likely to be carried out, by whom, and how much they are likely to cost.

Project:	MCP-1 Re – Seed Area 11
Summary:	Re-seed Area 11 with cornfield mixture as per EM4 (supplied by Emorsgate Wild Seeds) or similar mix pending soil pH test.
Rationale:	Depending on the time of seeding the resultant flush of cornfield flowers will create an instantly pleasing effect, reminiscent of the traditional cornfields of over forty years ago remembered by local people, when the site was part of Coldharbour Farm. The scheme will help to mitigate negative visual effects and provide an abundance of nectar and seed fairly quickly, encouraging insect and bird species to flourish.
Constraints:	Sowing of seed will be dependent on time of year and weather conditions
Who will do it?	Contractors
Budget Estimate:	Within existing resources
Project update	Some thistle may need removing prior to seeding.

Project:	MCP-2 Create Skylark squares (as per RSPB's SAFFIE research material).
Summary:	Create bare patches of soil to increase foraging areas for various Bird species.
Rationale:	The combination of providing traditional farmland habitat and Skylark squares will increase the availability of foraging area for Skylark during the breeding season and seed for over wintering flocks of Linnets (<i>Carduelis cannabina</i>), Skylark, Meadow Pipit (<i>Anthus pratensis</i>) and Goldfinch (<i>Carduelis carduelis</i>). Squares of between 16 and 24 square metres are created either by treating existing vegetation with Glyphosate or turning the seed drill off during sowing. The bare patches provide safe foraging and breeding havens and have been proven to increase the number of Skylark broods during the breeding season. Placing two per hectare away from field edges and tramlines has yielded significant benefits.
Constraints:	Nil
Who will do it?	Contractors
Budget Estimate:	Within existing resources
Project update	However, areas of exposed bare soil were created during the cyclocross races held in Dec and Oct.

Project:	MCP-3 Car Park Improvement Scheme.
Summary:	Commission the redesign of the car park by a landscape architect.
Rationale:	• Redesign/improve car park. • Re-surface sand with grass-crete or similar product to improve appearance • Prepare & plant beds with small to medium-sized native flower/fruit-bearing trees & shrubs e.g. Crab Apple (<i>Malus sylvestris</i>), Wild Cherry (<i>Prunus avium</i>), Field Maple (<i>Acer campestre</i>), Elder (<i>Sambucus nigra</i>), Honeysuckle (<i>Lonicera periclymenum</i>), Buckthorn (<i>Rhamnus catharticus</i>), Hawthorn (<i>Crataegus monogyna</i>) etc. • Instant hedging on outside of car park fencing The above suggestions are only ideas and professional will be sought to make best use of this area. The importance of this project should not be under-estimated given the size of the car park and the potential for good practice as well as the enhancement of the general vista looking out from Minet Lodge Visitor Centre. The general comments 'we need more trees' and the overwhelming impression of being surrounded by metal fence lines necessitates some creative planning and vision if this area is to be used to its full potential. Plans must take into account the possibilities of planting/seeding for educational use.
Constraints:	Limit disruption to visitors and adjacent school
Who will do it?	Contractors
Budget Estimate:	£91,000
Project update	Works need to assessed to incorporate the issue of the Easter fair using the car park

Project:	MCP-4 Graze Area 1 Skylark Field.
Summary:	Introduce grazing management of grassland
Rationale:	Year 1 - introduce a hard graze of total area followed by subsequent years of rotational grazing between existing compartments (since 2005, area has been managed using two compartments, mowing one side one year and the other side the next). Areas which are of higher nutrient levels to be grazed more often. Low stocking rates should be used allowing for flexibility of movement between areas; grazing would not put any pressure on the Skylark population. Ensure Winter cover is maintained over 50 per cent of field for Snipe (<i>Gallinago gallinago</i>) on passage, Stonechat (<i>Saxicola torquata</i>) and Reed Bunting (<i>Emberiza schoeniclus</i>).
Constraints:	Grazing will require monitoring and from April - Nov
Who will do it?	Contractors
Budget Estimate:	£4,500
Project update 2011	A grazier has been sourced, but a grazing programme has yet to be established.

Project:	MCP-5 Graze Area 18 Wembley Field – North End.
Summary:	Install angle-iron & high tensile wire fence for cattle & running water supply. Graze cattle May to November.
Rationale:	Grazing should be intensive, particularly during the first 5 years or so to reduce the nutrient value of the soil. Low stocking densities should be used to prevent over grazing. Stock could be moved between grazing areas to allow grass to re-grow during the grazing period.
Constraints:	Grazing will require monitoring and from April - Nov
Who will do it?	contractors
Budget Estimate:	£11,500
Project update	Fencing works will need to be arranged prior to grazing, however due to financial restrictions this has been delayed.

Project:	MCP-6 Control New Zealand Stonecrop in Drainage Channel
Summary:	Removal of invasive species from drainage channel
Rationale:	Clear vegetation of channel down to water level & lay thick black plastic sheeting to mulch out existing plants.
Constraints:	Advice should be sought to clarify control method.
Who will do it?	Staff Blue Sky
Budget Estimate:	£1500
Project update	Ongoing

Project:	MCP-7 Selective removal of Silver Birch, Hawthorn, Blackthorn and Willow from Drainage Channel
Summary:	Remove invasive tree and scrub species from
Rationale:	Cut and treat Silver Birch with herbicide, aiming to remove all birch in the channel. Follow with selective removal of Hawthorn, Blackthorn and Willow. This particularly important to conserve water in the channel whilst drainage from the country park could permanently increase owing to the gas pipeline works. Purchase of a pesticide store and associated review of health and safety procedures is required.
Constraints:	
Who will do it?	Contractors Blue sky Staff Volunteers
Budget Estimate:	£2000
Project update	This has currently been carried out for the last 2 years but alternate 10m sections have been cleared

Project:	MCP-8 Plant Oak and Alder Buckthorn to create a copse, extending the woodland edge into the field.
Summary:	Planting up of field edge to improve habitat structure/zonation
Rationale:	Use existing Hawthorn and Oak standards as markers to delineate new woodland edge and plant between standards and woodland. Allow Brambles to grow between the new woodland edge and the existing meadow, clearing brambles on a rotational basis to keep to a manageable size. Coppicing the Oaks can be considered at a later stage. Opportunities exist to create a coppice on a 10 year rotation which would be of educational use and provide green wood for use in the park e.g. hurdles, environmental sculpture, shelter making (currently covered by Environmental Encounters sessions, by A Rocha), stick making etc. The addition of Alder Buckthorn would provide a new habitat for Brimstone butterflies (<i>Gonepteryx rhamni</i>), which readily locate small stands of their food plant. This species, suitable for damp areas, will also establish a shrubby layer with the coppiced Oak, whilst providing a point of interest when the Oak is coppiced. Two or three old varieties of English Apple trees (<i>Malus spp.</i>) could also be planted to maintain the historic character of the woodland itself which is remnant derelict orchard.
Constraints:	
Who will do it?	Blue sky; Staff; Volunteers
Budget Estimate:	Within existing budget constraints
Project update	This project is currently on hold and under review due to Gas work developments.

Project:	MCP-9 Remove trees, Blackthorn and Brambles from grasslands to restore fully to open meadowland.
Summary:	Removal of scrub from meadows
Rationale:	To maintain existing meadows the need to remove any scrub encroachment and tree suckers is required
Constraints:	
Who will do it?	Staff Blue Sky
Budget Estimate:	Within existing Budget constraints
Project update	ongoing

Project:	MCP-10 Species Surveying and Monitoring
Summary:	Update species surveys and create concise and extensive database
Rationale:	Species lists and initial species surveys were undertaken as part of Colin Conroy's Management Plan of 2004. Minet Country Park has been extensively surveyed over the past years, but methodology has not been comprehensive. Consultants have made general site surveys sometimes based on only a few visits to complete environmental impact assessments associated with local development proposals. These include Moore, Piert & Brookes, White, Young and Green and Hyder Consulting. All reports are available; Hyder Consulting's data remains the most comprehensive.
Constraints:	
Who will do it?	Staff Volunteers Specialist contractors
Budget Estimate:	£1,150
Project update	Ongoing. Annual: Butterfly Transect; Odonata; Skylark survey – requires method update & records analysed. Weekly: Bird Survey Fortnightly: Bird ringing A full phase 1 habitat survey was completed in 2010 by Sarah Hodgetts on behalf of A Rocha and is available on request.

Project:	MCP-11 Interpretation: 'Walk Minet' Project
Summary:	Minet Country Park has a good network of made and unmade paths with opportunities for increasing ease of use to the public. At present very few visitors know the entire geography of the park, preferring to stay close to the car park or cycle circuit. This is partly owing to the lack of information usually provided via interpretation boards which indicate the visitor's various options for walking.
Rationale:	The purpose of this project is to provide visitors with the information they need to use the existing paths and increase their enjoyment of the features that the park has to offer. At the same time, the project will have education at its core, enabling visitors to learn about the wildlife and landscape features that can be seen during their visit. There is also considerable scope for using including local history and art to help the visitor experience a 'sense of place' as they discover the part that Minet has played in the local landscape. Walk Minet will comprise the following elements: • Establish trails with varying lengths and difficulties leading from paths adjacent to playground and car park. Establish as marked routes on interpretation boards. Name landmarks e.g. Wembley field, using historical connections if available. • Develop the above walks for health in association with Healthy Hillingdon • Develop walks for the deaf and blind with signing if possible & launch as a pioneering project • Launch project with supporting leaflets & interpretation activities. Distribute in libraries etc.
Constraints:	Nil
Who will do it?	Staff Volunteers
Budget Estimate:	£5,000
Project update	Walks being finalised with publication subject to grant funding

Project:	MCP-12 Information & Interpretation Boards
Summary:	Design and produce interpretation boards for entrance points and points of interest.
Rationale:	a) Produce interpretation material for minet lodge visitor centre b) Place three interpretation boards at the following locations: Hillingdon Cycle Circuit (re: Skylark etc) Damp field Outside Minet Lodge
Constraints:	Nil
Who will do it?	Staff Contractors
Budget Estimate:	Within existing resources & National Grid to supply 3 boards
Project update	

Project:	MCP-13 Rationalise Way marking & Furniture:
Summary:	Review & replace existing way markers and fingerposts
Rationale:	The present cast iron fingerposts are of little use in indicating areas of the park and once the above boards have been installed, they should be re-sited within the park or removed if necessary. Wooden structures are preferable to help reinforce the country park setting.
Constraints:	All materials used should be hard wearing and long lasting
Who will do it?	Staff Contractors
Budget Estimate:	£5,000 – Grant funding may be required.
Project update	Existing way markers to be reviewed and requirements assessed

Project:	MCP-14 COMMUNITY OUTREACH Volunteers & Scientific Research
Summary:	To improve community outreach.
Rationale:	a) Establish volunteers to assist with habitat management, wildlife surveying, events, general park duties etc. Local contacts include Brunel University and Capel Manor. Possibilities also exist via the European Volunteer Scheme (EVS). b) Make links with Brunel University regarding possibilities for student project work. c) Continue to cultivate links locally especially via local churches in the Hayes area, Hillingdon Association for Volunteer Services (HAVS) and London Borough of Hillingdon generally.
Constraints:	Nil
Who will do it?	Staff
Budget Estimate:	Within existing budget constraints
Project update	

Project:	MCP- 15 Restoration of Yeading Brook (Area 25)
Summary:	Improvements/restoration of banks to improve condition of river
Rationale:	Pursue links with Environment Agency to develop improved stream profile, substrate and bank side vegetation. If successful this could improve the brook's water quality to a certain extent. Currently at the negotiation stage.
Constraints:	none
Who will do it?	Staff
Budget Estimate:	Within existing budget constraints
Project update	Currently in negotiations with Crane Valley Project Officer and also working with Thames 21 project officer

Project:	MCP-16 Site User Survey
Summary:	A survey of as many site users as possible will be conducted using the Resident survey form.
Rationale:	As part of a larger survey at sites across the borough, the information collected will be used to guide future management decisions.
Constraints:	Nil
Who will do it?	Green Spaces Area Officer Friends of group Park Officers
Budget Estimate:	Within existing resources
Project update	This is due to be carried out

Project:	MCP- 17 Create additional conservation area in North section of park
Summary:	Create 2 nd conservation area within Hillingdon Cycle Circuit
Rationale:	Enclose area which was the original site for velodrome as this is a foraging and breeding site for skylarks. Access by public to be limited to less sensitive times of year ie after breeding season. Fence with wooden post and stock fencing To include 2 gate entrances
Constraints:	Liaise with HCCUG and British Cycling to allow access during Winter for Cyclocross races.
Who will do it?	Contractors
Budget Estimate:	Within existing budget constraints
Project update	Postponed as funding may be required.

Project:	MCP - 18 Grazing Project - HLS
Summary:	Investigate the possibility of Introduce grazing as a grassland management of tool
Rationale:	Identify areas which could be grazed. • Costs for fencing • Costs for water • Establish links with local farmer Grazing should be intensive during the initial years to reduce the nutrient value of the soil. Low stocking densities should be used to prevent over grazing. Stock could be moved between grazing areas to allow grass to re-grow during the grazing period.
Constraints:	Additional funding may be required, possibly funded by Hillingdon Community Trust. Public consultation will be needed.
Who will do it?	Staff; contractors
Budget Estimate:	£20k
Project update	Currently in the process of completing a Higher Level Stewardship bid which will include monies for capital works such as fencing.
Project Status	Ongoing

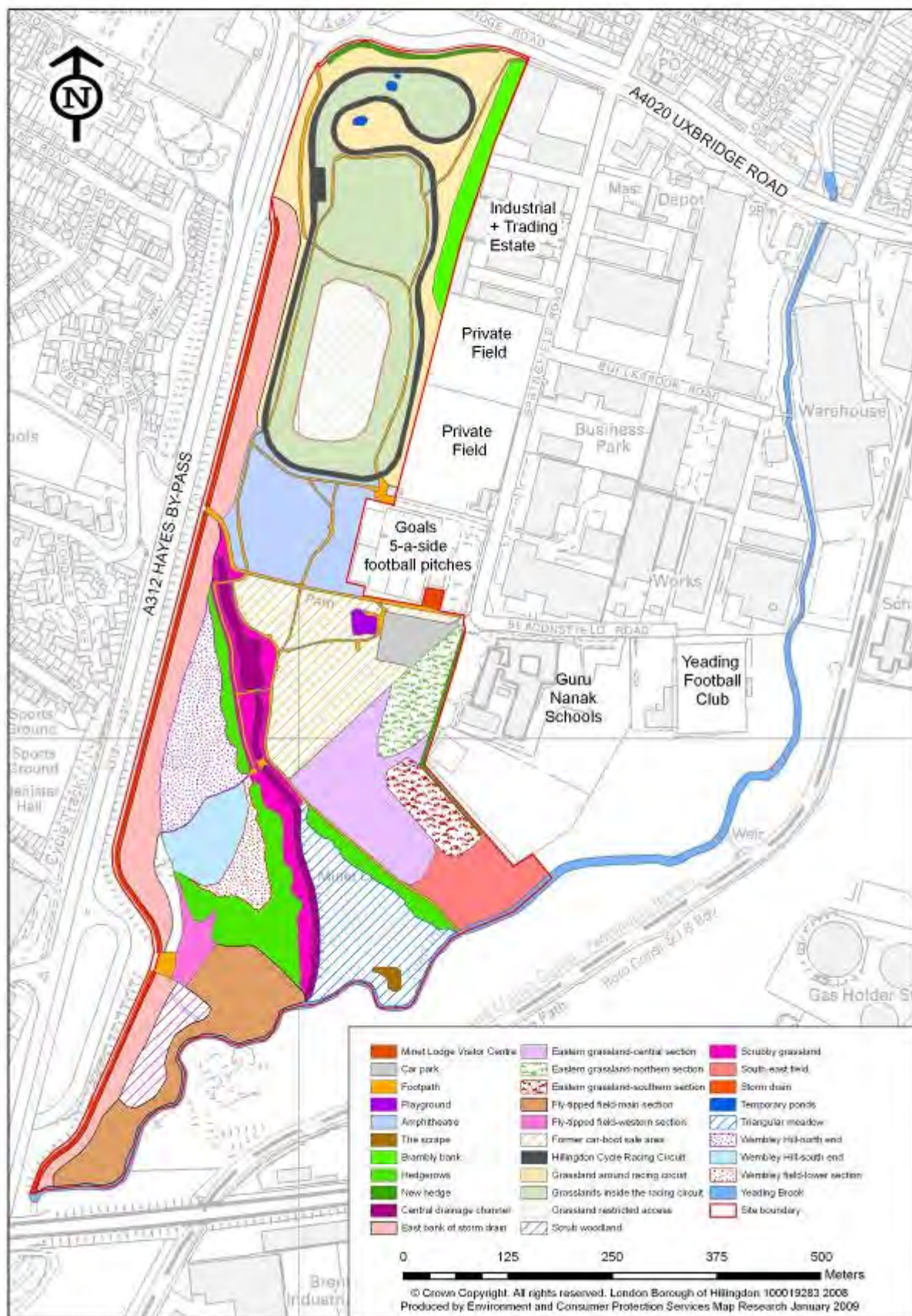
Project:	MCP- 19 Promotional Leaflets
Summary:	Production of a range of information leaflets
Rationale:	A range of information leaflets will enhance the experience of site visitors, as well as attract new visitors. Topics could include: • History of the site • Nature trail • walks • Activity trail
Constraints:	Need to work with Council's Corporate Communications Team
Who will do it?	Friends of CP, Local History Society, Council Officers
Budget Estimate:	£3,000
Project update	Additional funding may be required

7c) Regular Maintenance Plan

In addition to the regular maintenance of the site, as outlined in the Site Grounds Maintenance programme (see Appendix C), the following actions shall be undertaken on an ongoing basis:

- Undertake regular cleaning regime to remove litter
- Continue to implement Health and Safety Policies
- Ensure that park users are aware of relevant byelaws
- Continue to encourage users to value Minet Country Park
- Enhance maintenance regimes where practical
- Encourage the involvement of the Friends of and Resident's Association.
- Continue to promote waste minimisation on sites
- Continue to minimise the application of herbicides
- Where possible encourage the use of cultural forms of weed control
- Continue to recycle and re-use organic matter generated on site.
- Develop and promote resource conservation and sustainable development
- Conserve existing hedgerows and boundaries
- Carry out regular reviews of all management operations and projects
- Identify new sources of funding and secure.

Map 5 – Management Compartments



7d) Management of compartments – as shown in Map 5

Grasslands inside the Hillingdon Cycle Circuit

Fenced off area - Annual late summer mow in rotation, with half of area being cut each year. Mown areas should be cut to a height of six inches and the cuttings removed. The route of the Minet Country Park Butterfly Transect runs through this area and this is kept short either by regular mowing.

Unfenced area - Annual mow (late summer) with some areas left uncut each year, except for 2m wide band at edge of cycle track which should be mown monthly during growing season.

Small temporary ponds adjacent to Cycle Circuit

Although these areas have not held water for some years now they are to be kept free of litter. Monitor for encroachment of vegetation (none at present) and take action if necessary, e.g. by cutting back encroaching vegetation.

Grassland around Hillingdon Cycle Circuit

Annual mow in late summer with 2m wide band at edge of cycle track being mown monthly during growing season.

East bank of Flood Relief Channel

Grassland and New Scrub

Grassland to be kept from getting too overgrown, therefore annual mowing in late July/August is required. Arisings from the mowing to be removed, but some to be used to create reptile breeding sites in the adjacent scrub.

Prevent scrub encroachment and cut back brambles.

On areas where grassland has been completely over-run by scrub in the last couple of years, remove scrub and reinstate grassland. Treatment of bramble stumps with Glyphosate or other herbicide may be necessary. Remove *Robinia* saplings and seedlings from area around Pump Lane entrance and keep only mature trees. Prevent this species from spreading further

Mature Scrub

Bramble bank

Bramble to be managed by cutting back sections annually.

Events Area

Main Parts

This area is managed as amenity grass and is mown regularly during the growing season. Thinning & pruning in tree-planting areas, and replacement of dead/ vandalised trees, as necessary. As the trees become more mature, allow the development of denser scrub, with brambles and brushwood piles at the woodland edges to provide habitat for small mammals, birds, reptiles and invertebrates.

Work to improve the appearance of the area especially with regards to repairs post-Gas Pipeline Project.

Strip of Brambles along path.

Allow to grow bigger but prevent from spreading onto path or too far onto grass. This will break up the large area of amenity grassland in this part of the site and provide habitat for birds and small mammals

Amenity Grassland

The central, flat part of this compartment is to be mown regularly, every 2-3 weeks until the end of October each year. The hilly bunds around the sides are to be cut twice a year, in July and September, with the arisings being removed off-site. The Children's Playground will be mown at the same times as the flat central area. The footpaths and the areas around the picnic tables and benches, are to be weed sprayed in May, July and September. If and when trees are planted, manage in the way described above.

Car Park

Coxwell gravel surface to be sprayed as and when during the growing season to keep the area free from weeds.

Bed to be regularly strimmed and managed as grass areas.

Eastern Grassland

Mow grass by tractor as part of annual summer haycut as far as practical, avoiding steep banks and groups of trees.

Manage brambles in winter, scalloping edges at least once in every 3 years to keep vegetation varied in age structure and young enough to manage by hand. Monitor bramble encroachment, treating with Glyphosate if necessary. Keep areas free of litter especially adjacent to NE pedestrian entrance.

Monitor Bee Orchid numbers.

Newly planted hedges

This hedge adjacent to Guru Nanak Sikh Academy was planted during a period of very dry weather in 2003 and it is unclear how many of the plants were still alive by the time the hedge was accidentally coppiced in 2004.

The hedge adjacent to the Uxbridge Road was planted in November 2008 and the hedge along the GOALS boundary fence next to Minet Lodge Visitor Centre was planted in November 2009.

Normally a hedge would be left for 7-10 years before any further maintenance, such as laying, was needed. However, because this hedge is positioned immediately adjacent to a chain-link fence great care will need to be taken to prevent the trees from growing through the fence. If this is allowed to happen it will be very hard to properly maintain either the fence or the hedge, and laying the hedge will become virtually impossible.

In this case the best course would be to reassess the situation within two years of the trees being coppiced and to consider whether it might be possible to lay the hedge at a younger age than would be usual. If it is decided that hedge-laying is appropriate then this might be a good activity to involve volunteers from the local community.

Triangular Meadow

Northern half

- Mow in late summer (September), by tractor; cut and bale.
- Control encroachment of scrub into grassland but allow existing small patches and bushes to remain, in particular the patches around the trunks of the two large dead trees near the northern corner of the compartment.

Southern Half

- Mow 25% of the area each year, in blocks rather than strips, on a four year rotation. This will result in a variety of vegetation heights, which, in time, will increase diversity of plants and animals.
- Keep mown paths open along route of butterfly transect.
- Construct low hay ricks to create habitat piles. Place out of general site to prevent fire.
- Control encroachment of scrub into grassland but allow existing small patches and bushes to remain.
- Annually treat, with glyphosate (or other appropriate herbicide) any Giant Hogweed that appears. This should be carried out by an authorised person, and in addition a licence must be obtained from the Environment Agency for any application of herbicides within 10 m of the Yeading Brook.

Southern Meadow - main section

Mow open areas in late summer on a four year rotation. Due to the nature and history of this compartment, this will best be carried out by supervised parties of volunteers, using brush-cutters and a power scythe, with the arisings being raked into discretely located piles.

Also:-

- Remove remaining fly-tipped rubbish, with the exception of the piles of bricks and builders' rubble, and the piles of rubbish which are covered in earth and covered over with vegetation.
- Particular effort should be made to eradicate the Giant Hogweed from the riverbank and from the middle of the field.
- Control Creeping Thistle using Glyphosate if necessary, in April and September.

Southern Meadow – western section

Monitor encroachment of bramble across path. This section covers several tonnes of rubbish and provides a graduation of habitats from grass to bramble to Blackthorn and Oak. Do not cut but monitor closely.

South-East Field

This area is currently recovering from gas pipeline disturbance. Late summer haycut with tractor and flail. Monitor for further changes in management.

Wembley Field – Lower Section

Control brambles in the inner area where Meadowsweet has been dominant (i.e. up to the small, isolated oak tree), using a brush-cutter. The cut scrub to be made into piles in the southern corner. This would be a good task for volunteer work parties

Wembley Hill

Mow with tractor and flail, bail and remove arisings.

One of the sections of the Minet Country Park butterfly transect runs through this area and should be kept open during the recording season (1st April – 29th Sept every year).

Wembley Hill – South End

Plateau area

Avoid uneven areas as tractor accessibility allows.

Slopes

Monitor Grass vetchling adjacent to hedgerow.

Monitor visitor movements across field as this could lead to major erosion and disturbance of wildflower sward, especially Grass vetchling.

Top of hill to south could hold breeding Marbled white population

Hedgerows

Retain all hedges and reinforce where necessary.

Possibly pollard willows around the temporary pond in Southern Hedge, and possibly also excavate pond more to remove thick silt layer.

Retain all standard mature trees and dead trees where possible without causing danger to public. Encouraging the growth of dense bramble scrub around the bases of mature and standing dead trees can lessen the risk of arson.

Plant native, locally occurring tree species, from local stock if possible, to thicken up hedge and fill in gaps. This could be used as the focus of a project involving local schoolchildren, who could gather seed and raise seedlings themselves.

Allow the natural scrub re-growth, which has already started, to close the gap between the hedges, where the central channel runs through, to improve connectivity. The progress of this re-growth should be reassessed in 2-3 years to decide whether or not additional planting is needed.

Pond in the Hedge

This was restored 2009 which included pollarding of the willows around the pond, with the remaining ones being cut down and cut up to create log piles either here or elsewhere on the site. The pond could also be excavated more to remove the thick silt layer.

Scrub Woodland

Use herbicide and manual labour to eliminate Giant Hogweed. Creating glades and scalloped edges to maximise edge habitat, would probably increase the overall diversity of the stand.

The Scrape

Cut bramble encroachment when necessary. Monitor for new plant species and treat Giant hogweed seedlings with Glyphosate in April – repeat if necessary.

Willow Ditch

Four sections: dig out one section every year & coppice willow. Leave one Hawthorn/Oak/Blackthorn every 10 metres on each side and remove all other trees, treat stumps. Cut brambles as necessary allowing at least 50% of each bank to remain open for lichens and wildflowers. Keep area adjacent to bridges open for pond dipping & odonata. Maintain bridges and steps as necessary.

The Yeading Brook

Use a combination of cutting and herbicide application to control and eventually eradicate Giant Hogweed, Japanese Knotweed and Himalayan Balsam. As this will involve using herbicide within 10m of the stream, a licence will need to be obtained from the Environment Agency.

Prevent unauthorised vehicular access to site.

Protect from disturbance, particularly during spring and summer months. The Kingfisher is protected by Schedule 1 of the Wildlife and Countryside Act (1981) and therefore must not be disturbed at or near the nest during the breeding season. This will have an effect on the times of year at which works on the river banks and channel can be carried out.

Work with Crane Valley Project Officer to decrease shade by pollarding the four trees currently overshadowing the water. Stack wood in habitat piles

There is good scope for future improvements to the channel, for example widening it to create shallow berms or wetland terraces that would flood periodically which would be a good way of increasing the variety of riverside habitats and wildlife. However, any works on the channel itself would have to be done with the approval and co-operation of the Environment Agency as well as requiring significant amounts of funding, and so are probably several years away from happening.

Storm Drain

Come to agreement with owners (Transport for London) and Environment Agency (EA) about who is responsible for management and rubbish removal.

Suggested management is as follows:-

Keep clear of rubbish.

Time any major works so as not to disturb breeding waterbirds.

Possibly (after discussion with EA)–

Investigate potential for management with EA, TFL and a water vole ecologist. Seek funding for future joint project.



Minet Pond

Appendices

Appendix A

Introduction to the London Borough of Hillingdon

Description

Hillingdon is situated on the western edge of Greater London and is the second largest London borough, covering a total area of about 42 square miles. The Borough is just 14 miles from central London and bounded by the counties of Buckinghamshire, Hertfordshire and Surrey and the London Boroughs of Hounslow, Ealing and Harrow.

Hillingdon is home to Heathrow, the world's busiest airport that caters for more than 60 million passengers a year.

The Borough has eight leisure centres and 2 pools, 17 libraries, two theatres and over 170 green spaces including Ruislip Woods Natural Nature Reserve and Lido.

History

The London Borough of Hillingdon was one of the 32 London Boroughs created by the London Government Act 1963. It was formed by the amalgamation of the Borough of Uxbridge and the Urban Districts of Hayes and Harlington, Ruislip/Northwood and Yiewsley and West Drayton.

The new borough came into existence on April 1, 1965 when the new council started work.

As well as taking on the work of the four previous district authorities the council became responsible for local services such as education, libraries and the children's services. These had previously been run by the Middlesex County Council, which ceased to exist on April 1 1965.

Hillingdon's purpose-built Civic Centre opened its doors to the public in 1977. The council specified the use of traditional materials such as bricks and tiles while the sloping roofs were designed by the architects to reflect the style found in many of the borough's homes.

Workforce

The council employs approximately 6,500 people, including schools' staff.

People

Hillingdon has a population of 243,006 (2000 estimate). There is a growing proportion of young people, particularly of school age children.

Around 15.7% of the borough's residents are from ethnic minority groups (mainly Indian, Pakistani, other Asian and Black Caribbean).

There is an active voluntary sector, and a wide variety of community groups, tenants' and residents' associations.

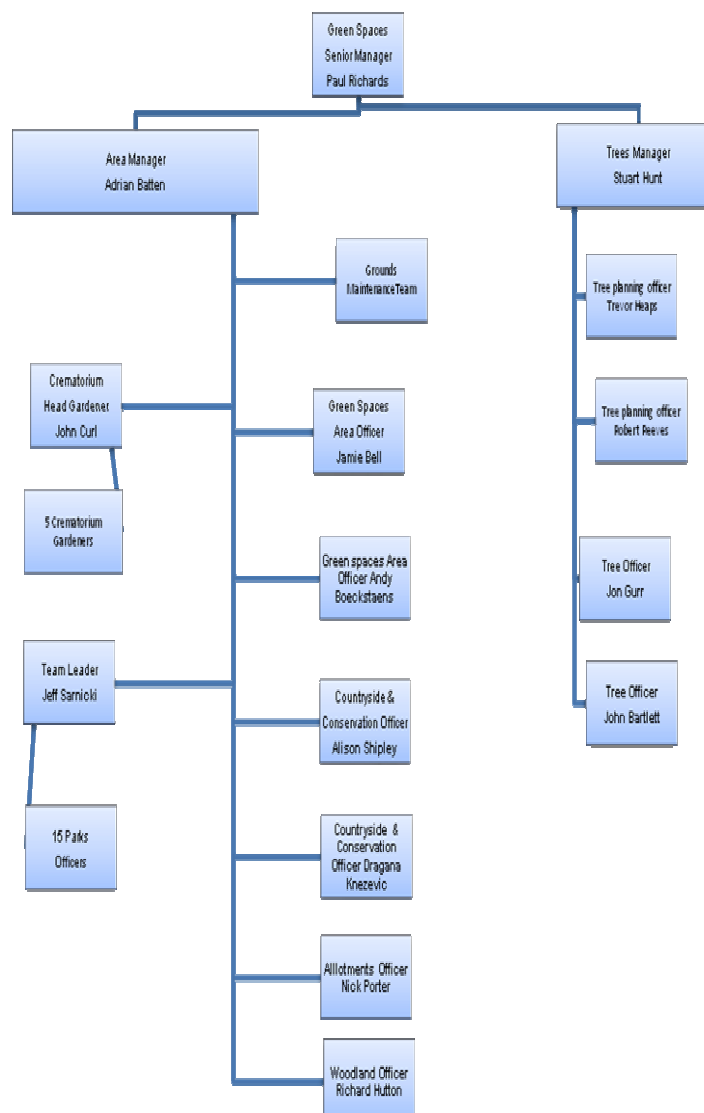
Leisure

Hillingdon is rich in wildlife and wildlife habitat including waterways, lakes, meadows and nature reserves. Ruislip Woods have been designated London's first National Nature Reserve, while nearby Ruislip Lido boasts 40 acres of water. The borough also offers a host of sporting activities, including six sports centers, many with newly refurbished gyms and four exceptional 18-hole golf courses, including a championship standard course at Stockley Park. The arts and entertainment thrive, with The Beck professional theatre in Hayes, the Compass Theatre, Ickenham, and various other venues. There is major new shopping centre, The Chimes in Uxbridge.

The Environmental and Consumer Protection Group

The Environmental and Consumer Protection Group of the London Borough of Hillingdon has the responsibility for the Environmental Development and sustainability of Hillingdon's Green Spaces. Amongst the other responsibilities it provides events and promotes outdoor activities in the Borough's Parks and Other Green Spaces. The Green Spaces Team (see Fig 1.) oversees the management and development of all public green spaces within the London Borough of Hillingdon, which also includes parks, allotments, playing fields, woodlands and other green spaces.

Figure 1. Green Spaces Team Structure



Appendix B

Summary of annual frequencies

Key	
	Period for operation
1	Number of times to perform operation

Operation	Annual Frequency	Monthly Frequency *											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Litter pick of formal areas inc grassland (prior to cutting)	16			1	2	2	2	2	2	2	2	1	
Amenity grass cutting inc. back up	16			1	2	2	2	2	2	2	2	1	
Litter pick of path edges, grass paths (prior to cutting)	11			1	2	1	2	1	2	1	1		
Path edge cutting (inc woodland)	11			1	2	1	2	1	2	1	1		
Car park grass cutting	11			1	2	1	2	2	1	1	1		
Mowing grass pathways	4			1	2	1	2	1	1	1			
Woodland coppicing	1												
Hedgerow management inc. laying	1												
Weed removal of paths and soft surfaces	1												
Litter Pick of wildlife areas	6	1		1		1		1		1		1	
Dog bin emptying	52	5	4	4	5	4	4	5	4	4	5	4	5
Graffiti check and removal	52	5	4	4	5	4	4	5	4	4	5	4	5
Safety check of playground	17	1	1	1	1	2	2	2	2	2	1	1	1
Graffiti removal	As reqd	Within 48hrs of reporting											
Rubbish bin emptying	52	Weekly											
Litter picking and collection	52	Weekly											
Visual inspection	52	Weekly											
Clearance of all fence lines	As reqd	Depends according to site variations											

* Note – exact timing may vary according to local conditions

Frequencies are for guidance only and are subject to change seasonally and according to site.

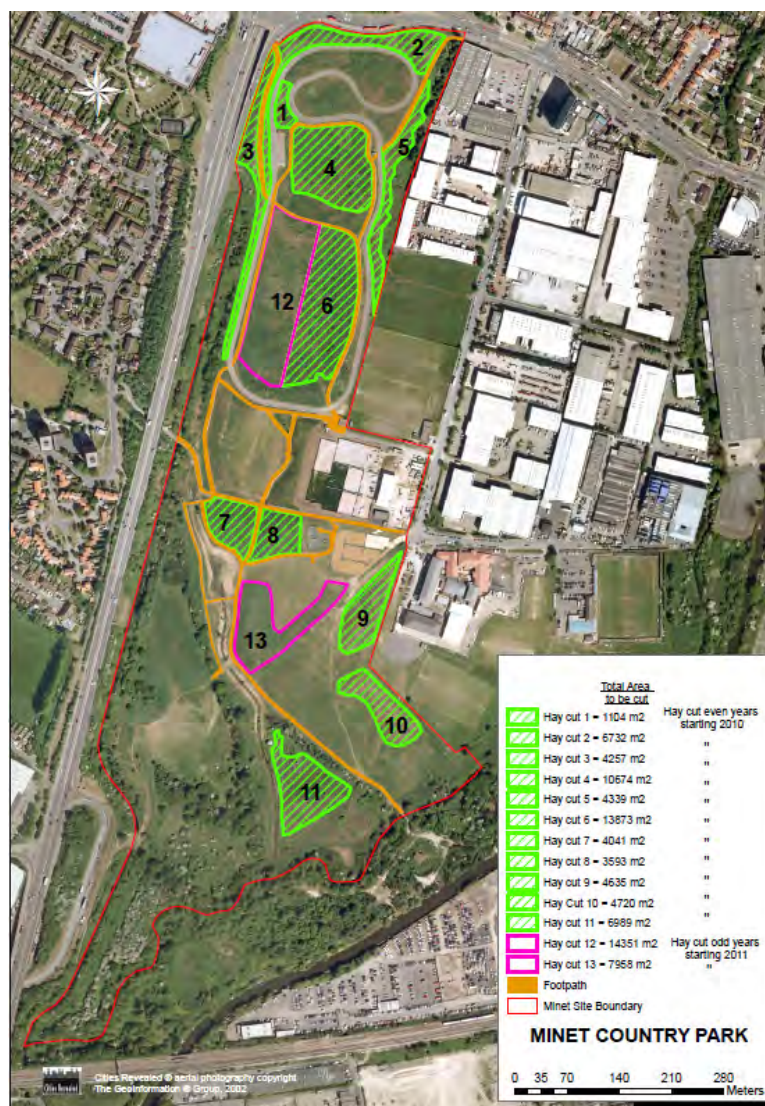
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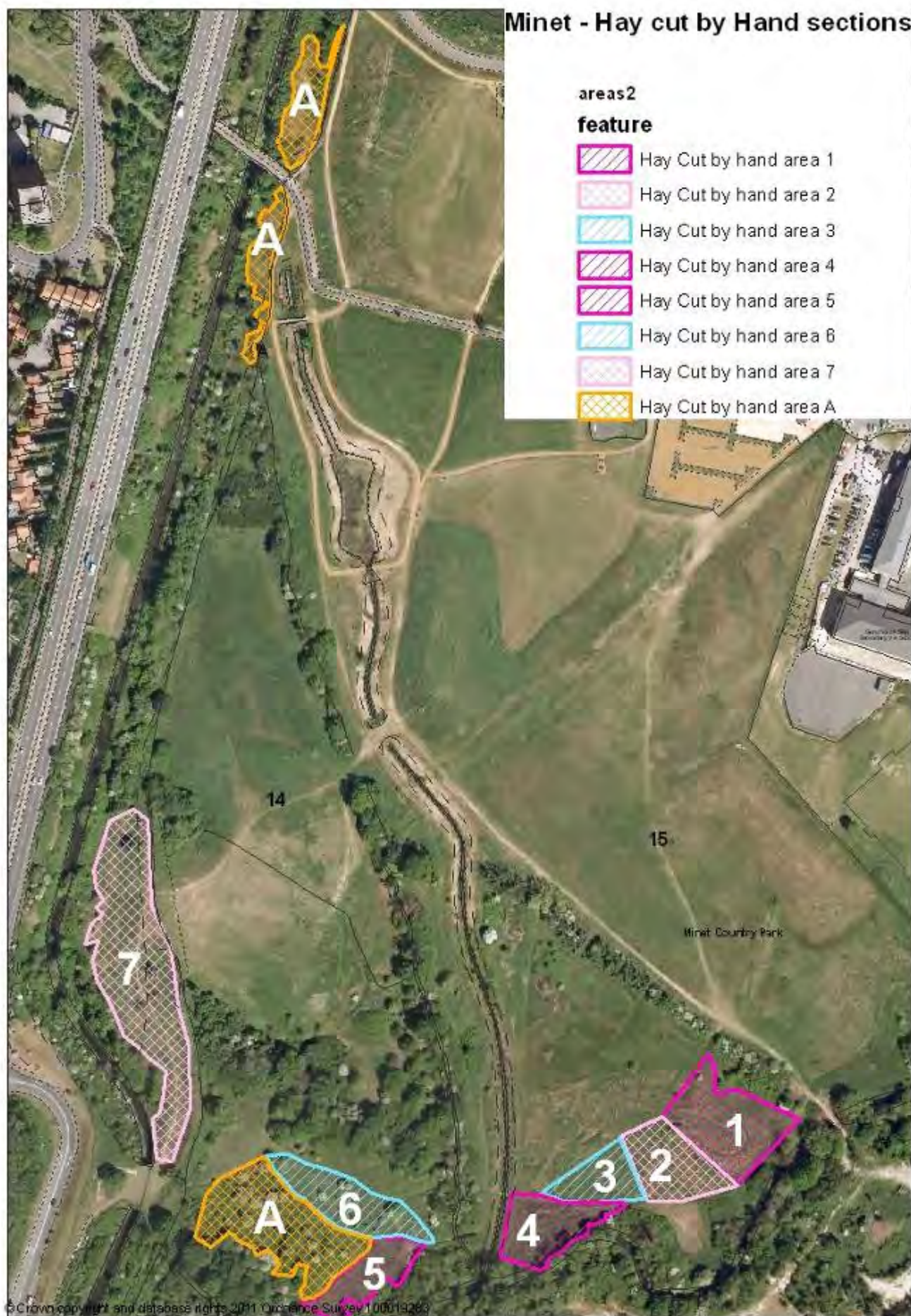
Annual Works Programme

This programme remains similar each year, and is valid for the duration covered by the plan. The MAG meeting dates change each year.

	Month											
Works to be Carried out	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Hedge planting												
Litter collection - low frequency												
Litter collection - high frequency												
Green Flag preparation												
Path edge mowing												
Mowing/spraying car park area												
Giant Hogweed spraying												
Hay cut												
Festival & prep work												
Pond clearance												
Tree planting												
Butterfly Survey												
Bird survey												
MAG meetings 2013	14 th			8th			7 th			14 th		

Appendix D Hay Cut Programme





Appendix E - Plants Species Lists

HERBS	
Scientific Name	Common Name
<i>Achillea millefolium</i>	Yarrow
<i>Achillea ptarmica</i>	Sneezewort
<i>Alliaria petiolata</i>	Garlic Mustard
<i>Anagallis arvensis</i>	Scarlet Pimpernel
<i>Anthriscus sylvestris</i>	Cow Parsley
<i>Apium nodiflorum</i>	Fool's Water-Cress
<i>Arctium minus</i>	Lesser Burdock
<i>Armoracia rusticana</i>	Horse Radish
<i>Artemisia vulgaris</i>	Mugwort
<i>Aster sp.</i>	Michaelmas Daisy
<i>Bryonia dioica</i>	White Bryony
<i>Calystegia sepium</i>	Hedge Bindweed
<i>Capsella bursa-pastoris</i>	Shepherd's Purse
<i>Cardamine hirsuta</i>	Hairy Bitter-cress
<i>Cardamine pratensis</i>	Cuckoo Flower
<i>Cardaria draba</i>	Hoary Cress
<i>Centaurea nigra</i>	Common Knapweed
<i>Cerastium fontanum</i>	Common Mouse-ear
<i>Chamerion angustifolium</i>	Rose-bay Willowherb
<i>Chenopodium album</i>	Fat Hen
<i>Cirsium arvense</i>	Creeping Thistle
<i>Cirsium vulgare</i>	Spear Thistle
<i>Convolvulus arvensis</i>	Field Bindweed
<i>Coronopus squamatus</i>	Swine-cress
<i>Corydalis sp.</i>	Corydalis
<i>Crepis capillaris</i>	Smooth Hawk's-beard
<i>Daucus carota</i>	Wild Carrot
<i>Dipsacus fullonum</i>	Teasel
<i>Elodea nuttallii</i>	Nuttall's Water-weed
<i>Epilobium hirsutum</i>	Great Willowherb
<i>Epilobium montanum</i>	Broad-leaved Willowherb
<i>Epilobium sp.</i>	Willowherb sp.
<i>Erigeron acer</i>	Blue Fleabane
<i>Eupatorium cannabinum</i>	Hemp Agrimony
<i>Fallopia japonica</i>	Japanese Knotweed
<i>Filipendula ulmaria</i>	Meadowsweet
<i>Galega officinalis</i>	Goat's Rue
<i>Galeopsis tetrahit</i>	Common Hemp Nettle
<i>Galium aparine</i>	Cleavers
<i>Geranium dissectum</i>	Cut-leaved Crane's-bill
<i>Geranium robertianum</i>	Herb Robert
<i>Heracleum mantegazzianum</i>	Giant Hogweed
<i>Heracleum sphondylium</i>	Common Hogweed

<i>Hyacinthoides non-scripta</i>	Bluebell
<i>Hypericum perforatum</i>	Perforate St. John's-Wort
<i>Hypochaeris radicata</i>	Common Cat's-ear
<i>Impatiens glandulifera</i>	Himalayan Balsam
<i>Iris pseudacorus</i>	Yellow Flag Iris
<i>Lactuca serriola</i>	Prickly Lettuce
<i>Lamium album</i>	White Dead-Nettle
<i>Lamium purpureum</i>	Red Dead-Nettle
<i>Lapsana communis</i>	Nipplewort
<i>Lathyrus pratensis</i>	Meadow Vetchling
<i>Lemna minor</i>	Common Duckweed
<i>Lemna minuta</i>	Least Duckweed
<i>Lepidium latifolium</i>	Dittander
<i>Leontodon autumnalis</i>	Autumn Hawkbit
<i>Leontodon hispidus</i>	Rough Hawkbit
<i>Leucanthemum vulgare</i>	Ox-eye Daisy
<i>Linaria vulgaris</i>	Toadflax
<i>Lychnis flos-cuculi</i>	Ragged Robin
<i>Malva sylvestris</i>	Common Mallow
<i>Matricaria matricarioides</i>	Pineapple-weed
<i>Medicago lupulina</i>	Black Medick
<i>Melilotus officinalis</i>	Ribbed Melilot
<i>Mentha aquatica</i>	Water Mint
<i>Mercurialis perennis</i>	Dog's Mercury
<i>Myosotis sp.</i>	Forget-me-not
<i>Odontites verna</i>	Red Bartsia
<i>Oenothera sp.</i>	Evening Primrose
<i>Lotus corniculatus</i>	Bird's-foot Trefoil
<i>Lotus pedunculatus</i>	Greater Bird's-foot Trefoil
<i>Picris echioides</i>	Bristly Ox-tongue
<i>Pilosella aurantiacum</i>	Orange Hawkweed
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Plantago major</i>	Greater Plantain
<i>Poa annua</i>	Annual Meadow-grass
<i>Poa trivialis</i>	Rough Meadow-grass
<i>Polygonum amphibium</i>	Amphibious Bistort
<i>Polygonum aviculare</i>	Knotgrass
<i>Polygonum persicaria</i>	Redshank
<i>Potamogeton pectinatus</i>	Fennel Pondweed
<i>Potentilla reptans</i>	Creeping Cinquefoil
<i>Primula vulgaris</i>	Primrose
<i>Pulicaria dysenterica</i>	Fleabane
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Ranunculus ficaria</i>	Lesser Celandine
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Raphanus raphanistrum</i>	Wild Radish
<i>Reseda luteola</i>	Weld
<i>Rumex acetosa</i>	Common Sorrel

<i>Rumex conglomeratus</i>	Clustered Dock
<i>Rumex obtusifolius</i>	Broad-leaved Dock
<i>Rumex sanguineus</i>	Wood Dock
<i>Senecio erucifolius</i>	Hoary Ragwort
<i>Senecio jacobaea</i>	Common Ragwort
<i>Silene silaus</i>	Pepper Saxifrage
<i>Silene alba</i>	White Campion
<i>Silene dioica</i>	Red Campion
<i>Solanum dulcamara</i>	Bittersweet
<i>Sonchus asper</i>	Prickly Sow-Thistle
<i>Sonchus oleraceus</i>	Smooth Sow-Thistle
<i>Sparganium erectum</i>	Branched Bur-reed
<i>Stellaria graminea</i>	Lesser Stitchwort
<i>Sisymbrium officinale</i>	Hedge Mustard
<i>Tanacetum vulgare</i>	Tansy
<i>Taraxacum sp.</i>	Dandelion
<i>Trifolium campestre</i>	Hop Trefoil
<i>Trifolium dubium</i>	Lesser Trefoil
<i>Trifolium pratense</i>	Red Clover
<i>Trifolium repens</i>	White Clover
<i>Tripleurospermum inodorum</i>	Scentless Mayweed
<i>Tussilago farfara</i>	Colt's-foot
<i>Typha latifolia</i>	Common Reedmace
<i>Urtica dioica</i>	Nettle
<i>Veronica montana</i>	Wood Speedwell
<i>Veronica persica</i>	Common Field Speedwell
<i>Vicia cracca</i>	Tufted Vetch
<i>Vicia hirsuta</i>	Hairy Tare
<i>Vicia sativa</i>	Common Vetch
<i>Vicia tetrasperma</i>	Smooth Tare
<i>Vinca sp.</i>	Periwinkle
<i>Viola odorata</i>	Sweet Violet

GRASSES, SEDGES AND RUSHES	
Scientific Name	Common Name
<i>Agrostis capillaris</i>	Common Bent
<i>Agrostis stolonifera</i>	Creeping Bent
<i>Alopecurus geniculatus</i>	Marsh Foxtail
<i>Alopecurus pratensis</i>	Meadow Foxtail
<i>Arrhenatherum elatius</i>	False Oat-grass
<i>Carex otrubae</i>	False Fox Sedge
<i>Dactylis glomerata</i>	Cock's-foot
<i>Deschampsia cespitosa</i>	Tufted Hair-grass
<i>Elytrigia repens</i>	Couch Grass
<i>Festuca arundinacea</i>	Tall Fescue
<i>Festuca rubra</i>	Red Fescue

<i>Glyceria fluitans</i>	Floating Sweet-grass
<i>Holcus lanatus</i>	Yorkshire Fog
<i>Hordeum murinum</i>	Wall Barley
<i>Juncus bufonius</i>	Toad Rush
<i>Juncus conglomeratus</i>	Compact Rush
<i>Juncus effusus</i>	Soft Rush
<i>Juncus inflexus</i>	Hard Rush
<i>Lolium perenne</i>	Perennial Rye-grass
<i>Phalaris arundinacea</i>	Reed Canary-grass
<i>Phleum pratense</i>	Timothy
<i>Poa annua</i>	Annual Meadow-grass

FERNS

Scientific Name	Common Name
<i>Dryopteris filix-mas</i>	Male Fern

TREES AND SHRUBS

Scientific Name	Common Name
<i>Acer campestre</i>	Field Maple
<i>Betula pendula</i>	Silver Birch
<i>Buddleja davidii</i>	Buddleia
<i>Crataegus monogyna</i>	Hawthorn
<i>Cupressocyparis leylandii</i>	Leyland Cypress
<i>Cytisus scoparius</i>	Broom
<i>Fraxinus excelsior</i>	Ash
<i>Hedera helix</i>	Ivy
<i>Ilex aquifolium</i>	Holly
<i>Populus nigra var. italica</i>	Lombardy Poplar
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	Pedunculate Oak
<i>Rosa canina</i>	Dog Rose
<i>Rubus fruticosus</i>	Bramble
<i>Salix alba</i>	White Willow
<i>Salix caprea</i>	Goat Willow
<i>Salix cinerea</i>	Grey Willow
<i>Salix fragilis</i>	Crack Willow
<i>Sambucus nigra</i>	Elder
<i>Sorbus aucuparia</i>	Rowan
<i>Sorbus sp.</i>	Whitebeam
<i>Ulmus procera</i>	English Elm

Species Lists at Minet – Collated by A Rocha Living Waterways

Mammals

Species	Priority London BAP?
Fox	
American Mink	
Rabbit	
Weasel	
Grey Squirrel	
Common Pipistrelle Bat	P
Soprano Pipistrelle Bat	P
Whiskered/Brandt's Bat	P
Noctule Bat	P
Daubenton's Bat	P
Common Shrew	
Bank Vole	
Short-tailed Field Vole	
Wood Mouse	
Brown Rat	
Muntjac Deer	

Herptiles

Species	Records	Priority London BAP species?
Grass Snake	3 records 1999-2003	P
Terrapin sp.	16/5/02 -1 in canal	
Common Frog	Present in ponds at north end of Country Park, and also in the central channel and ponds.	P
Smooth Newt	Seen in good numbers in central channel and ponds at north of Park.	

Birds

BoCC Red-listed Species (19 species)
species)

BoCC Amber-listed Species (49

Species	BoCC	Priority BAP?	Species	BoCC	Priority BAP?
Lapwing	Red	P	Little Grebe	Amber	
Herring Gull	Red	P	Little Egret	Amber	
Turtle Dove	Red	P	Whooper Swan	Amber	
Cuckoo	Red	P	Greylag Goose	Amber	
Lesser Spotted Woodpecker	Red		Barnacle Goose	Amber	
Wryneck	Red		Teal	Amber	
Skylark	Red		Mallard	Amber	
Tree Pipit	Red	P	Gadwall	Amber	
Yellow Wagtail	Red		Shoveler	Amber	
Ring Ouzel	Red		Tufted Duck	Amber	
Fieldfare	Red		Honey Buzzard	Amber	
Song Thrush	Red	P	Red Kite	Amber	
Redwing	Red		Kestrel	Amber	
Grasshopper Warbler	Red	P	Merlin	Amber	
Spotted Flycatcher	Red	P	Jack Snipe	Amber	
Starling	Red	P	Snipe	Amber	
House Sparrow	Red	P	Woodcock	Amber	
Linnet	Red	P	Redshank	Amber	
Lesser Redpoll	Red	P	Common Sandpiper	Amber	
Bittern	Red		Green Sandpiper	Amber	
			Black-headed Gull	Amber	
			Common Gull	Amber	
			Lesser Black-backed Gull	Amber	
			Yellow-legged Gull	Amber	
			Great Black-backed Gull	Amber	
			Common Tern	Amber	
			Stock Dove	Amber	
			Barn Owl	Amber	
			Swift	Amber	
			Kingfisher	Amber	
			Green Woodpecker	Amber	
			Sand Martin	Amber	P
			Swallow	Amber	
			House Martin	Amber	
			Meadow Pipit	Amber	
			Grey Wagtail	Amber	
			Dunnock	Amber	P
			Nightingale	Amber	
			Black Redstart	Amber	P
			Common Redstart	Amber	
			Whinchat	Amber	
			Wheatear	Amber	
			Mistle Thrush	Amber	
			Dartford Warbler	Amber	
			Whitethroat	Amber	
			Willow Warbler	Amber	
			Pied Flycatcher	Amber	
			Bullfinch	Amber	P
			Reed Bunting	Amber	P

Butterflies

Species	Priority London BAP?
Small Skipper	
Essex Skipper	
Large Skipper	
Small White	
Green-veined White	
Large White	
Marbled White	
Orange-tip	
Brimstone	
Clouded Yellow	
Common Blue	
Holly Blue	
Small Copper	
Purple Hairstreak	
Meadow Brown	
Gatekeeper	
Comma	
Small Heath	P
Peacock	
Small Tortoiseshell	
Red Admiral	
Painted Lady	
Speckled Wood	
Ringlet	

Odonata

Species	Notes	London BAP?
Damselflies		
Azure Damselfly	Common in suitable habitat	
Banded Demoiselle	Good numbers usually seen around the bridge over Yeading Brook	
Emerald Damselfly	Several seen over large pond on central channel in 1999 (CC). No records since.	BAP
Large Red Damselfly	First record May 2009.	
Common Blue Damselfly	Common in suitable habitat	
Blue Tailed Damselfly	Common in suitable habitat	
Dragonflies		
Emperor Dragonfly	Regular along central channel	
Migrant Hawker	recorded from central channel and pond 1999	
Brown Hawker	Several records most years.	
Black Tailed Skimmer	1 seen in 1999, several in 2003 (central channel)	
Broad-bodied Chaser	Good numbers present most years in central channel and occasionally in ponds at north of Park	
Ruddy Darter	Both common and ruddy darter apparently common, with Ruddy possibly slightly commoner.	BAP
Common Darter	Both common and ruddy darter apparently common, with Ruddy possibly slightly commoner.	
Four-Spotted Chaser	First record, June 2009. Seen over brackish water in main pond.	

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
1035		<i>Acleris berganniana</i>							y	1
1331		<i>Acentria ephemerella</i>					y			
937		<i>Agapeta hamana</i>					y		y	
		<i>Agapeta zoepera</i>								1
1032		<i>Aleimma Loefflingiana</i>							y	
2306	Angle Shades	<i>Phlogophora meticulosa</i>			1	y				
		<i>Aphomia sociella</i>		1						
1093		<i>Apotomis betuletana</i>					y			
	Barred Straw	<i>Eulithis pyraliata</i>		widespread						
	Beautiful China-mark						1			
	Blood-vein	<i>Timandra comae</i>	BAP							
	Blue-bordered Carpet	<i>Plemyria rubiginata</i>			1					
1839	Bordered Pug	<i>Eupithecia succenturiata</i>					y			
	Bramble Shoot-borer				1					
2160	Bright-line Brown-eye	<i>Lacanobia oleracea</i>		1	1	y				
1906	Brimstone Moth	<i>Opisthograptis luteolata</i>		1	2	y	y		y	
2164	Broad-barred White	<i>Hecatera bicolorata</i>				y				
2110	Broad-bd Yellow Underwing	<i>Noctua fimbriata</i>					y			
	Buff Arches	<i>Habrosyne pyritoides</i>			5+					
2061	Buff Ermine	<i>Spilosoma luteum</i>	BAP			y				
2463	Burnet Companion			1	2				y	
	Burnished Brass	<i>Diachrysia chrysitis</i>		1						
658		<i>Carcina quercana</i>					y			
	Centre-barred Sallow		BAP				1			
		<i>Chrysosteuchia culmella</i>		several						
	Cinnabar		BAP	1						
2193	Clay	<i>Mythimna ferrago</i>					y			
2341	Cloaked Minor	<i>Mesoligia furuncula</i>					y		y	
1958	Clouded Silver				2				y	
1738	Common Carpet	<i>Lomographa temerata</i>					y		y	
	Common Emerald	<i>Hemithea aestivaria</i>			2					
2050	Common Footman						y			
1764	Common Marbled Carpet								y	
	Common Rustic sp.						y			

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
17	Common Swift	<i>Hepialus lupulinus</i>			6+	y			y	
2199	Common Wainscot				2				y	
	Common White Wave									
	Copper Underwing sp.						y			
1301		<i>Crambus Lathoniellus</i>							y	
1693	Cream Wave	<i>Scopula floslactata</i>				y				
	Cream-bordered Green Pea									1
2321	Dark Arches				3		y			
	Deep Brown Dart		BAP				2			
	Dusky Brocade		BAP		4					
1174		<i>Epiblema cynobatella</i>							y	
	Elephant Hawkmoth				2					
	Figure-of-Eighty				1					
	Flame				1					
2102	Flame Shoulder	<i>Ochropleura plecta</i>			4	y	y		y	
	Flounced Rustic						1			
	Ghost		BAP		3					
1776	Green Carpet								y	
	Green Oak Tortrix				1					
1860	Green Pug				3+				y	
2089	Heart and Dart	<i>Agrotis exclamationis</i>		1	5	y				
	Hummingbird Hawkmoth				1					
	Ingrailed Clay				1					
2289	Knot Grass		BAP				y			
	Knot Grass (caterpillar)			1						
	Lackey moth (caterpillars)		BAP							y
2107	Large Yellow Underwing				2+		4		y	
	Least Carpet			1						
2112	Least Yellow Underwing						y			
2111	Lesser B-bd Y Underwing						y			
2109	Lesser Yellow Underwing						y			
	Light Arches				1					
	Light Brown Apple Moth						2			
1961	Light Emerald								y	
	Lime Hawkmoth				1					

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
1825	Lime-speck Pug	<i>Eupithecia centaureata</i>				y	y			
	Marbled Beauty			1						
2410	Marbled White-Spot								y	
2340	Middle-barred Minor				2		y		y	
	Mother Shipton (day-time flying moth)									y
	Mottled Beauty				2					
	Mottled Rustic		BAP		1					
	Narrow-Bordered Five-Spot Burnet			1	1					
	Oak Hook-tip		BAP				1			
	Oligia sp.						y			
	Orange Sallow						1			
	Orange Swift			17			1			
	Pale Mottled Willow				2		1			
2011	Pale Prominent	<i>Pterostoma palpina</i>				y			y	
1931	Peppered Moth	<i>Biston betularia</i>				y				
970		<i>Pandemis Cerasana</i>							y	
1378		<i>Phlyctaenia coronata</i>					y			
1405		<i>Pleuroptya ruralis</i>					y			
1713	Riband Wave				2				y	
2342	Rosy Minor								y	
2064	Ruby Tiger						y			
1808	Sandy Carpet								y	
2126	Setaceous Hebrew Character	<i>Xestia c-nigrum</i>			6+	y	3			
1732	Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>	BAP	many		y	y			
2205	Shoulder-striped Wainscot	<i>Mythimna comma</i>	BAP		1	y				
2077	Short-Cloaked Moth								y	
	Shuttle-shaped Dart				1		1			
	Silver Ground Carpet									
2441	Silver Y	<i>Autographa gamma</i>			3	y	y			y
1727	Silver-ground Carpet	<i>Xanthorhoe montanata</i>				y				
	Six-spot Burnet									
	Small Magpie				1					
1882	Small Seraphim								y	
	Smoky Wainscot			11+	2		3			
2134	Square-spot Rustic	<i>Xestia xanthographa</i>		1		y	11			

Minet Country Park Management Plan 2013 - 2017

Minet Country Park Moths										
B & F	English Name	Latin Name	BAP	2002	2003	2005	2006	2007	2008	2009
2474	Straw Dot	<i>Rivula sericealis</i>			6+	y	y		y	
	Straw Underwing	<i>Thalpophila matura</i>		1						
1439		<i>Trachycera advenella</i>					y			
2339	Tawny Marbled Minor				1				y	
	Tree Lichen Beauty									1
	The Miller				1					
	Thistle Ermine				2					
1033		<i>Tortrix Viridana</i>							y	
1392		<i>Udea Olivalis</i>							y	
	Vapourer Moth (caterpillar)				1					
	Vestal				1					
2384	Vine's Rustic				1		y			
	Water Veneer				1		1			
1936	Waved Umber								y	
	White Ermine		BAP		1					
1937	Willow Beauty	<i>Peribatodes rhomboidaria</i>				y	y		y	
1742	Yellow Shell			3			y			y
	y = species present, no count made									

Other Invertebrates

Orthoptera

<i>Latin name</i>	English name	BAP Species?	UK Scarce
<i>Metrioptera roeseli</i>	Roesel's Bush-cricket	BAP	Nb
<i>Conocephalus discolor</i>	Long-winged Conehead	BAP	Na
	Meadow Grasshopper		
	Lesser Marsh Grasshopper		
	Slender Groundhopper		
<i>Cercopis vulnerata</i>	A Frog hopper		

Coleoptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by
<i>Propylea 14 punctata</i>	14 spot ladybird	2	TQ 109 798	R.A.Winnall	R.A.Winnall
<i>Coccinella 7-punctata</i>	7 spot Ladybird	1	TQ 108 800	R.A.Winnall	R.A.Winnall

Diptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Episyrphus balteatus</i>	a hoverfly	1	TQ 108 800	R.A.Winnall	R.A.Winnall	on Hemlock
<i>Panorpa sp.</i>	a Scorpion Fly	several	TQ 108 800	R.A.Winnall	R.A.Winnall	
<i>Chrysotoxum cautum</i>	a hoverfly	1	TQ 108 800	R.A.Winnall	R.A.Winnall	nectaring on Hemlock
<i>Myathropa florea</i>	a hoverfly	several	TQ 108 800	R.A.Winnall	R.A.Winnall	nectaring on Hemlock
<i>Cheilosia illustrata</i>	a hoverfly	1	TQ 108 800	R.A.Winnall	R.A.Winnall	nectaring on Hemlock
<i>Helophilus pendulus</i>	a hoverfly	1	TQ 109 798	R.A.Winnall	R.A.Winnall	larvae live in stagnant water or wet mud
<i>Ptychoptera contaminata</i>	a ptychopterid fly	1	TQ 109 800	R.A.Winnall	Mick Blythe	common waterside fly

Hemiptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Coreus marginatus</i>	Dock Bug		TQ 109 798	R.A.Winnall	R.A.Winnall	several males and females on bramble

Homoptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Cercopis vulnerata</i>	Frog Hopper	several	TQ 109 798	R.A.Winnall	R.A.Winnall	

Hymenoptera

<i>Latin name</i>	English name	No.	Grid ref.	Surveyor	Identified by	Comments
<i>Biorhiza pallida</i>	gall on oak	several	TQ 109 798	R.A.Winnall	R.A.Winnall	
<i>Bombus pascuorum</i>	a bumble bee	several	TQ 109 798	R.A.Winnall	R.A.Winnall	
<i>Lasius niger</i>	an ant		TQ 109 800	R.A.Winnall	R.A.Winnall	on sandy bank

Aquatic Invertebrates

A scavenger beetle	<i>Anacaena limbata</i>
A scavenger beetle	<i>Anacaena lutescens</i>
A scavenger beetle	<i>Berosus signaticollis</i>
A scavenger beetle	<i>Cercyon tristis</i>
Pond Olive	<i>Cloeon dipterum</i>
A diving beetle	<i>Colymbetes fuscus</i>
A lesser water boatman	<i>Cymatia coleoptrata</i>
A pond skater	<i>Gerris odontogaster</i>
A pond skater	<i>Gerris thoracicus</i>
Horse Leech	<i>Haemopsis sanguisuga</i>
A scavenger beetle	<i>Helochares lividus</i>
A scavenger beetle	<i>Helophorus aequalis</i>
A scavenger beetle	<i>Helophorus brevipalpis</i>
A scavenger beetle	<i>Helophorus flavipes</i>
A scavenger beetle	<i>Helophorus longitarsis</i>
A scavenger beetle	<i>Helophorus minutus</i>
A scavenger beetle	<i>Hydrobius fuscipes</i>
A diving beetle	<i>Hydroglyphus geminus</i>
A diving beetle	<i>Hydroporus planus</i>
A diving beetle	<i>Hygrotus confluens</i>
A diving beetle	<i>Hygrotus impressopunctatus</i>
A diving beetle	<i>Hygrotus inaequalis</i>
A diving beetle	<i>Laccophilus minutus</i>
A caddis fly	<i>Limnephilus affinis/incisus</i>
A caddis fly	<i>Limnephilus auricula</i>
A caddis fly	<i>Limnephilus flavicornis</i>
Cinnamon Sedge	<i>Limnephilus lunatus</i>
A caddis fly	<i>Limnephilus stigma</i>
A caddis fly	<i>Limnephilus vittatus</i>
Wandering Snail	<i>Lymnaea peregra</i>
A greater water boatman	<i>Notonecta glauca</i>
A greater water boatman	<i>Notonecta marmorea</i>
A scavenger beetle	<i>Ochthebius minimus</i>
A snail	<i>Physa acuta</i>
Lesser Backswimmer	<i>Plea leachi</i>
A lesser water boatman	<i>Sigara distincta</i>
A leech	<i>Theromyzon tessulatum</i>

Appendix F

Site Marketing Analysis and Plan

Minet Country Park is situated very near to the A312, thereby providing easy access to the A40 M4 and M25.

Minet is a relatively large local country park with special wildlife and sporting facilities, for the pursuit of enjoyment of residents and visitors.

The country park provides the opportunity for a range of physical activities from passive recreation to more active recreation such as cycling.

Marketing Methods to Help Enhance Appreciation and Appropriate use of the Site

- Regular liaison with interested parties re issues affecting Minet.
- Use of welcoming informative interpretation boards at key points on the site to promote the special interests of the site to regular and occasional users.
- Develop contact with residents over the age of 65 to promote Minet and ensure feedback can be obtained from potentially less mobile users.
- Promote Green Flag standards to users and neighbours to help raise the profile and understanding of Minet.
- Encourage articles to be written and published about Minet – Green Spaces web page, Hillingdon People, other publications, as opportunities arise.
- Ensure that the borough's Green Spaces leaflet is kept up to date and available to the public at libraries and on the Green Spaces web page.
- Encourage local schools to do projects relating to Minet to aid understanding and appreciation and awareness locally.

An annual survey of users will continue to be carried out to compare the profile of users with that of ward residents and to learn more about users' interests and expectations of Minet. This information will feed into discussions with the interested parties and the management plan reviewing process.

Appendix G

Council Plan: Commitment to Green Flag Awards

LBH's commitment to achieving many Green Flag sites is reinforced in the Council Plan 2007-2010



A CLEAN AND ATTRACTIVE BOROUGH WHERE THE ENVIRONMENT IS PROTECTED, TRANSPORT LINKS IMPROVED AND OUR HERITAGE PRESERVED



We are proud that Hillingdon is a clean, green borough, characteristics that our residents value highly, and our aim is to enhance and improve our environment and the services that contribute to the quality of our area.

We are proud of the fact that we have many beautiful and award-winning parks and open spaces – some of the best in London. This year we doubled the number of green flags awarded to our parks – these are given to the most excellent parks and open spaces – and next year our ambition is to secure further awards, becoming the London borough with the most 'Green Flag' parks.

Appendix H - Events and Marketing Materials

All the Minet events are listed in the events for Lake Farm, Minet and Cranford Country parks, which can be found on the council's website:

<http://www.hillingdon.gov.uk/media.jsp?mediaid=24873&filetype=pdf>

Hillingdon Cycle Circuit events can be found on the following web page:

<http://www.hillingdoncyclecircuit.org.uk/>

Green Spaces events
January to June
2013



 
www.hillingdon.gov.uk/greenspaces

Volunteer activities

We regularly hold practical volunteer sessions which are aimed at anyone wishing to help out, where we carry out various tasks such as, vegetation clearance, tree planting, pond clearance, litter picking and much, much more! These tasks will vary throughout the year depending on the season. No experience is required. Please wear old clothes and bring a packed lunch and a waterproof jacket. All tools and gloves are provided. Some wellington boots can be provided.

Cranford Park Volunteers
Second Thursday of every month, 10am to 1pm
10 January, 14 February, 14 March, 11 April, 9 May and 13 June
Meet at Cranford Park Information Centre.
Contact: ashipley@hillington.gov.uk

Minet Country Park Volunteers
Last Friday of every month, 10.30am to 2.30pm
25 January, 22 February, 26 April, 31 May, and 28 June.
Meet at Minet Lodge Visitor Centre
Come and help with practical work.
Contact: ashipley@hillington.gov.uk

7

Minet Country Park: Out of Africa and Over Here! [for primary aged children]
Wednesday 20 February, 10am to 1pm.
Come along and be briefed on the epic migration journeys some of our birds make back to Minet in the Spring. This will be a hands on practical experience as we discover the perils that can happen on the journey of that most loved bird the swallow. Also if our bird ringers have a good morning then there could be real opportunities to see and discuss the latest mark and capture techniques to help track their journey.
For more information please contact David Melville at A Rocha Living Waterways on 0208 5745935 or email david.melville@arocha.org.uk

Minet Country Park: Feed the Birds!
Thursday 21 Feb, 10.30am to 12.30pm. Booking essential
Come and join Herts and Middlesex Wildlife Trust for some fun bird related craft activities and learn how you can help the birds in your garden at this time of year. Try making your own bird feeders and nest material balls to help the birds in the busy run up to Spring!
To book your place contact Jennifer Gilbert on 07909 914962 or email wildlifetrust@hillington.gov.uk.

15

Minet Country Park: Easter Sunrise Morning!
Sunday 31 March 2013, 6.30am to 8am
Easter Sunrise Service and simple breakfast
Everyone is welcome to join us for this Christian celebration of Easter Day with churches in Hayes and Southall. A short, informal, outdoor service led by a local minister, is followed by hot drinks and breakfast at Minet Lodge Visitor Centre. Come to the main entrance in Springfield Road and stewards will direct you. Booking is not required. Wheelchair users are very welcome.
For more information for the Community Clean Up and the Easter Sunrise Morning at Minet Country Park please contact:
Kailean at the A Rocha UK office on:
020 8574 5935 or 07747551651 or
email: kailean.khongsai@arocha.org



75

Healthy Walks

Minet Country Park

Springfield Road, Hayes, UB4 0LL

Every 1st Wednesday of the month

Meet at Minet Lodge Visitor Centre at 10.30am

Healthy walks are led walks, which means sharing motivation, safety in a group and a great social opportunity open to everyone. Walking is a great way to keep physically active and can make a difference to the quality of your life.

Walking can increase confidence, stamina and vitality, and is a way of meeting people.

For more information , please contact Alison Shipley on:

01895 250647

All the family are welcome, children under 16 must be accompanied by an adult. No dogs except guide/assistance dogs allowed.



Healthy Walks is a project run in partnership between London Borough of Hillingdon's Health Promotion Service and Green Spaces Team.



HILLINGDON
LONDON

www.hillingdon.gov.uk

Minet Countryside Fair 2012



The poster features a vibrant background image of a woman and a young boy holding a small goat in a field of wildflowers. In the background, a large brick building is visible through the trees. The title 'Minet Countryside Fair' is prominently displayed at the top in a stylized font with green grass and butterflies. A circular callout on the left provides location information, and a green box on the right lists the date, time, and activities. A 'FREE EVENT' badge is in the bottom left corner. Logos for Hillingdon and A Rocha are at the bottom, along with the website URL.

Minet Countryside Fair

Find us next to the Hillingdon Cycle Circuit

Saturday 16 June
12noon to 4pm

Minet Country Park,
Springfield Road, Hayes

- Celtic Chris (as seen on TV)
- Miller's Ark Animals
- Community Cycle Ride
- Forest foods
- Green organisations
- Bush crafts
- Beekeeper
- Froglife
- Creative space
- Art activities
- Face painting
- Guided walks
- Refreshments

FREE EVENT

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LONDON

 **A ROCHA**
Living Christianity

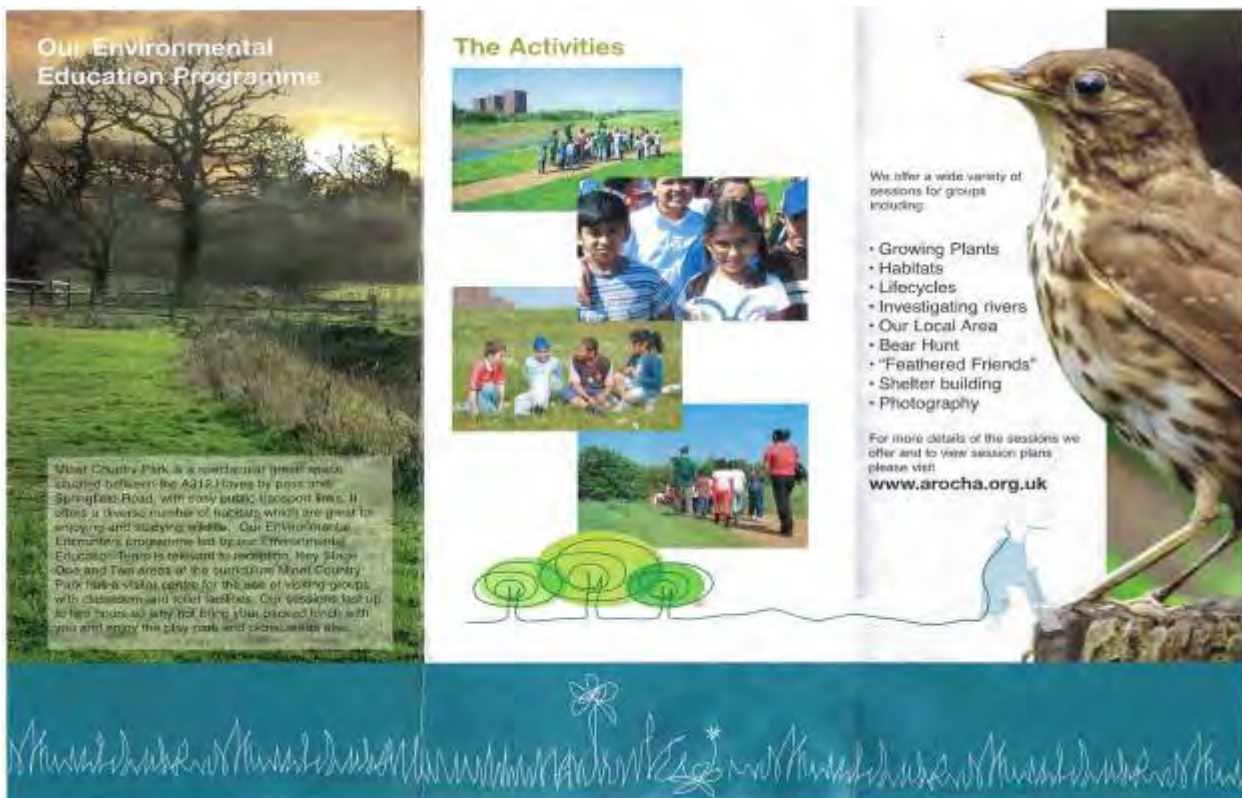
www.hillingdon.gov.uk

11225 Minet Countryside Fair 2012 A5 flyer.indd 1

06/06/2012 12:34



A Rocha Living Waterways - Education Leaflet



Appendix I

MAG Constitution

MINET COUNTRY PARK MANAGEMENT ADVISORY GROUP

CONSTITUTION

First Edition 2008

1. Definitions

The name of the Management Advisory Group (MAG) shall be the Minet MAG.

The '*Officer in Charge*' shall be the designated member of staff appointed by the Council to liaise with the Minet MAG.

2. Purpose

To advise the council in the development and management of Minet and the preservation and development of its ecological and social quality to ensure continued use by the public for leisure and recreational pursuits.

3. Objectives

To provide a forum for new ideas and proposed developments.

To receive reports from the Officer in Charge and to review progress.

To assist in fund raising towards resources or projects complementary to those provided through designated Council budgets.

To provide additional reports and information as reasonably requested by the Council via the Cabinet Lead – Environment.

To encourage MAG members to undertake training events organised to enhance their ability to contribute effectively to the MAG and to the Green Spaces Team.

To ensure the MAG's actions are consistent with:

3.9.1 The aims of the Green Spaces team in managing Minet Country Park;

3.9.2 The need to empower local residents through involving them in the decision making process;

3.9.4 The need to encourage equal opportunities for all users and seek to ensure access to all residents and visitors regardless of age, disability, race, ethnic origin, creed, sex or sexual orientation; and,

3.9.3 The policies and procedures of the Council.

4. Membership

The MAG shall consist of:

Three representatives appointed by the Council via the Cabinet Lead – Environment.

A representative of each of the following organisations:

- A Rocha Living Waterways
- Friends of Minet
- GOALS
- Avondale Tenants & Residents Association
- Minet Infants & Junior School
- Guru Nanak Sikh Secondary School V.A
- Hillingdon Slipstreamers
- Hillingdon Cycle Circuit Users Group
- Hayes & Yeading United Football Club
- Hayes & Harlington Local History Society
- Hillingdon Natural History Society
- Middlesex AA/Thames Valley Harriers
- London Wildlife Trust

A maximum of five co-opted members.

Elected members of the MAG shall be appointed for up to four years ending on the 31st May in the year of election of the council. Members shall remain in office until the appointment of their successors.

The member organisations listed in 4.1.2 above shall be permitted to change their nominated representatives from time to time.

Representatives of organisations and co-opted members shall be voting members of the MAG unless this right is waived by writing to the secretary.

The Officer in Charge and any other staff representatives shall be non-voting members of the MAG.

The MAG may invite additional advisors to attend meetings as appropriate. Advisors shall attend in a non-voting capacity.

The MAG may appoint working groups for special purposes to report back to the MAG.

An individual member of organisation may resign membership at any time by giving notice in writing to the Secretary. The resignation shall take effect on receipt of such notice and shall be reported to the next meeting of the MAG.

The MAG may agree to terminate or suspend individual or organisational membership for good reason provided the issue is discussed at a full meeting. There will be a right of appeal to the Council via the Cabinet Lead – Environment.

Membership may be terminated upon failure to attend three consecutive meetings.

5. Annual General Meetings and Special General Meeting

There shall be an Annual General Meeting (AGM) in May each year.

Honorary officers of the MAG, consisting of Chairman, Vice-Chairman and Secretary, shall be appointed at the AGM. Only voting members shall be eligible to be elected as honorary officers.

The AGM shall receive the annual report, reports from the Chairman, Officer in Charge and others as appropriate.

The dates of the meetings of the MAG shall be decided at the AGM.

The AGM shall be held in public.

A special General Meeting (SGM) may be called at the discretion of the Chairman at any time or upon receipt of a written request to do so signed by at least three voting members. The written request must include a clear statement of the reason for the request. The secretary shall give members at least 10 working days notice of a SGM stating the matters to be considered and for no other purpose.

6. Meetings

A minimum of three meetings of the MAG shall be held each year apart from the AGM and any SGM

Observers shall be welcome at MAG meetings.

7. Conduct of Meetings

No formal business shall be transacted at any meeting of the MAG unless a minimum of 30% of voting members, are present (quorum). If there is no quorum, the meeting may continue but decisions must be deferred until a later meeting.

In the event that no quorum is present at any meeting, the meeting shall stand adjourned and reconvened 14 days later. Those voting members present at that meeting shall be deemed to form a quorum.

The order of business at every meeting shall be:

To choose a person to preside if the Chairman and Vice-Chairman are absent;

To agree the minutes of the previous meeting which shall be signed by the person presiding;

To receive reports;

To consider items raised on the Agenda; and,

To consider any other business accepted by the Chairman.

Reports to be received by each MAG meeting as follows:

Requests from user groups for changes or improvements to facilities or activities provided at Minet Country Park;

Views from local residents' associations;

A list of public events scheduled to occur in Minet Country Park in the following quarter; and,

Any other written reports requested from the Officer in Charge, members of the MAG or third parties.

All matters requiring a decision shall have a proposer and a seconder and be decided by a simple majority of those present and entitled to vote. Individual members shall have one vote. In the case of a tie, the Chairman shall have a second casting vote.

Reminder notices of each MAG meeting and copies of all written reports for consideration at the meeting shall be given to all members within ten working days notice.

The Agenda shall be displayed on a notice board at Minet Country Park at least ten working days prior to any meeting.

Minutes shall be kept of the attendance, proceedings and resolutions of the MAG and be available for inspection. The signed minutes shall be displayed on a notice board at Minet Country Park, but excluding any references of a confidential nature.

The signed minutes shall be circulated to the Green Spaces Team at the Civic Centre.

8. Constitution

Changes to this constitution may only be proposed at an AGM and subject to the approval of the Council via the Cabinet Lead – Environment.

All matters requiring interpretation of this Constitution shall be referred to the Head of Service.

9. Winding UP

Any proposal to wind up the MAG shall be subject to a vote at an AGM or SGM called for that purpose. At least 60% of voting members must be in support of the motion.

The Council, through the Cabinet Lead – Environment, shall be empowered to wind up the MAG at its discretion.

From: [REDACTED] (Op Property)
Sent: 30 April 2014 16:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: TfL Highway - Southall CPO [EFILE-Legal01.575250.2090790]

H [REDACTED]

Further to our telephone conversation earlier today, I have now had the opportunity to have further discussions with colleagues on the status of the TfL land shown within the CPO boundary.

As discussed, the boundary shown on the plan and the ordnance survey extract, is based upon information provided by TfL route manager for this area and does not confirm a legal boundary or ownership. On closer examination of the area with [REDACTED] (Property Asset Register Manager), it would seem that some of the land within the area e.g. the unmade up footpaths within the park and the River Crane, wouldn't ordinarily be land which TfL would maintain and doesn't really reflect that of a highway verge. I would be surprised if the route manager at TfL was able to provide evidence of marinating this area, but wait to receive his formal position ahead of our meeting tomorrow.

I understand [REDACTED] has already picked this up with St James and in light of the attached document (apologies for the size) and the sensitivities around the exchange land, I agree that it would be sensible to take a cautious position and capture all land, even if it formally doesn't meet the definition of open space in order to avoid any issues arising in the future.

You will note from the attached document that there appears to be a number of parties within the 'Minet Park Management Advisory Group' and had wondered in the event that they had not already done so, whether St James may want to contact these groups, just to ensure that any uses which may fall within the open space have been considered when identifying the exchange land.

Kind regards

[REDACTED]
Commercial Development
5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED]
Sent: 29 April 2014 11:51
To: [REDACTED] (Op Property)
Cc: [REDACTED]
Subject: RE: TfL Highway - Southall CPO [EFILE-Legal01.575250.2090790]

Thanks for your email, [REDACTED]. This could be a bit of a problem.

As you say, the GLA transfer order listed the highway which was to be transferred but very unhelpfully did not provide a plan of it. Some borough councils have agreeably transferred the highway over to TfL without issue. Some have disputed the extent of any transfer and these are going to arbitration where an agreement cannot be reached.

In the first instance, I will speak to my colleague [REDACTED] about the work he is undertaking for TfL on this issue to see if he can shed any more light.

■

From: ■
Sent: Tuesday 29 April 2014 11:44
To: ■ (Op Property)'; ■
Cc: ■
Subject: RE: TfL Highway - Southall CPO

Oh dear. Looks like we may well need to increase the quantum of exchange land. Who wants to raise this with SJ?? I will if necessary.

■
Housing and Land Directorate, GREATER LONDON AUTHORITY,

From: ■ (Op Property)
Sent: 29 April 2014 11:25
To: ■
Cc: ■
Subject: TfL Highway - Southall CPO

Hi ■

Hope you are well.

At our meeting Land Assembly meeting with St James on Friday, we were provided an update on their discussions with London Borough of Hillingdon (LBH) and more particularly in relation to the TfL land which was due to be transferred under the GLA Consent Order.

LBH dispute the land which TfL have advised forms part of the highway, despite an Ordnance Survey extract being issued by them which confirms that the extent of the public highway at Pump Lane and The Parkway were TfL are responsible. They believe that some of the land should return to them which is why TfL have been unable to complete a transfer. They have advised that this land forms part of a much larger title (which is correct) and as such not been appropriated to the highways. I'm not sure if this is a red herring on their part or whether there is any mileage in what they say. This concurs with what they have been saying to TfL and one of the main reason as to why formal transfer has not taken place. I would have thought the Consent Order overrides a need to appropriate but may be wrong.

Interestingly, I have reviewed the Minet Country Park Management Plan (2013-2017), a document issued by LBH Green Spaces team, it would appear that part of the land which we say is in TfL's ownership, falls within the parks boundary and through the management plan, it looks like LBH claim to be maintaining in part. I'm aware that the calculation for the S.19 exchange land excluded the TfL land and on the basis there is a dispute between the parties on what should be included. Therefore, is there now a risk, particularly as to date we do not have an agreement with Hillingdon following private treaty discussions.

In terms of TfL verifying their ownership, I understand from colleagues that there was no formal plan attached to the order which would conclusively denote the highway to which the order covered. The basis of our ownership/responsibility is taken from information provided by TfL's Route Manager, responsible for maintaining the highway. Our GIS plans mirrors the land previously identified although having spoken with the Route Manager, it would appear that they say the boundary line is different. Ahead of our legal meeting on Thursday I have asked for confirmation of the land that they

believe they are responsible for and have maintained together with an updated plan showing the extent of area. With no agreement in place between LBH and TfL on the highway land and already an indication from LBH that they are not in agreement with what we believe to be land vested in TfL under the GLA Order do we need to review the basis of our current calculation for the exchange land. If LBH are looking to be difficult this will certainly be an area where they will look to dispute.

I understand your colleague [REDACTED] is currently working with TfL to resolve disputes with other boroughs on transfer of highway land under the General Consent and wondered whether it might be worth having a discussion in order to determine what criteria has been considered through the arbitration route.

I look forward to hearing from you.

Kind regards

[REDACTED]

Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED]
Sent: 02 October 2014 14:03
To: [REDACTED] (Op Property)
Cc: [REDACTED]
Subject: RE: TFL's CPO Land Interests [EFILE-Legal01.575250.2090790]

Hi [REDACTED],

Thanks for the update.

Any impact on the culvert will be addressed as part of the s278 discussions which I understand have not progressed significantly to date. In addition, acquisition of any land will not affect or override its status as public highway so the GLA/SJ will not be able to interfere with the culvert without TfL's authority in any event.

We may need another meeting with TfL in the next couple of weeks with a view to persuading them not to formally object to the CPO. However, I think we need to resist being drawn into detailed discussions with TfL about the proposed works which are for the s278 discussion between TfL and SJ.

Kind regards,

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED] (Op Property)
Sent: Thursday 02 October 2014 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: TFL's CPO Land Interests

Hi [REDACTED],

Hope you are well.

I had a meeting with [REDACTED] today on Southall and he is not happy. Concerns have been raised about the impact the CPO will have on the culvert wall as he believes these have never been discussed with TfL. I am seeking clarification from St James on this, but suspect if not satisfactory may need to be picked up as part of the undertaking.

He also mentioned the exclusion of the highway land at Pump Lane / The Parkway . I explained that on the basis these works would be undertaken by way of a 278 Agreement (which has always been anticipated) an acquiring authority wouldn't normally include this land in the CPO.

I'll keep you posted.

Kind regards



Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED] (Op Property)
Sent: 02 October 2014 13:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: TFL's CPO Land Interests

H [REDACTED],

I have spoken with colleagues internally and the main concern is around why GLA are seeking to CPO the 'concrete embankment to the drainage channel' and the reason for same. I have explained that there will be storm channel diversion from plot 3 into the Yeading Brook. More details as to how this will happen in engineering terms is required to assist in understanding the impact these works may have on the culvert wall. This presumably forms part of the detailed planning so discussions must have happened in the past. The immediate concerns are whether works are required to the culvert wall as they believe this was ever discussed.

My colleague [REDACTED] is currently putting together a e-mail which sets out their concerns and once received I will forward on for your attention. I have suggested that a meeting might be helpful, however with a short window to response to the CPO they will be using their time to respond. The response received to questions they raise will be paramount in determining how they respond to the Order.

I understood that discussions had taken place with TfL on these proposed works, is this correct and if so what was the outcome? If you have any meeting notes, email exchanges etc with TfL as Highway Authority then that would also be useful to see.

I'll send across [REDACTED] e-mail this afternoon.

Many thanks



Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

Please consider the environment before printing this email

From: [REDACTED]
Sent: 02 October 2014 11:18
To: [REDACTED] (Op Property)
Cc: [REDACTED]
Subject: TFL's CPO Land Interests

Hi [REDACTED]

Further to our telephone conversation, I list a brief summary of intended works :-

- Area 4 (& adjacent) – Swales & Landscaping
- Area 7 (& adjacent) – Diversion of Overhead Electric Cables to Underground crossing the bridge over the Storm Channel.
- Area 11 (& adjacent) – Diversion of Storm Channel into the Yeading Brook and New Access Roadway from Pump Lane onto Gasholder Site.

Hopefully this provides yourselves with more information as requested, however feel free to ask for more, or if a meeting is required to discuss in detail, I would be happy to accommodate.

Kind Regards

[REDACTED]
Commercial Director



St James Group Limited
Berkeley House | 15b St George Wharf | Vauxhall | SW8 2LE

From: [REDACTED]
Sent: 06 August 2014 13:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall - Calculations sign off.

[REDACTED]

[REDACTED] and I have reviewed the land calculations with due regard to the latest position re TFL land.

The undisputed plots now are as follows:

9A = 707sqm
9 = 161sqm
8A = 8616sqm
10c = 88sqm
10 = 611sqm
10b = 60sqm
10 = 3072sqm
3 = 8800sqm

Total = 22,115sqm open space land.

We also have an additional 161sqm to account for due to the ransom re bridge landing. The total open space proposed is therefore 22,276sqm.

This leaves a surplus of 1,961 sqm. However we still have to have a margin as the agreement between TFL / LBH is not confirmed. The land of the 2m plots = 1026sqm. Our surplus is therefore 900sqm.

If we remove the 500sqm we currently have identified for the practice pitch our surplus would be 435sqm.

Tactically do we want to put plot 20J around the 500sqm practice pitch in order that this could be removed?

If you could please confirm as a matter of priority in order that [REDACTED] may settle the plan.

Kind Regards

[REDACTED]

Planning Manager



St James Group Ltd

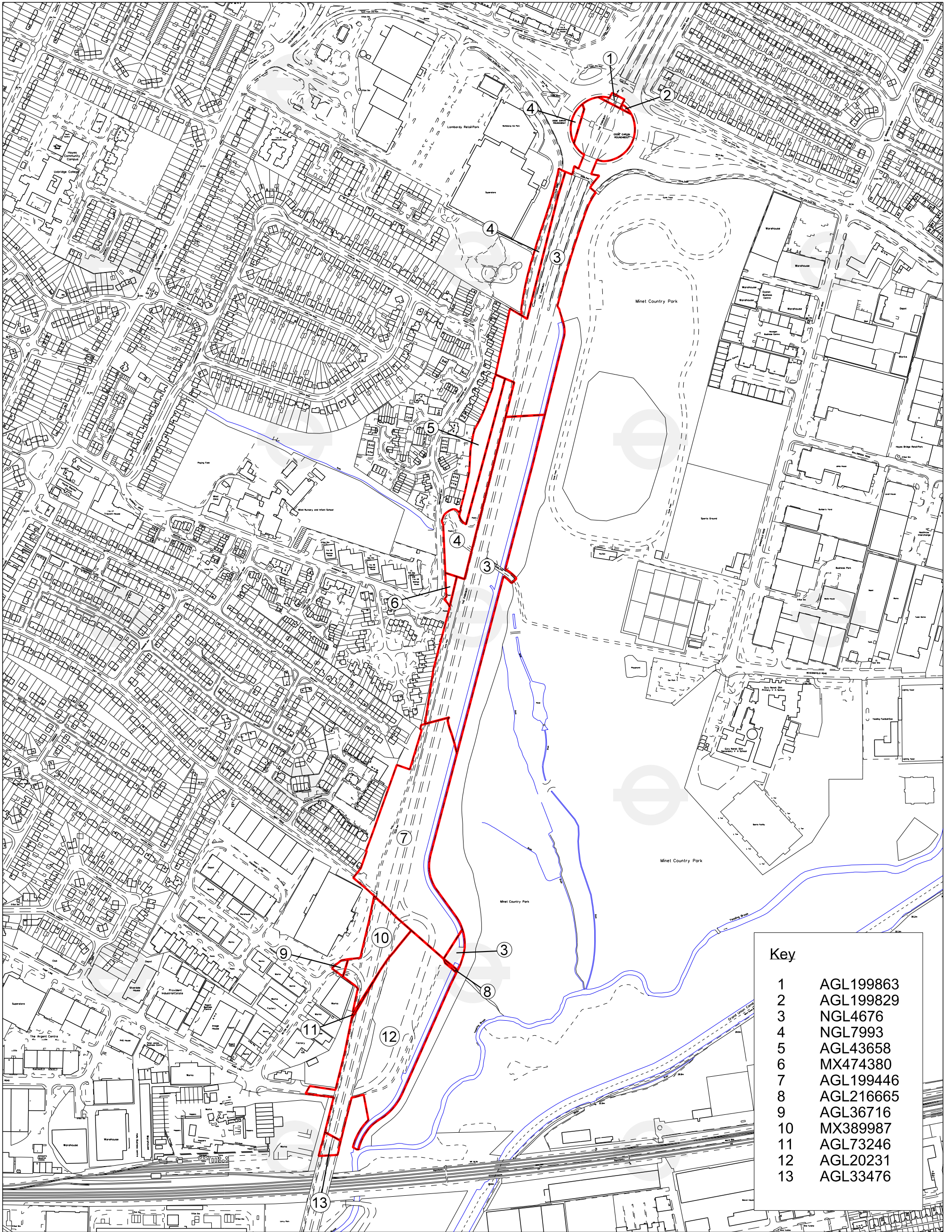
Address, with commas between the lines e.g. 15B St George Wharf, London, SW8 2LE

www.stjames.co.uk

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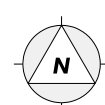
Key

- | | |
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| 6 | MX474380 |
| 7 | AGL199446 |
| 8 | AGL216665 |
| 9 | AGL36716 |
| 10 | MX389987 |
| 11 | AGL73246 |
| 12 | AGL20231 |
| 13 | AGL33476 |



Transport for London
TfL Operational Property
Commercial Development
Windsor House
42-50 Victoria Street
SW1H 0TL

GLA Roads and Side Roads
(Transfer of Propert etc) LB Hillingdon
The Parkway



A3 Portrait

Date :	01/08/2014
Initials :	IA
Drg No. :	LBH-Transfers-01
Rev :	-
Scale :	1:5000 at A3

MAYOR OF LONDON

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From: [REDACTED]
Sent: 07 August 2014 15:09
To: [REDACTED]
Cc: [REDACTED] (Op Property) [REDACTED]
Subject: Southall - Disputed Land [EFILE-Legal01.575250.2090790]

Hi [REDACTED]

Please find attached the plan which TfL has provided to Hillingdon asking them to acknowledge that the land edged red on the plan vested in TfL in 2000. The balance of the disputed land will then remain with Hillingdon. A response from Hillingdon is awaited to the proposal.

Please can you check that the CPO map is consistent with what is shown on this plan? I'm not sure if you or maybe [REDACTED] is best placed to do an overlay.

Thanks.

Kind regards

[REDACTED]

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: 03 July 2014 11:08
To: [REDACTED]
Cc: [REDACTED] (Op Property)
Subject: Southall - Exchange Land Deed - Hillingdon [EFILE-Legal01.575250.2090790]

[REDACTED]

Please find attached, for your approval, a revised draft Exchange Land Deed relating to the Hillingdon open space.

You will see that Hillingdon has been removed as party to the same but they have been given the benefit of the obligations to provide the exchange land – subject to the GLA and SJ being able to vary or rescind the obligations without their consent i.e. if changes are required as part of the s19 application process or following further dialogue with Hillingdon.

Kind regards,

[REDACTED]
Associate - Planning

55 Colmore Row, Birmingham, B3 2AS

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[wragge-law.com/in](https://www.wraggelaw.com/in)
[www.wragge-law.com](https://www.wraggelaw.com)



From: [REDACTED]
Sent: 07 August 2014 12:19
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED]
Subject: Southall - Open Space and Exchange Land [EFILE-Legal01.575250.2090790]

[REDACTED]

Further to our telephone conversation this morning and my subsequent telephone conversations with [REDACTED], I have set out in the attached note the areas of open space and exchange land. The areas for each plot have been confirmed by [REDACTED] is happy with the same.

I am chasing TfL for an update on when the resolution to the dispute with Hillingdon will be documented. My understanding is that TfL will not now revert to its earlier position of seeking to secure all of the disputed land as highway. The only uncertainty remaining therefore is with regard to the 2m strip.

I will try and secure written confirmation of this from TfL so that we have the comfort that a slicing exercise to the exchange land plots is not necessary.

Assuming all of the above is accepted then the only change SJ may want to make is to include plot 20J as pink rather than green, thereby reducing the surplus exchange land to be provided. I appreciate that this land will only ultimately be landscaped but it might make sense to reserve the land for extra working room whilst the footbridge is being provided. It could then be gifted to Hillingdon later if SJ chose. Alternatively, if SJ are happy to leave plot 20J as green then I suggest we merge it into plot 20A.

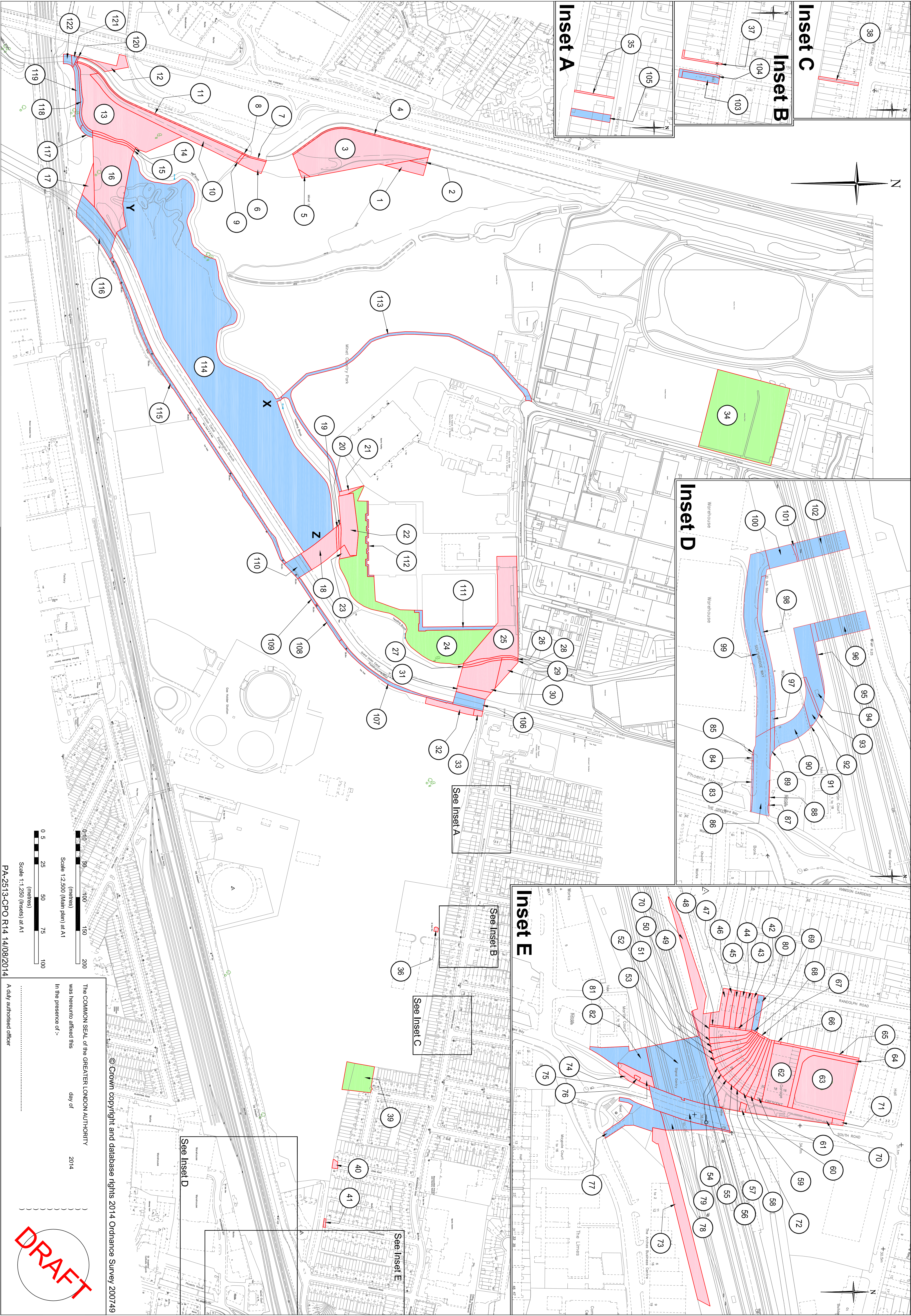
Kind regards,

[REDACTED]
Associate - Planning

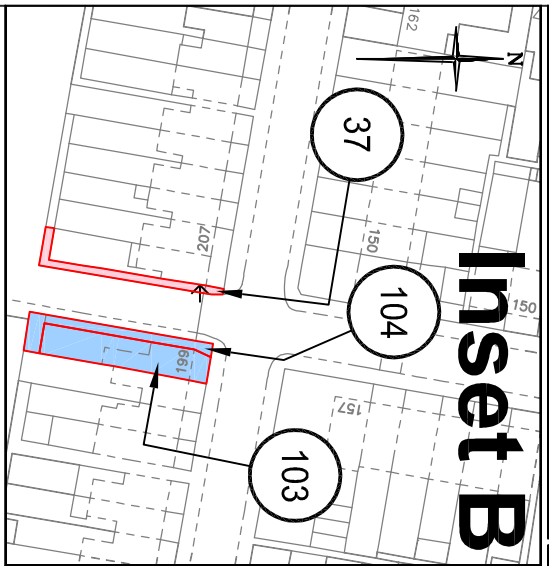
Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com

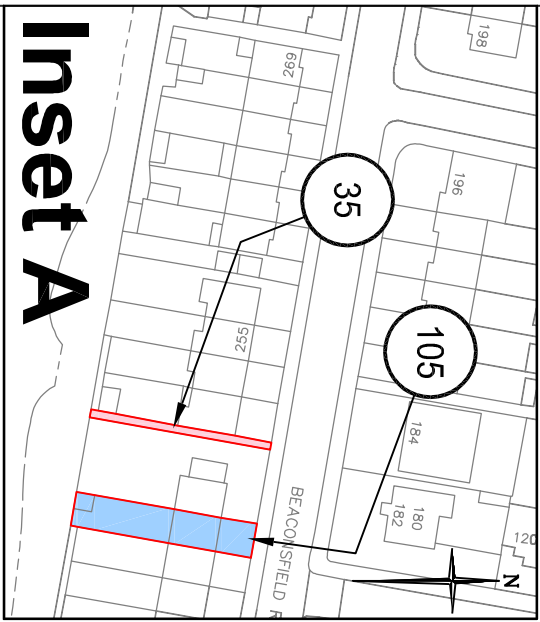




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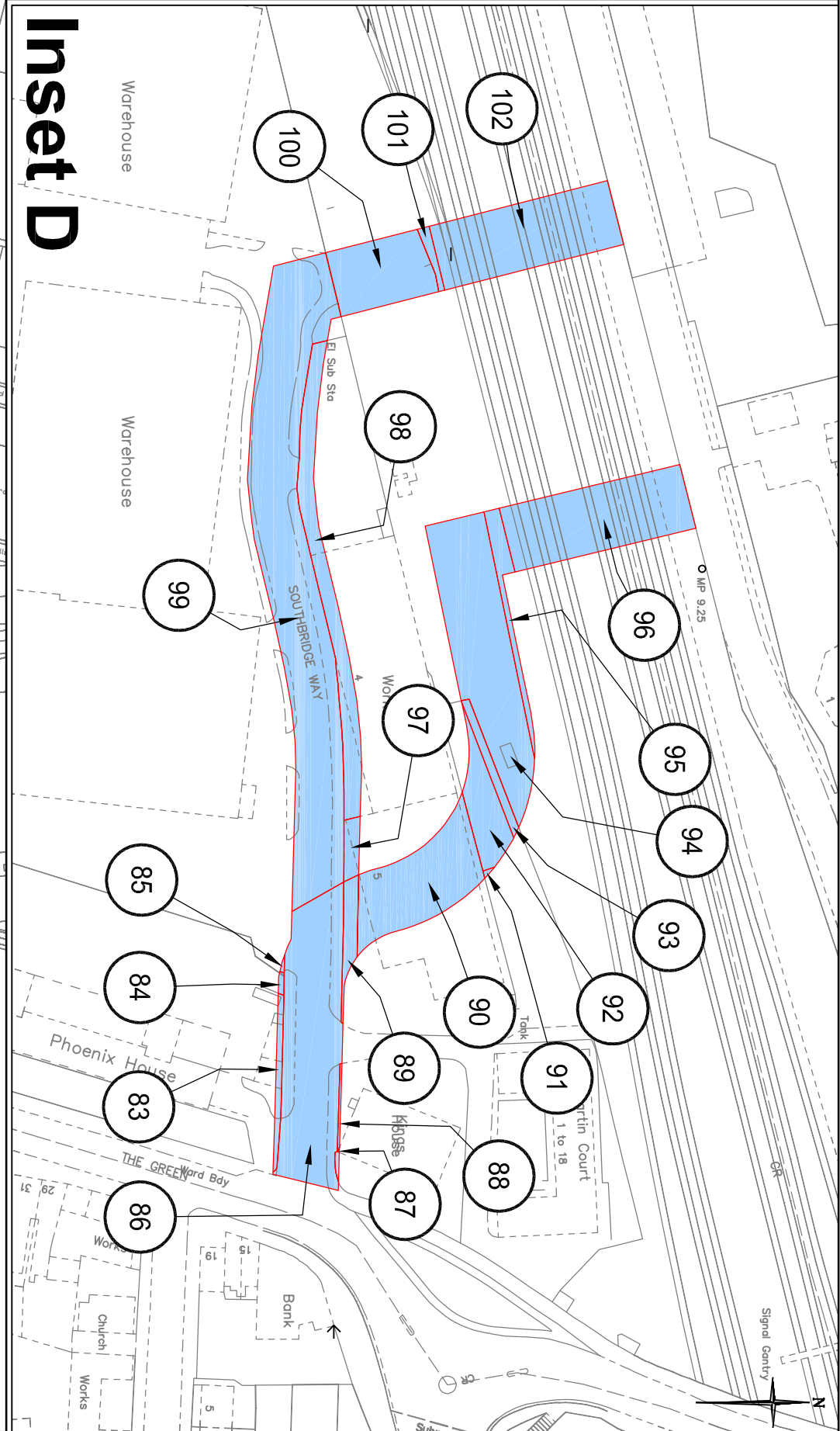


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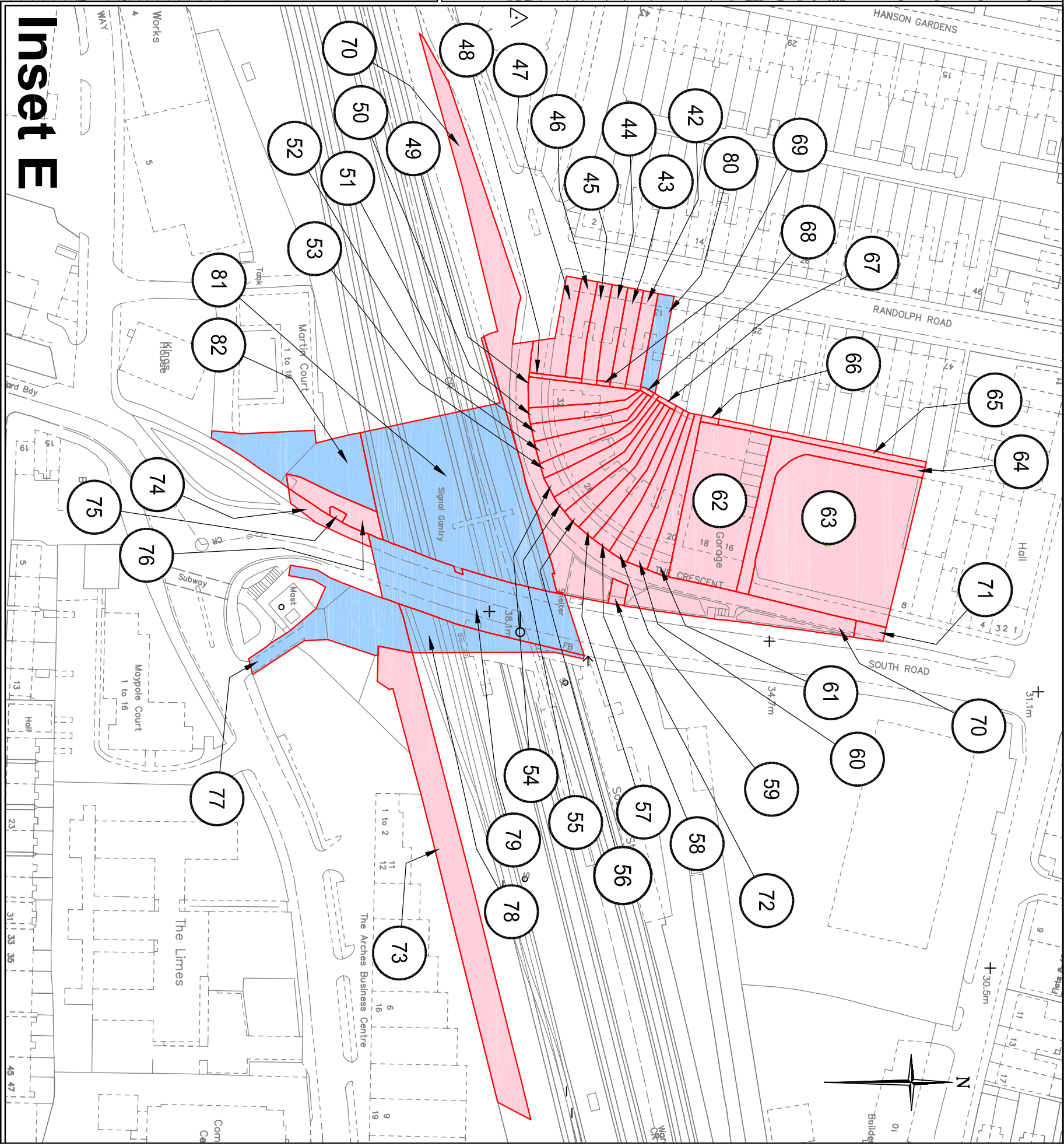


Inset A

Inset D



Inset E



See Inset A

See Inset B

See Inset C

See Inset E

See Inset D

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The COMMON SEAL of the GREATER LONDON AUTHORITY

was hereunto affixed this day of 2014

In the presence of -

A duly authorised officer

DRAFT

From: [REDACTED]
Sent: 14 August 2014 12:03
To: [REDACTED]
Cc: [REDACTED] (Op Property)
Subject: Southall - Open Space and Exchange Land [EFILE-Legal01.575250.2090790]

H [REDACTED]

I have updated the list of open space and exchange land plots (attached). Please would you check it against your own calculations?

I'm not sure about the new plot 12 – it is owned by Hillingdon, is outside the highway but does not appear to serve a function as open space. What do you think from your site visits?

Kind regards

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

www.wragge-law.com



From: [REDACTED]
Sent: 30 September 2014 18:13
To: [REDACTED] n (Op Property)
Subject: Southall - TfL [EFILE-Legal01.575250.2090790]

All,

Just to let you know, I spoke to TfL's solicitor, [REDACTED], this afternoon. He has reviewed the CPO, identified the TfL interests and is taking instructions on whether TfL will require a compromise agreement.

It is hoped that the TfL/Hillingdon dispute will be resolved by the completion of the deed of easement before the end of the objection period – if it is then TfL are unlikely to need a compromise agreement. If the deed of easement is not concluded then it is likely that TfL will require a compromise agreement to protect their position with regard to the rights of access to the drainage channel.

I have sent [REDACTED] copies of the planning drawings and will await his further comments once he has full instructions on how TfL wish to proceed.

Kind regards,

[REDACTED]
Associate - Planning

Two Snowhill, Birmingham, B4 6WR

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From: [REDACTED] (Op Property)
Sent: 05 September 2014 13:13
To: [REDACTED]
Subject: Southall - TFL /LBH Disputed Land

All,

By way of an update, an in principle agreement has now been reached between the Council and TfL on the 'disputed land'.

There will be no transfer of ownership from the Council to TfL. Instead, the Council has agreed to grant access rights over the 2m strip to the east of the culvert to enable TfL to maintain and repair.

TfL's access rights will be formalised by way of an Easement and a draft document has been sent through to the Council for them to consider and approve. I have spoken with [REDACTED] today and agreed that on the basis the arrangement has not yet completed, the CPO documents should remain as drafted. I don't believe there will be a change in approach by either party although seems sensible to wait until we have a formal agreement in place. On completion of the Easement, the Secretary of State can then be notified that the dispute between the parties has now been resolved and the plots referred to as 'disputed land' should then be treated as open space. As a cautious approach was taken when calculating the exchange land, the above outcome has already been captured within the CPO.

Kind regards

[REDACTED]
Commercial Development
5th Floor South Wing, 55 Broadway, London, SW1H 0BD

Please note new address

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From: [REDACTED]
Sent: 13 August 2014 13:31
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall - TFL overlay

[REDACTED],

[REDACTED] and I have checked this at a larger scale and believe that the blue line is the one that we should be following to denote the 2m strip adjoining the drainage channel.

The drawing attached identifies where we think the current Order map needs revision to reflect the blue line.

Kind Regards

[REDACTED]

Planning Manager



St James Group Ltd
15B St George Wharf, London, SW8 2LE

www.stjames.co.uk

Think before you print. Save energy and paper. Do you really need to print this email?
Can you print it double sided?

From: [REDACTED]
Sent: 06 August 2014 09:18
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall

Morning [REDACTED]

I've just put the new 2M strip on plots 3A, 8A, 10 and 10B and the total area for this is 1026M².

Kind Regards,

[REDACTED]

Persona Associates Limited
1st Floor
Bailey House
Barttelot Road
Horsham
West Sussex
RH12 1DQ

www.personaassociates.co.uk

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From: [REDACTED]
Sent: 07 October 2014 16:48
To: [REDACTED]
Cc: [REDACTED] (Op Property) ; [REDACTED]
Subject: Southall CPO - TfL - Pump Lane [EFILE-Legal01.575250.2090790]

All,

The solicitor acting for TfL has asked for more detail about the proposed works at Pump Lane and, in particular, the extent to which the concrete culvert will be affected. I have provided him with the planning drawings but they are not very helpful. Do you have any more detailed drawings? In addition, could you prepare a note which I could send him setting out the details of what is proposed?

Thank you.

Kind regards,

[REDACTED] Planning

Two Snowhill, Birmingham, B4 6WR

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From: [REDACTED]an (Op Property)
Sent: 17 June 2014 12:05
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall CPO - TfL Legal Meeting - Wednesday 18 June

[REDACTED]

We are due to meet with TfL Highways tomorrow morning together with their solicitors, BDB.

It is proposed that the agenda be a fairly general to ensure that the mutual objectives of GLA and TfL are met in delivering the development.

The following areas have therefore been suggested:

CPO

- Current position as regards the GLA's CPO?
- Is it proposed that the 2010 planning permission (54814/APP/2009/430) will be varied, supplemented etc
- Should GLA be expected to meet TfL legal costs in respect of the proposed undertaking
- Proposed form of undertaking (GLA to TfL) - see attached

SECTION 278 AGREEMENTS

- Who will actually do the highway works (TfL or developer?)
- To what extent has a specification for the works been worked up and approved for the 3 junctions in question?
- Have they been costed, not least for the purposes of highway bonds
- Does the Highways Agency need to be involved with the M4/A321 Parkway junction upgrade?

ACCESS LICENCE

- Draft prepared

BRIDGE OWNERSHIP / FUTURE EXTENT OF TLRN

I'm not sure how much information we have from St James on the questions arising under the 'Section 278 Agreements', this is surely something which St James should be liaising with TfL directly on. Perhaps it will become clearer tomorrow.

Kind regards

[REDACTED]

[REDACTED]

Commercial Development

5th Floor South Wing, 55 Broadway, London, SW1H 0BD

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From: [REDACTED] (Op Property)
Sent: 17 June 2014 12:30
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall Gas Works - TfL- Proposed Agenda for Meeting at BDB - 18 June 2014

Following on from my earlier e-mail, please see below.

Thanks

[REDACTED]
Commercial Development
5th Floor South Wing, 55 Broadway, London, SW1H 0BD

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Please consider the environment before printing this email

From: [REDACTED]
Sent: 17 June 2014 12:27
To: [REDACTED]
Cc: [REDACTED] (Op Property); [REDACTED] (Op Property); [REDACTED] (Op Property); [REDACTED] (ST); [REDACTED]
Subject: Proposed Agenda for Meeting at BDB - 18 June 2014

Dear All

Here is a list of points to discuss at our meeting tomorrow. at 10.30

CPO

- what is the current position as regards the GLA's CPO? Has a land referencing exercise been carried out?
- is it proposed or anticipated that the 2010 planning permission (54814/APP/2009/430) will be varied, supplemented etc
- GLA to meet TfL legal costs in respect of the proposed undertaking ?
- re proposed form of undertaking (GLA to TfL) - see attached

SECTION 278 AGREEMENTS

- who will actually do the highway works (TfL or developer?)
- to what extent has a specification for the works been worked up and approved for the 3 junctions in question?
- have they been costed, not least for the purposes of highway bonds ?
- does the Highways Agency need to be involved with the M4/A321 Parkway junction upgrade?

ACCESS LICENCE

- draft prepared, not yet sent to Ashursts pending instructions

PUMP LANE BRIDGE

- interests or rights to be acquired
- dealings with CRT
- TfL view as to whether proposed easement is acceptable

Kind regards



 **Partner, Government & Infrastructure**
W www.bdb-law.co.uk

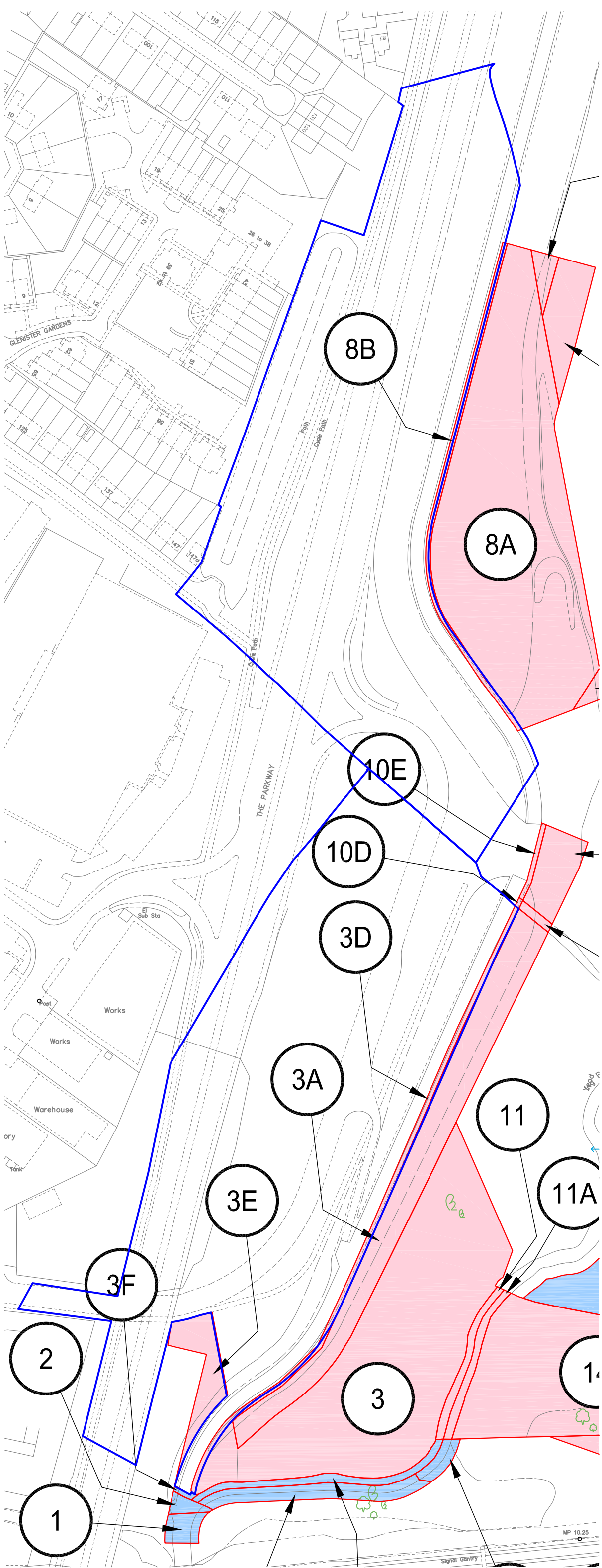
For and on behalf of Bircham Dyson Bell LLP
50 Broadway London SW1H 0BL



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From: [REDACTED]
Sent: 13 August 2014 12:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Southall

H [REDACTED]

I've attached a plan showing the overlay of the TFL land and it looks like this will take out most of the new 2M strip that was added.

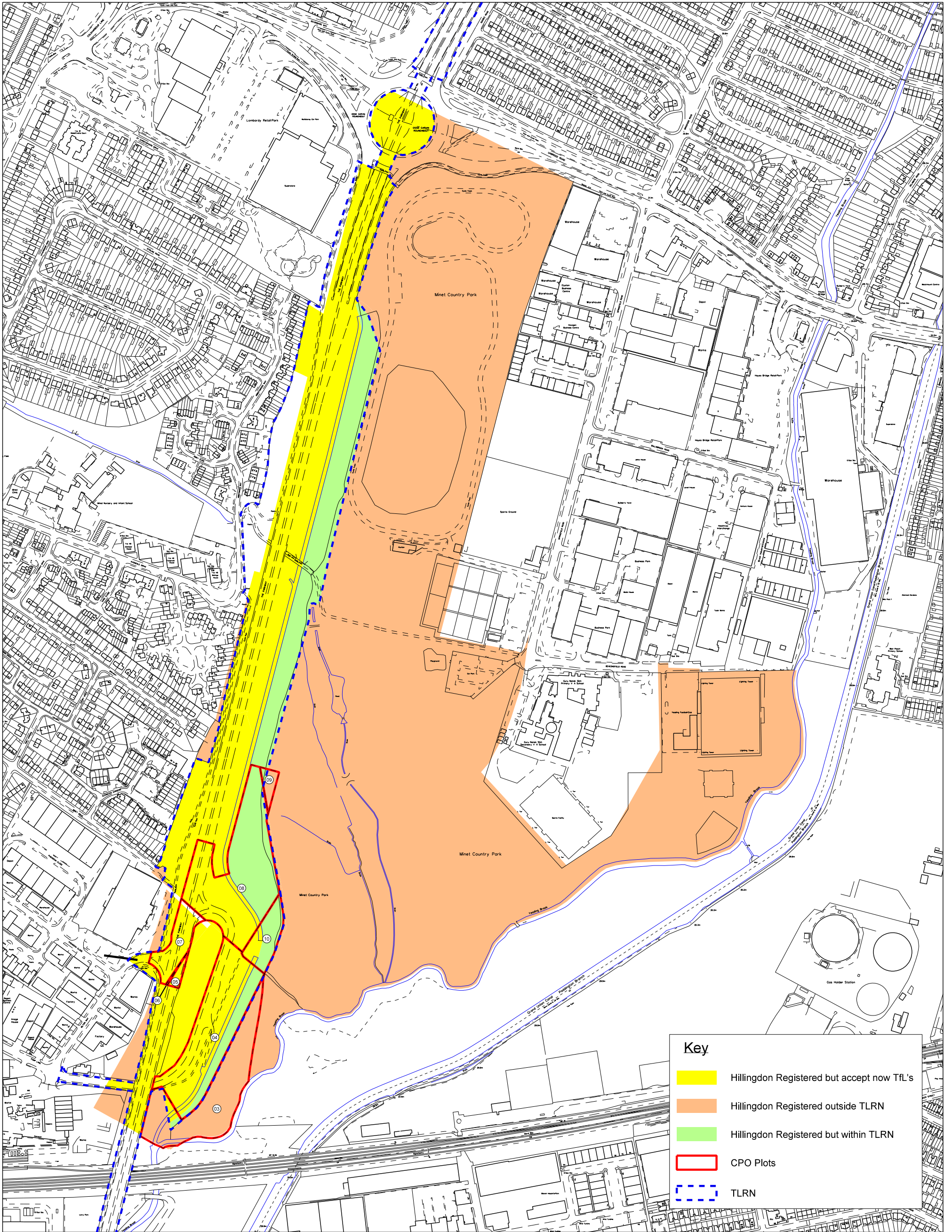
Is this correct?

Kind Regards,

[REDACTED]

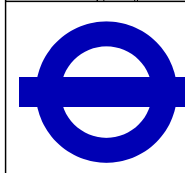
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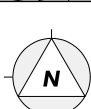


Key

- Hillingdon Registered but accept now TfL's
- Hillingdon Registered outside TLRN
- Hillingdon Registered but within TLRN
- CPO Plots
- TLRN

**Transport for London**
TfL Operational Property
Commercial Development
Windsor House
42-50 Victoria Street
SW1H 0TL

Land at and Adjoining
The Parkway
Hayes


A3 Portrait

Date :	13/05/2014
Initials :	IA
Drg No. :	JF-SOHAGW-03
Rev :	A
Scale :	1:5000 at A3

From: [REDACTED] (Op Property)
Sent: 14 May 2014 16:31
To: [REDACTED]
Subject: TfL Highways Land / London borough of Hillingdon

All,

Ahead of our meeting tomorrow, I thought I would bring you up to date with where TfL are with regards to the land adjacent to The Parkway and Pump Lane.

It has been a very interesting week. On Friday, TfL received a letter from the Borough Solicitor at Hillingdon, formally disputing the application which TfL have made to the Land Registry which is believed to have vested in TfL by virtue of the GLA Road and Side Roads Order 2000.

Please refer to the attached plan for reference. Hillingdon agree that the land coloured yellow on the attached plan forms part of the highway, however dispute that the land coloured green forms part of the highway as they believe this is part of the Minet Country Park. They advise that they have maintained the land for a number of years at their own expense with and attached a number of documents to their letter which they believe supports their position.

Reference was made to the proposed regeneration of the Gas Works site and their conclusion is that the only reason for TfL's application to Land Registry was so that title could be claimed for the 'ransom land' (their description), and benefit from a consideration either through a private treaty sale or compulsory purchase. They have lodged a counter notice with Land Registry denying our claim and have reserved their right to take action as they see fit against TfL in the event the borough suffers any losses financial or other wise in respect of the 'ransom land'.

TfL have reviewed their position, spoken with engineers internally and the position and response to Hillingdon will be as follows:

Highway engineers have confirmed that the boundary between the green and yellow land is a open culvert used to discharge surface highway water and hence is maintained by TfL. Some of the structures go onto the green land. The engineers confirm that in order to undertake maintenance of the culvert access is, and will be taken from time to time over the green land. It was presumably for this reason that Hillingdon's highway engineers had included the green land in the highway boundary. The channel carries storm water in a southerly direction from a culvert that passes beneath the Ossie Garvin Roundabout to the Yeading Brook Relief Channel Outlet. The culvert was designed by the London Borough of Hillingdon Engineering Department, Capital Projects Team as part of the Hayes-by-Pass A312, (Contract 3) and was constructed in 1987/89 by the main contractor Balfour Beatty Ltd. (see photograph below)



Photograph 1: General view of the channel looking north from the Yeading Brook Relief Channel Outlet near Pump Lane at approx Ch 975m

The documents attached to their letter purport to evidence the land was held other than for highway purposes as part of the Minet Country park. However they all relate to periods after the relevant date for determining what was held for highway purposes which is the 3rd July 2000. Hence TfL don't believe they carry any weight. Given it was Hillingdon's engineers who advised TfL as to the extent of the TLRN in 2000 then there is a strong presumption the land has transferred.

So in summary, TfL maintain their position that the land in dispute falls within the TLRN by virtue of the Order. On this basis it doesn't look like the dispute between TfL and LBH is going to be resolved anytime soon, so continuing to take a cautious approach in calculating the exchange land is recommended. In the event (though currently doubtful) LBH accept TfL's position there may be an opportunity to look at the use of the TfL land in more detail, we can consider this further at the relevant time.

██████████ – I understand Ed Lister was sent a copy of the letter by Cllr Puddifoot and ██████████
██████████ Commercial Director will be responding to him direct.

We can update St James's at tomorrow's meeting.

Kind regards

██████████
Commercial Development
5th Floor South Wing, 55 Broadway, London, SW1H 0BD

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